

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

**Application No. A/YL-PS/780**

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| <b>1. <u>Proposal</u></b>                |   |
| Applicant                                | Mr. CHAN Chi Wing represented by Metro Planning & Development Company Limited   |
| Site ( <b>Plan A-1a</b> )                | Various lots in D.D. 121, Tong Fong Tsuen, Ping Shan, Yuen Long   |
| Site Area                                | About 3,280 m <sup>2</sup>  |
| Zoning and Outline Zoning Plan (OZP) No. | <p>“Village Type Development” (“V”) (about 99.6%) and<br/> <i>[restricted to maximum building height of 3 storeys (8.23m)]</i></p> <p>“Government, Institution or Community” (“G/IC”) (about 0.4%)<sup>1</sup></p> <p>Approved Ping Shan OZP No. S/YL-PS/22<br/> (Currently in force)</p> <p>Draft Ping Shan OZP No. S/YL-PS/21<br/> (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 Public Vehicle Park (Private Cars, Light Goods Vehicles (LGVs) and 19-seaters Coaches) for a Period of 3 Years   |
| Site Context and the Current Proposal    | The Site with the ingress/egress at the northwestern part is accessible from Ping Kwai Road via a local track ( <b>Drawings A-1 and A-2 and Plan A-2</b> ). According to the applicant, four single-storey structures (not more than 3m in height) with a total floor area of not more than 80m <sup>2</sup> are erected at the Site for site office, toilet, electricity meter room and guard room. A total of 48 parking spaces including 28 for private cars (5m x 2.5m each) and 20 for LGVs and 19-seater coaches (7m x 3m each) are |

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<sup>1</sup> The minor encroachment onto the “G/IC” zone 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.

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|   | provided at the Site. The operation hours are from 7:00 a.m. to 11:00 p.m. daily including public holidays. Plans showing the vehicular access, layout and as-built drainage facilities submitted by the applicant are at <b>Drawings A-1 to A-3</b> respectively.  |
| Last Previous Relevant Application <sup>2</sup>                               | Application No. A/YL-PS/683 approved on 9.6.2023 for a period of 3 years until 11.6.2026, which was submitted by the same applicant for the same use with the same development parameters and layout at the same site.<br><br>(Please refer to <a href="https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PS_683/A_YL-PS_683_MainPaper.pdf">https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PS_683/A_YL-PS_683_MainPaper.pdf</a> for details of the last previous relevant application)   |
| Justifications from the Applicant<br><b>(Appendices I and Ia)</b>             | (a) The Site is subject to a previous planning permission under application No. A/YL-PS/683 for the same applied use. All the time-limited approval conditions imposed under the previous application have been complied with.<br><br>(b) The applied use is in line with the planning intention of the “V” zone. There is an insufficient supply to meet exigent parking demand in Tong Fong Tsuen.<br><br>(c) The applied use is not incompatible with the surrounding environment.<br><br>(d) No adverse traffic, environmental, fire safety and drainage impacts are anticipated. |
| Compliance with the “Owner’s Consent/ Notification” requirements <sup>3</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>4</sup> , including: | ✓                 |                  | While the applied use is not entirely in line with the planning intention of the |

<sup>2</sup> The Site was involved in seven previous applications (No. A/DPA/YL-PS/49, A/YL-PS/52, 53, 269, 540, 604 and 683) for temporary public vehicle park for various types of vehicles. All applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board between 1995 and 2023, except for Application No. A/YL-PS/52 for temporary container trailer and car park for a period of 12 months rejected by the Committee in 1999 due to incompatibility with surrounding environments and no information provided to demonstrate that there would be no adverse environmental and visual impacts.

<sup>3</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>4</sup> TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development,

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|     | <p>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);</p> <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> |  |   | <p>“V” zone, it could serve the local villagers/residents for meeting their car parking needs. In this regard, the Commissioner for Transport supports the application. Moreover, 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.</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></p> <p>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 12.6.2026 to 11.6.2029. 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 12.9.2026;
- (c) if the above planning condition (a) 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
- (d) 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**

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| <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-1a</b>    | Location Plan   |
| <b>Plan A-1b</b>    | Previous Application Plan                                     |
| <b>Plan A-2</b>     | Site Plan   |

**PLANNING DEPARTMENT  
MAY 2026**