

**Application for Renewal of Planning Approval  
for Temporary Use  
Under Section 16 of the Town Planning Ordinance**

**Application No. A/YL-PS/779**

<b>1. <u>Proposal</u></b>	
Applicant	Tai Loi Motors Limited represented by Metro Planning & Development Company Limited
Site ( <b>Plan A-1</b> )	Lot 455 S.A RP in D.D. 122 and Adjoining Government Land (GL), Ping Shan, Yuen Long
Site Area	About 1,012 m <sup>2</sup> (including GL of about 54m <sup>2</sup> or 5%)
Zoning and Outline Zoning Plan (OZP) No.	<p>“Village Type Development” (“V”)  <i>[Restricted to a maximum building height of 3 storeys (8.23m)]</i></p> <p>Approved Ping Shan OZP No. S/YL-PS/22  (Currently in force)</p> <p>Draft Ping Shan OZP No. S/YL-PS/21  (At the time of submission)</p> <p>[No change to the zoning for the application site (the Site)]</p>
Application	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years
Site Context and the Current Proposal	<p>The Site with the ingress/egress at the northeastern part is accessible from Ping Ha Road via a local track (<b>Drawings A-1 and A-2 and Plan A-2</b>). According to the applicant, the applied use is for a private car shop. Three single-storey structures (not more than 4m in height) with a total floor area of not more than 296m<sup>2</sup> are erected at the Site for rain shelter, toilet, site office and electricity meter room. Four private car parking spaces (5m x2.5m each) are provided at the Site. The operation hours are from 9:00 a.m. to 7:00 p.m. daily including public holidays. Plans showing the vehicular access, layout and as-built drainage submitted by the applicant are at <b>Drawings A-1 to A-3</b> respectively.</p>

Last Previous Relevant Application <sup>1</sup>	Application No. A/YL-PS/682 approved on 9.6.2023 for a period of 3 years until 9.6.2026, which was submitted by the same applicant for the same use with the same development parameters and layout at the same site.  (Please refer to <a href="https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PS_682/A_YL-PS_682_MainPaper.pdf">https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PS_682/A_YL-PS_682_MainPaper.pdf</a> for details of the last previous relevant application)
Justifications from the Applicant ( <b>Appendices I and Ia</b> )	(a) The Site is subject to a previous planning permission under application No. A/YL-PS/682 for the same use. All the time-limited approval conditions imposed under the previous application have been complied with.  (b) The applied use would not jeopardise the long-term planning intention of the “V” zone.  (c) The applied use is not incompatible with the surrounding environment.  (d) No adverse traffic, environmental, fire safety and drainage impacts are anticipated.
Compliance with the “Owner’s Consent/ Notification” requirements <sup>2</sup>	Consent from the current land owner has been obtained.

## **2. Planning Considerations and Assessments**

	<b><u>Criteria</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Remarks</u></b>
(a)	In line with <u>TPB PG No. 34D</u> <sup>3</sup> , including:  i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas);	✓		While the applied use is not entirely in line with the planning intention of the “V” zone, the District Lands Officer/Yuen Long, Lands Department advises that no Small House application has been approved or under processing at the Site. Approval of the application on a temporary basis for a period of three years will not jeopardise the long-term planning intention of the “V” zone.

<sup>1</sup> Other than Application No. A/YL-PS/682, the Site was also involved in three previous applications (No. A/YL-PS/516, 583 and 638) for temporary public vehicle park which were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board between 2016 and 2021.

<sup>2</sup> As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance ([TPB PG-No. 31B](#)) and detailed information would be deposited at the meeting for Members’ inspection.

<sup>3</sup> TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

	<p>ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development);</p> <p>iii. all the time-limited approval conditions under the previous approval have been complied with; and</p> <p>iv. the 3-year approval period sought does not exceed the duration of the last approval.</p>			
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(d)	Any adverse departmental comments?		✓	<p>All government departments consulted have no objection to or no adverse comments on the application (<b>Appendix II</b>). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below.</p> <p><u>PlanD's Assessments</u> To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 4 below. The applicant will also be advised to follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise potential environmental nuisance on the surrounding areas.</p>
(e)	Public comments received during statutory publication period		✓	No public comment was received.

### **3. Planning Department's View**

- No objection to the application.

### **4. Decision Sought**

- 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, and be renewed from 10.6.2026 to 9.6.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 10.9.2026;
- (c) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (d) if any of the above planning condition (a) or (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
- (e) if the above planning condition (b) 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 at **Appendix III**.

There is no strong reason to recommend rejection of the renewal application.

**Attachments**

<b>Appendix I</b>	Application Form received on 31.3.2026
<b>Appendix Ia</b>	Further Information received on 11.5.2026
<b>Appendix II</b>	Government Departments with No Objection / No Adverse Comment
<b>Appendix III</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Vehicular Access Plan
<b>Drawing A-2</b>	Layout Plan
<b>Drawing A-3</b>	As-built Drainage Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan

**PLANNING DEPARTMENT  
MAY 2026**