

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

Application No. A/YL-TYST/1357

1. <u>Proposal</u>	
Applicant	Mr. CHEUNG Wing Chung represented by Metro Planning & Development Company Limited
Site (Plan A-1)	Various Lots in D.D. 121, Shan Ha Tsuen, Yuen Long
Site Area	About 3,410 m ²
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) <i>[Restricted to a maximum building height (BH) of 3 storeys (8.23m)]</i> Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14
Application	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle (LGV) and Shop and Services (Real Estate Agency) for a Period of 3 Years
Site Context and the Current Proposal	The application site (the Site) with the ingress/egress at the northwestern part of the Site is accessible from Shan Ha Road via a local track (Drawing A-1 and Plan A-2). According to the applicant, three single-storey structures (not more than 3 to 5.5m in height) with a total floor area of not more than 160m ² are erected at the Site for site office, real estate agency and meter room. A total of 46 parking spaces for private cars/LGVs (5m x 2.5m each) are provided at the Site. Only licenced vehicles will be allowed to park at the Site. No medium and heavy goods vehicles, container tractors/trailers are allowed to access the Site. The operation hours for the public vehicle park and real estate agency are 24 hours daily including holidays and from 9:00 a.m. to 7:00 p.m. daily including holidays respectively. Plans showing the vehicular access leading to the Site, site layout and drainage proposal submitted by the applicant are at Drawings A-1 to A-3 respectively.

Last Previous Relevant Application ¹	Application No. A/YL-TYST/1228 approved on 11.8.2023 for a period of 3 years until 22.9.2026, which was submitted by the same applicant for the same uses with the same development parameters and layout at the same site. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-TYST_1228/A_YL-TYST_1228_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I to Ib)	(a) the Site has been the subject of previous planning permissions for public vehicle park since 2014 and the real estate agency use at the Site has been approved since 2017; (b) the applicant has complied with all the approval conditions of the previous planning permission No. A/YL-TYST/1228; (c) similar applications have been approved by the Board in the vicinity. The development is in line with the planning intention of the “V” zone and compatible with the surrounding environment; (d) there are insufficient parking spaces to meet the parking demand in Shan Ha Tsuen and part of the Site is Tso/Tong land which makes it less viable for other uses; and (e) there will be minimal traffic and environmental impacts arising from the applied uses.
Compliance with the “Owner’s Consent/ Notification” requirements ²	Posted site notice and sent notice to the Ping Shan Rural Committee.

2. Planning Considerations and Assessments

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with <u>TPB PG No. 34D</u> ³ , including: i. no material change in	✓		While the applied uses are not entirely in line with the planning intention of the “V” zone, according to the applicant, the applied uses could provide private cars and LGVs parking

¹ The Site was involved in four previous applications (No. A/YL-TYST/694, 855, 1043 and 1228) for temporary public vehicle park with/without shop and services (real estate agency) use. All applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) between 2014 and 2023.

² 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.

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

	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); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 3-year approval period sought does not exceed the duration of the last approval.			spaces to meet the demand from nearby residents and to meet any such demand for shop and services in the area. In this regard, the Commissioner for Transport supports the application from traffic engineering perspective. Besides, the District Lands Officer/Yuen Long of the Lands Department advises that there is no Small House application 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.
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(d)	Any adverse departmental comments?		✓	All government departments consulted have no objection to or no adverse comment on the application (Appendix II). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below. <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.
(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 23.9.2026 to 22.9.2029. 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 **23.12.2026**;
- (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

Appendix I	Application Form received on 26.5.2026
Appendix Ia	Supplementary Information received on 27.5.2026
Appendix Ib	Further Information received on 9.7.2026
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Drainage Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
JULY 2026**