

APPLICATION FOR PLANNING PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/778

- Applicant** : Hang On Car Park Limited represented by Allgain Land Planning Limited
- Site** : Lots 257 RP (Part) and 258 S.A (Part) in D.D.122, Ping Shan, Yuen Long
- Site Area** : About 2,600 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/22 (Currently in force)
- Draft Ping Shan OZP No. S/YL-PS/21
(At the time of submission)
- [No change to the zoning for the application site (the Site)]
- Zoning** : “Village Type Development” (“V”) (about 2,498m², 96%);
[Restricted to a maximum building height of 3 storeys (8.23m)]
- “Government, Institution or Community” (“G/IC”) (about 72m², 2.8%); and
- “Green Belt” (“GB”) (about 30m², 1.2%)¹
- Application** : Temporary Shop and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary shop and services (retail shop for selling construction materials) and wholesale of construction materials for a period of three years at the application site (the Site), falling

¹ A minor portion of the Site falls within an area zoned “GB”, which would be considered as minor boundary adjustment in accordance with the covering Notes of the OZP, and is not included in the planning assessment of the current application.

within an area largely zoned “V” with a minor portion zoned “G/IC” on the OZP (**Plan A-1a**). According to the Notes of the OZP for the “V” zone, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board) while according to the Notes of the OZP for the “G/IC” zone, ‘Wholesale Trade’ is a Column 1 use which is always permitted and ‘Shop and Services (not elsewhere specified)’ is a Column 2 use which requires planning permission from the Board. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Board. The Site is currently hard paved, partly vacant and partly occupied by the applied uses covered by a valid planning permission until 15.8.2028 (**Plans A-1b, A-2, A-4a to 4b**).

- 1.2 The Site with the ingress/egress at the southern part is accessible from Tsui Sing Road via a local track (**Drawing A-1, Plans A-2 and A-3**). According to the applicant, the applied uses are for selling of construction materials (include hardware groceries and tools) by both retail and wholesale. The existing temporary structures will be demolished and six new structures (not exceeding 8m in height) with a total floor area of 1,380m² will be provided for shop and services and wholesale uses. No open storage activity will be carried out at the Site. One parking space for private car (5m x 2.5m) and one loading/unloading (L/UL) space for light goods vehicle (LGV) (7m x 3.5m) will be provided at the Site. The operation hours are from 9 a.m. to 7 p.m. daily (including public holidays). The vehicular access plan and proposed layout plan submitted by the applicant are at **Drawings A-1 to A-2** respectively.
- 1.3 The Site was involved in a previous application (No. A/YL-PS/758) for the same use which was approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2025 (details at paragraph 5 below). Compared with the last approved application, the current application is submitted by the same applicant for the same use at the same site with different layout and development parameters. A comparison of major development parameters with the current application is summarised as follows:

Major Development Parameters	Previous Application (A/YL-PS/758) (a)	Current Application (A/YL-PS/778) (b)	Difference (b)-(a)
Site Area	About 2,600 m ²		No Change
Total Floor Area	About 2,245 m ²	About 1,380 m ²	- 865 m ² (-38.5%)
No. and Maximum Height of Structures	3 (not exceeding 3m to 8m)	6 (not exceeding 8m)	+3
	<ul style="list-style-type: none"> shop and services, wholesale and site office 	<ul style="list-style-type: none"> shop and services and wholesale 	Change in height and layout

	<ul style="list-style-type: none"> • FS water tank • FS pump 	
No. of parking spaces	1 (private car) (5m x 2.5m)	No Change
No. of Loading/ Unloading Bays	1 (LGV) (7m x 3.5m)	No Change
Operation Hours	9:00 a.m. to 7:00 p.m. daily (including public holidays)	No Change

1.4 In support of the application, the applicant has submitted an Application Form with attachments received on 1.4.2026 (**Appendix I**).

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix I**. They can be summarised as follows:

- (a) The Site is currently covered by a valid planning permission for the same applied uses. Due to the change in operation requirements, a fresh application is submitted with revised layout, number of structures and development parameters.
- (b) The applied uses are temporary in nature which would not jeopardise the long-term planning intention of the relevant zonings and could cater for the need of hardware groceries for local residents.
- (c) Significant environmental, traffic and noise impacts to the surroundings are not anticipated as the applied uses are housed within enclosed structures and no operation will be held outside the operation hours.
- (d) The applicant will comply with the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“COP”).
- (e) The applied uses are not incompatible with the surrounding environment and land uses. Similar applications for temporary retail and wholesale uses in the vicinity have been approved by the Board.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending notice to the Ping

Shan Rural Committee. Detailed information would be deposited at the meeting for Members' inspection.

4. **Background**

The Site is currently not subject to any planning enforcement action.

