

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

Application No. A/YL-NSW/374

1. <u>Proposal</u>	
Applicant	OZZO Engineering (HK) Limited represented by Toco Planning Consultants Limited
Site (Plan A-1)	Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part) and 1327 RP (Part) in D.D. 115 and Adjoining Government Land (GL), Au Tau, Yuen Long
Site Area	About 941.07m ² (including 72m ² of GL (about 7.7% of the Site))
Zoning and Outline Zoning Plan (OZP) No.	“Undetermined” (“U”) zone on the approved Nam Sang Wai OZP No. S/YL-NSW/12
Application	Renewal of Planning Approval for Temporary Shop and Services (Convenience Store and Showroom), Eating Place and Storage Use for Traffic Information Technology System (TITS) Facilities with Ancillary Site Office and Solar Panels for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Castle Peak Road – Yuen Long with an ingress/egress at its south (Plan A-2). According to the applicant, the applied uses involve four structures with heights of not more than 6.5m (one to two storeys) and a total floor area of 621.12m ² for shop and services (convenience store and showroom), eating place and storage of TITS facilities and ancillary facilities such as site office, solar panels, vending machine rooms and toilets. Six parking spaces for private cars, including four with electric vehicle charging facilities, are provided at the Site. The operation hours of the convenience store and showroom are between 11:00 a.m. and 5:00 p.m. daily, including public holidays while that for the eating place are between 10:00 a.m. and 7:00 p.m. daily, including public holidays. Besides, the vending machines and toilets operates 24 hours daily, and the storage of TITS facilities operates between 8:00 p.m. to 6:00 a.m. when night-time traffic management implementation works orders for equipment rental are received. The layout plan, floor plans and elevation plans submitted by the applicant are at Drawings A-1 to A-3 .

Last Previous Relevant Application ¹	Application No. A/YL-NSW/320 was approved on 22.9.2023 for temporary shop and services (convenience store and showroom), eating place and storage use for TITS facilities with ancillary site office and solar panels for a period of three years until 22.9.2026, which was submitted by the same applicant for the same uses at the same Site with the same development parameters and layout. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-NSW_320/A_YL-NSW_320_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I and Ia)	(a) There is no change to the existing structures and the applied uses remain the same as approved under application No. A/YL-NSW/320. Approval of the current application would not set an undesirable precedent within the “U” zone. (b) The applied uses could support the upgrading of road networks in the New Territories. The business is in line with the Government’s Policy Address concerning the development of Smart City. Also, the eating place could cater the needs of staffs, passers-by, cyclists and hikers. (c) The applied uses are compatible with the surrounding townscape in terms of the building form, building height and land uses, which comprise mainly an intermix of vehicle parks, open storage yards and scattered temporary structures, and would not cause adverse visual impacts on the surrounding areas. (d) The applied uses are small in scale, and renewal of planning approval for a further period of three years will not cause adverse traffic, noise, air quality, drainage, sewerage and environmental impacts on the surrounding areas. (e) The renewal application is in line with the Town Planning Board (TPB) Guidelines (TPB PG-No. 34D) in that there is no adverse planning implication arising from the renewal of the planning approval and all approval conditions under the previous application have been complied with. The latest fire certificates (F.S. 251) have been submitted in support of the current application.
Compliance with the “Owner’s Consent/Notification” requirements ²	Obtained consent from the “current land owner”. For GL portion of the Site, the “Owner’s Consent/Notification” requirements are not applicable.

¹ Two relevant previously approved applications No. A/YL-NSW/283 and 320 for the same applied uses as the current application were approved between 2021 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](#)).

2. Planning Considerations and Assessments				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG No. 34D³, 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); 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.	✓		While the infrastructure projects at or near the “U” zone, including the Yuen Long Highway, MTR Tuen Ma Line and the Yuen Long Bypass Floodway, have been completed, there is currently no known long-term development proposal involving the Site. Approval of the application on a temporary basis for a further period of three years would not jeopardise the long-term land use planning and future review of the “U” zone.
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(c)	Any adverse bureau/departmental comments?		✓	Relevant government bureau/ departments consulted have no objection to or no adverse comment on the application (Appendix II). <u>PlanD’s Assessments</u> To address the technical requirements of concerned bureaus/departments, relevant approval conditions and advisory clauses are recommended in paragraph 4 below, and the applicant will also be advised to

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

				follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise any potential environmental nuisance caused by the applied uses.
(d)	Public comments received during statutory publication period	✓		Total: 15 - Supporting comments: 15 (from 15 individuals in standard format) (Appendix III) <u>Major Supporting Grounds</u> • The applied uses are small in scale which would not cause adverse impacts; • the shop and eating place could provide resting areas for staff and passers-by; and • the temporary uses would not frustrate planning intention nor set an undesirable precedent in the area.

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

- the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- the submission of an updated 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;
- the existing fire services 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 conditions (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 IV**.

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

Attachments

Appendix I	Application Form with supporting documents received on 22.7.2026 and Supplementary Information received on 24.7.2026
Appendix Ia	Further Information received on 3.9.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Bureau/Departments with No Objection/No Adverse Comment
Appendix III	Public Comments Received During Statutory Publication Period
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Floor Plans
Drawing A-3	Elevation Plans
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
SEPTEMBER 2026**