

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

Application No. A/YL-TT/801

1. <u>Proposal</u>	
Applicant	Merrily Development and Investment Company Limited represented by Metro Planning & Development Company Limited
Site (Plan A-1a)	Lot 1200 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long
Site Area	About 1,150 m ² (including Government Land (GL) of about 50 m ² or 4.35%)
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) on the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 <i>[Restricted to a maximum building height (BH) of 3 storeys (8.23m)]</i>
Application	Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Hardware Accessories) for a Period of 3 Years
Site Context and the Current Proposal	The Site is accessible from Tai Tong Shan Road with an ingress/egress point at the northeast (Drawing A-1 and Plan A-2). According to the applicant, the applied use is for a retail shop selling hardware accessories. Five one-to-two storey structures (3 to 6m in height) with a total floor area of about 302m² are used for retail shop, site offices, store room, toilet and electricity meter room. Two parking spaces for private car (5m x 2.5m) and two loading/unloading spaces for light goods vehicle (3.5m x 7m) are provided within the Site. The operation hours of the applied use are between 9am to 7pm daily including Sundays and public holidays. Plans showing the vehicular access, site layout, as-built drainage and fire service installations submitted by the applicant are at Drawings A-1 to A-4 respectively.

Last Previous Relevant Application ¹	Application No. A/YL-TT/591 approved on 27.10.2023 for a period of 3 years until 27.10.2026, which was submitted by the same applicant for the same use at the same site with the same layout and development parameters. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-TT_591_A/A_YL-TT_591_A_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I to Ib)	(a) The applied use is temporary in nature and would not jeopardise the long-term planning intention of the “V” zone. Similar uses have been approved by the Board within the subject “V” zone. (b) The applied use is not incompatible with the surrounding environment and would benefit nearby villagers. (c) The Site is the subject of a previous planning permission No. A/YL-TT/591 for the same use as the current application. (d) The development is static in nature. The applicant provides delivery service to clients. No adverse traffic impact is anticipated. Sufficient space is provided within the Site for manoeuvring of vehicles. (e) The applicant has submitted as-built drainage plan. In view of the nature, scale and form of the development, no adverse environmental impact is anticipated.
Compliance with the “Owner’s Consent/Notification” requirements ²	Published notices in local newspapers and sent notice to the Shap Pat Heung Rural Committee (For the GL portion, the requirements are not applicable).

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	✓		While the applied use is not entirely in line with the planning intention of the “V” zone, it could meet any such demand for shop and services in the area. According to the District Lands

¹ The Site was involved in three previous applications (i.e. No. A/YL-TT/496, 566 and 591) submitted by the same applicant for the same applied use as the current application

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

	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.			Officer/Yuen Long, Lands Department, there is currently no Small House application approved/under processing at the Site. The applied use is considered not incompatible with the surrounding land uses which are predominantly residential dwellings intermixed with eating places, property agency, plant nursery, parking of vehicles, workshop, showroom, office, open storage/storage yards and vacant/unused land (Plan A-2). Approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intention of the “V” zone.
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(c)	Any adverse departmental comments?		✓	Relevant government 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 departments, relevant approval conditions are recommended in paragraph 4 below. The applicant will also be advised to follow the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimise potential environmental nuisance on the surrounding areas.
(d)	Public comments received during statutory publication period		✓	

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 28.10.2026 to 27.10.2029. 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 28.1.2027;
- (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 with supporting documents received on 27.7.2026
Appendix Ia	Further Information received on 5.9.2026
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended advisory clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Layout Plan
Drawing A-3	As-built Drainage Plan
Drawing A-4	Fire Service Installations Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
SEPTEMBER 2026**