5. **Previous Applications**

5.1 The Site was, in part or in whole, involved in seven previous applications (No. A/YL-PS/5, 8, 23, 27, 226, 492 and 758). Details of the previous applications are summarised at **Appendix II** and their boundaries are shown on **Plan A-1b**.

Approved Applications

5.2 Application No. A/YL-PS/492, covering part of the Site, for temporary public vehicle park was approved by the Committee in 2016. Its considerations are not relevant to the current application which involves different uses.

5.3 Application No. A/YL-PS/758 for proposed temporary shop and services (retail shop for selling construction materials) and wholesale of construction materials for a period of three years was approved with conditions by the Committee on 15.8.2025 on the considerations that the proposed uses would not jeopardise the long-term planning intention of the relevant zones; the proposal was not incompatible with the surrounding land uses; and relevant government departments had no objection to/no adverse comment on the application. Except the implementation of drainage and fire service installations proposals, other time-limited approval conditions have been complied with and the planning permission is valid until 15.8.2028.

Rejected Applications

5.4 Applications No. A/YL-PS/5, 8, 23, 27 and 226, covering different extents of the Site, for open storage and/or warehouse and car dismantling workshop were rejected by the Committee or upon review by the Board between 1997 and 2005. Their considerations are not relevant to the current application which involves different uses.

6. **Similar Applications**

6.1 There are 12 similar applications for temporary shop and services and/or wholesale uses with/without other uses within/straddling the same "V" and "G/IC" zones in the past five years. All applications were approved by the Committee mainly on similar considerations as mentioned in paragraph 5.3 above. Details of these similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

- 6.2 For Members' information, application No. A/YL-PS/779 for renewal of planning approval for temporary shop and services for a period of three years within the subject "V" zone will also be considered by the Committee at this meeting.

7. The Site and Its Surrounding Areas (Plans A-1a to A-4b)

- 7.1 The Site is:
- (a) currently hard paved, partly vacant and partly occupied by the applied uses covered by a valid planning permission until 15.8.2028; and
 - (b) accessible from Tsui Sing Road via a local track (**Plans A-2 and A-3**).
- 7.2 The surrounding areas comprise predominantly parking of vehicles, open storage/storage yards and wholesale uses intermixed with residential dwellings, graves and unused lands. Some of these uses are covered by valid planning permissions. The main village cluster of Hang Tau Tsuen is located to the southeast of the Site.

8. Planning Intentions

- 8.1 The planning intention of "V" zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and re-provisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses (SHs) by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 8.2 The planning intention of "G/IC" zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

9. Comments from Relevant Government Departments

All government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments are provided in **Appendices IV and V** respectively.

10. Public Comment Received During the Statutory Publication Period

On 10.4.2026, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual (**Appendix VI**) was received objecting to the application on the grounds that the applied uses are not compatible with the concerned zones.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary shop and services (retail shop for selling construction materials) and wholesale of construction materials for a period of three years at the Site largely zoned “V” (96%) with a minor portion zoned “G/IC” on the OZP. Although the applied uses are not entirely in line with the planning intentions of the “V” and “G/IC” zones (except ‘Wholesale Trade’ which is always permitted within “G/IC” zone), it could serve any such demand for shop and services and wholesale trade in the area. According to the District Lands Officer/Yuen Long of Lands Department, there is no SH application approved or under processing at the Site. There is also no known development proposal for the “G/IC” zone at the Site. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intentions of the “V” and “G/IC” zones.
- 11.2 The Site is mainly surrounded by parking of vehicles, open storage/storage yard and wholesale uses intermixed with residential dwellings, graves and unused lands. (**Plan A-2**). The applied uses are considered not incompatible with the surrounding land uses.
- 11.3 Relevant government departments consulted including the Commissioner for Transport, Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no objection to or no adverse comment on the application from traffic, environmental, drainage and fire safety perspectives respectively. Relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments. Should the application be approved, the applicant will also be advised to follow the latest “COP” to minimise the possible environmental nuisance on the surrounding areas.
- 11.4 The Committee has approved a previous application at the same site for the same applied uses in 2025 and 12 similar applications within/straddling the same “V” and “G/IC” zones in the past five years. Approval of the current application is in line with the Committee’s previous decisions.
- 11.5 Regarding the public comment as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 22.5.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 22.11.2026;
- (b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 22.2.2027;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within **6** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 22.11.2026;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within **9** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 22.2.2027;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

The recommended advisory clauses are attached at **Appendix V**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied shop and services use is not in line with the planning intentions of the “V” and “G/IC” zones which are primarily intended for development of Small Houses by indigenous villagers, and for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory respectively. The applied wholesale use is also not in line with the planning intention of the “V” zone. No strong planning justification has been given in the submission for a departure from the planning intentions, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application form with attachments received on 1.4.2026
Appendix II	Previous Applications
Appendix III	Similar Applications
Appendix IV	Government Departments’ General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
MAY 2026**