

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

Application No. A/YL-TYST/1355

1. <u>Proposal</u>	
Applicant	Ankor Driving School Limited
Site (Plan A-1)	Lot 2620 RP (Part) in D.D. 120, Shan Ha Road, Yuen Long
Site Area	About 2,945.3m ²
Zoning and Outline Zoning Plan (OZP) No.	“Open Storage” (“OS”) Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14
Application	Renewal of Planning Approval for Temporary Driving School for a Period of 3 Years ¹
Site Context and the Current Proposal	The application site (the Site) is accessible from Shan Ha Road to its west via a local track (Drawings A-1 and A-2 and Plan A-2). According to the applicant, the proposal is to meet the needs of government designated driving schools (DDS) for motorcycles, private cars and van-type light goods vehicles (LGVs) in Hong Kong. The Site is currently occupied by the existing DDS, including internal training areas, parking spaces for the training fleet and shuttle light buses, and associated office/administrative facilities. Two single-storey structures (not more than 3.6m in height) with a total floor area of about 251.16m² are erected at the Site for meeting room, offices, toilets, reception and waiting room, examiner room and pantry. A total of 46 parking spaces including 24 for private cars/ van-type light goods vehicles (5m x 2.5m each) (including one for disabled parking), 22 for motorcycles (2.4m x 1m each) and 2 light bus laybys are provided at the Site. The operation hours are from 8:30 a.m. to 11:30 p.m. daily including public holidays. Plans showing the location, site layout and proposed training/testing routes submitted by the applicant are at Drawings A-1 to A-3 respectively.

¹ On 26.6.2026, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months as requested by the applicant.

Last Previous Relevant Application ²	Application No. A/YL-TYST/1237 approved on 13.10.2023 for a period of 3 years until 13.10.2026, which was submitted by the same applicant for the same use with the same development parameters and similar layout at a larger site³. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-TYST_1237/A_YL-TYST_1237_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I to Ib)	(a) The Site is the subject of two previous planning permissions (No. A/YL-TYST/1084 and 1237) for the same use. (b) Compared with the previous planning application, the site area of the current application of the driving school has been reduced due to land resumption brought about by Yuen Long South New Development Area (YLSNDA). (c) According to the Traffic Impact Assessment (TIA) submitted, the operational arrangements, including driving routes, remain unchanged. Extension of on-street training hours is proposed for learners to practice during normal periods and no adverse traffic impact is anticipated. The applicant will comply with Transport Department's Mandate. (d) The Site is located away from residential and village areas. No adverse environmental, traffic, drainage, water supply, geotechnical, landscape and visual impacts are anticipated from the proposal. (e) The applicant would continue to liaise with the Transport Department (TD) on the operation details in order to minimise the nuisance to nearby residents.
Compliance with the "Owner's Consent/Notification" requirements ⁴	The applicant has notified current land owners by registered mail.

² The Site was involved in two previous applications (No. A/YL-TYST/1084 and 1237) for proposed temporary driving school use. Both applications were approved with conditions by the Committee in 2021 and 2023 respectively.

³ Compared with the previous application, the site area has been reduced from about 3,816m² to about 2,945.3 m² under the current application due to land resumption of Yuen Long South New Development Area (**Drawing A-1**).

⁴ 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.

2. <u>Planning Considerations and Assessments</u>				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with <u>TPB PG No. 34D</u>⁵, 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 applied use is not entirely in line with the planning intention of the “OS” zone, it could help meet such demand for DDS in Hong Kong. In this regard, the Commissioner for Transport (C for T) has no objection to application and welcomes applications from interested parties which could provide a site on their own and meet all prerequisites for designation as a DDS. Approval of the application on a temporary basis for a period of three years will not jeopardise the long-term planning intention of the “OS” zone.
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?	✓		Compared with the previous approval, the site area of the current application is reduced due to land resumption of YLSNDA and the layout has been revised accordingly. Nonetheless, all other major development parameters including GFA, number and height of structures and number of parking spaces have remained unchanged.
(d)	Any adverse departmental comments?		✓	All government departments consulted have no objection to or no adverse comments on the application (Appendix II). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below. While C for T has no adverse comment on the application, he

