

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

**Application No. A/YL-PS/781**

<b>1. <u>Proposal</u></b>	
Applicant	Mr. TANG Pin Fai represented by Metro Planning & Development Company Limited
Site ( <b>Plan A-1</b> )	Various lots in D.D. 122, Ping Shan, Yuen Long
Site Area	About 2,613 m <sup>2</sup>
Zoning and Outline Zoning Plan (OZP) No.	<p>“Village Type Development” (“V”) (about 99.6%)  <i>[restricted to 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 Public Vehicle Park (Private Cars and Light Goods Vehicles (LGVs)) for a Period of 3 Years
Site Context and the Current Proposal	<p>The Site with the ingress/egress at the western part is accessible from Tsui Sing Road via a local track (<b>Drawings A-1 and A-2 and Plan A-2</b>). There is also an ingress/egress at its eastern part connecting to the adjoining land. According to the applicant, a total of 77 parking spaces including 56 for private cars (5m x 2.5m each) and 21 for LGVs (7m x 3.5m each) are provided within 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.</p>

Last Previous Relevant Application <sup>1</sup>	Application No. A/YL-PS/684 approved on 23.6.2023 for a period of 3 years until 9.7.2026, 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_684/A_YL-PS_684_MainPaper.pdf">https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PS_684/A_YL-PS_684_MainPaper.pdf</a> for details of the last previous relevant application)
Justifications from the Applicant (Appendix I)	<p>(a) The Site is subject to a previous planning permission under application No. A/YL-PS/684 for the same applied use. All the time-limited approval conditions imposed under the previous application have been complied with.</p> <p>(b) The applied use is in line with the planning intention of the “V” zone. There is an insufficient supply to meet the exigent parking demand in Sheung Cheung Wai.</p> <p>(c) The applied use is not incompatible with the surrounding environment.</p> <p>(d) No adverse traffic, environmental and drainage impacts are anticipated.</p>
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	✓		While the applied use is not entirely in line with the planning intention of the “V” zone, it could serve the local villagers/residents for meeting their car parking needs. In this regards, the Commissioner for Transport supports

<sup>1</sup> The Site was involved in seven previous applications (No. A/YL-PS/258, 310, 395, 498, 543, 606 and 684) 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 2009 and 2023, except for Application No. A/YL-PS/258 for temporary public vehicle park for private car, LGV and medium goods vehicle for a period of three years rejected by the Committee in 2006 due to incompatibility with the adjacent residential structures; and insufficient information to demonstrate no adverse environmental, traffic, drainage and landscape impacts on the surroundings.

<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>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>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 10.7.2026 to 9.7.2029. 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 **10.10.2026**;
- (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**

<b>Appendix I</b>	Application Form received on 31.3.2026
<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**