⁵ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development

				has the following responses to the public comments received: • The Government has spared no efforts in balancing the needs of learner drivers and other road users, and attaches great importance to driving test services, with a view to maintaining an effective driver training and testing system and promoting road safety. • Generally speaking, to minimise the impact on daily traffic, driver training activities are prohibited on all roads across the territory during morning and afternoon peak hours (from 7.30 am to 9.30 am and from 4.30 pm to 7.30 pm respectively) from Mondays to Fridays. The morning peak hour restriction also applies on Saturdays. • Having regard to the actual traffic conditions in the vicinity of Ankor Driving School (“the School”), including the presence of a number of schools, and based on the FI submitted, the School currently proposes that training vehicles may conduct on-street training only during the following hours: • Mondays to Fridays: 9.30 am to 12.30 pm; and 7.30 pm to 11.30 pm • Saturdays: 9.30 am to 11.30 pm • Sundays: 8.30 am to 11.30 pm • Learner drivers of the School will first undergo basic driver training within the School premises, and will only proceed to on-street training after they have acquired basic driving skills. Under the current arrangement, the School is not permitted to deploy training vehicles onto public roads during peak hours and school dismissal periods. TD considers that the traffic impact of the School on the area is acceptable. The proposal has duly
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Agenda Item 46A**Replacement Page of RNTPC Paper No. A/YL-TYST/1355A****For Consideration by RNTPC on 25.9.2026**

			taken into account the actual traffic conditions of the area and the demand for driver training, and has struck a balance among the various concerns. In addition, TD has issued a 'Code of Practice' for regulating the operation of the School, including training routes, on-street training hours and the number of training vehicles, with road safety as the primary objective, and to maintain an effective driver training and testing system. <i>District Officer (Yuen Long), Home Affairs Department has received on reply from an individual objecting to the application (Appendix III⁶).</i> <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	✓	Total: 309 - Support: 283 (Appendix III IV-1) - Object/adverse comments: 25 (Appendix III IV-2) - Provide views: 1 (Appendix III IV-3) <u>Object/adverse comments</u> - The roads along the proposed training/testing routes and nearby roads are already congested. This situation will be further aggravated upon the completion of surrounding planned developments and the projected population growth in the Yuen Long area. - The proposal will cause adverse road safety and traffic impacts to the neighbourhood, posing safety risks to nearby users including residents, school students, cyclists and visitors to the adjacent park.

⁶ The same public comment conveyed by DO(YL), HAD, was also received by the Secretariat of the Board during the statutory public inspection period.

				• The operation of learner vehicles, which typically travel at low speeds, would exacerbate traffic congestion, particularly during school dismissal hours in the afternoon. • Vehicular access and traffic congestion in the vicinity would be further degraded during major events hosted at Yuen Long Stadium. <u>Responses</u> • The planning assessments and departmental comments above are relevant. • Relevant government departments consulted, including C for T and Commissioner of Police have no objection to or no adverse comment on the application. • With regard to the concerns of the commenters, as advised by C for T, the proposed DDS will be subject to a 'Code of Practice' setting out the requirements including training routes, on-street training hours and the number of training vehicles, with road safety as the primary objective, and to maintain an effective driver training and testing system. The applicant and the future learners will need to comply with relevant provisions of the Road Traffic Ordinance and related regulations. • In response to the commenters, the applicant pledges to continue liaising with TD regarding the operation details of the DDS upon approval of the application by the Board so as to minimise the nuisance to the nearby residents.
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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 14.10.2026 to 13.10.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- the submission of a drainage proposal within **6** 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 **14.4.2027**;
- in relation to (a) above, the implementation of the drainage proposal within **9** 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 **14.7.2027**;
- in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- the submission of a fire service installations proposal within **6** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **14.4.2027**;
- in relation to (d) above, the implementation of the fire service installations proposal within **9** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **14.7.2027**;
- if the above planning condition (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
- if any of the above planning condition (a), (b), (d) or (e) 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 IVV**.

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

Attachments

Appendix I
Appendix Ia
Appendix Ib
Appendix II

Application Form received on 4.5.2026
 FI received on 24.8.2026
 FI received on 18.9.2026
 Government Departments with No Objection/No Adverse Comment

Agenda Item 46A

Replacement Page of RNTPC Paper No. A/YL-TYST/1355A

For Consideration by RNTPC on 25.9.2026

Appendix III	<i>Local View conveyed by DO(YL), HAD</i>
Appendix III–IV-1 to	Public Comments
III–IV-3	
Appendix IV V	Recommended Advisory Clauses
Drawing A-1	Location Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Proposed Training/Testing Routes
Plan A-1	Location Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
SEPTEMBER 2026**