RNTPC Paper No. A/YL-TT/813
For Consideration by
the Rural and New Town
Planning Committee
on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/813

Applicant	:	Wah Mei Development (HK) Limited represented by Metro Planning and Development Company Limited
Site	:	Lot 3578 S.D in D.D.116 and Lots 1029 S.A and 2378 S.F in D.D.118, Tong Tau Po Tsuen, Yuen Long
Site Area	:	737 m^2 (about)
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20
Zoning	:	"Village Type Development" ("V") *[Restricted to a maximum building height of 3 storeys (8.23m) except for those developments/uses specified in the Notes]*
Application	:	Temporary Shop and Services for a Period of 3 Years

1. The Proposal

1.1 The applicant seeks planning permission for temporary shop and services for a period of three years at the application site (the Site) falling within an area zoned "V" on the OZP (**Plan A-1a**). According to the Notes of the OZP for the "V" zone, 'Shop and Services' other than those on the ground floor of a New Territories Exempted House (NTEH) is a Column 2 use requiring planning permission from the Town Planning Board (the Board). The Site is currently hard-paved and occupied by temporary structures for the applied use without planning permission (**Plans A-2 to A-4**).

1.2 The Site is accessible via a local track leading from Tai Shu Ha Road East with an ingress/egress point in the southwest (**Drawing A-1** and **Plan A-2**). According to the applicant, the applied use comprises two single-storey structures (not more than 4.5m in height) with a total floor area of not more than 380m^2 for shop and services and toilet use. Four private car parking spaces (5m x 2.5m each) and one loading/unloading space for light goods vehicle (7m x 3.5m) are proposed within the Site. The operation hours are from 9:00am to 9:00pm daily, including Sundays and public holidays. Plans showing the vehicular access, site layout and as-built drainage facilities submitted by the applicant are at **Drawings A-1** to **A-3** respectively.

1.3 The Site is the subject of three previous applications including one application (No. A/YL-TT/609) submitted by the same applicant for the same use which was approved by the Rural and New Town Planning Committee (the Committee) of the Board for a period of three years in 2023 (**Plan A-1b**) (detailed at paragraph 5 below). A comparison of the major development parameters of the current application and the last approved application is summarised as follows:

Major Development Parameters	**Last Approved Application (No. A/YL-TT/609) (a)**	**Current Application (No. A/YL-TT/813) (b)**	**Difference (b) - (a)**
Site Area	About 737 m^2		No change
Total Floor Area	About 400 m^2	About 380m^2	-20 m^2 (-5%)
No. of Structures	3 Two for shop and services and one for toilet	2 for shop and services and toilet	-1 (-33%)
Maximum Height of Structures	Structures 1 and 2: 4.5m (1 storey) Structure 3 (toilet): 3m (1 storey)	Structures 1 and 2: 4.5m (1 storey)	--
No. of parking spaces	4 for private cars (5m x 2.5m)		No change
No. of Loading/ Unloading Bays	1 for light goods vehicle (7m x 3.5m)		No change
Operation Hours	9:00 a.m. to 9:00 p.m. daily		No change

1.4 In support of the application, the applicant has submitted the following documents:

(a) Application Form with attachments received on 10.9.2026 (**Appendix I**)

(b) Further Information (FI) received on 22.10.2026* **(Appendix Ia)**
*[*accepted and exempted from publication and recounting requirements]*

2. <u>Justifications from the Applicant</u>

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI at **Appendices I** and **Ia**. They can be summarised as follows:

(a) the applied use provides retail services selling grocery and bean products for the nearby residents. It is temporary in nature and would not jeopardise the long-term planning intention of the "V" zone;

(b) compared with the last approved application for the same use, the proposed GFA and number of structures have been reduced under the current application;

(c) similar applications were approved within the "V" zone. Similar considerations should be given to the Site;

(d) the applied use is not incompatible with the surrounding environment including residential developments; and

(e) no significant adverse traffic, environmental and drainage impacts are anticipated.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner". Detailed information would be deposited at the meeting for Members' inspection.

4. Background

The shop and services use at the Site would be subject to planning enforcement action.

5. Previous Applications

5.1 The Site is involved in three previous applications (No. A/YL-TT/29, 409 and 609) with the first two applications covering different extents of the Site for temporary open storage for a period of 12 months and workshop and warehouse uses for three years respectively. Both planning applications were rejected by the Committee in 1998 and 2017 respectively. Considerations of these applications are not relevant to the current application which involves a different use.

5.2 The planning permission of the last application No. A/YL-TT/609 submitted by the same applicant of the current application covering the same site for temporary shop and services for a period of three years was approved by the Committee on 13.10.2023 mainly on considerations that the applied use would not jeopardise the planning intention of the "V" zone; the applied use was not incompatible with the surrounding uses; and the departmental comments could be addressed by implementation of approval conditions. All time-limited approval conditions were complied with and the planning permission lapsed on 13.10.2026[1]. Details of these previous applications are summarised in **Appendix II** and their locations are shown on **Plan A-1b**.

[1] According TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development, planning applications submitted less than two months before the expiry of the temporary approval may not be processed for consideration of the Board. A fresh s.16 planning application for the development in accordance with the provision of the extant statutory plan will be required.

6. Similar Applications

There are two similar applications (No. A/YL-TT/603 and 704) for temporary shop and services use within the same "V" zone in the past five years. The applications were approved with conditions by the Committee in 2023 and 2025 respectively on similar considerations as those mentioned in paragraph 5.2 above. Details of the applications are summarised in **Appendix II** and their locations are shown on **Plan A-1a**.

7. Planning Intention

The planning intention of the "V" zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within the zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within the zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

8. The Site and Its Surrounding Areas (Plans A-1a to A-4)

8.1 The Site is:

(a) currently hard-paved and occupied by temporary structures for the applied use; and

(b) accessible via a local track leading from Tai Shu Ha Road East.

8.2 The surrounding areas are predominantly rural in character comprising village cluster of Tong Tau Po Tsuen/residential dwellings intermixed with parking of vehicles, open storage/storage yards, warehouses, vehicle repair workshops and vacant land.

9. Comments from Relevant Government Departments

All government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments are provided in **Appendices II** and **III** respectively.

10. Public Comment Received During the Statutory Publication Period

On 18.9.2026, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

11. Planning Considerations and Assessments

11.1 The application is for temporary shop and services for a period of three years at the Site which is zoned "V" on the OZP. Although the applied use is not entirely in line with the planning intention of the "V" zone, it could serve the needs of the local residents. According to the District Lands Officer/Yuen Long, Lands Department, 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 would not jeopardise the long-term planning intention of the "V" zone.

11.2 The applied use is generally not incompatible with the surrounding areas, which are predominantly rural in character comprising village cluster of Tong Tau Po Tsuen/residential dwellings intermixed with parking of vehicles, open storage/storage yards, warehouses, vehicle repair workshops and vacant land (**Plan A-2**).

11.3 Relevant government departments consulted including the Commissioner for Transport, Director of Environmental Protection, Director of Fire Services and Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment on the application from traffic, environmental, fire safety and drainage perspectives respectively. Should the application be approved, relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments. 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 nuisances on the surrounding areas.

11.4 The Site is involved in a previous application (No. A/YL-TT/609) submitted by the same applicant for the same use which was approved with conditions for a period of three years by the Committee in 2023. There has been no major change in the planning circumstances since the approval of the previous application. In addition, there are two approved similar applications within the same "V" zone as detailed in paragraph 6 above. Approval of the current application is in line with the previous decisions of the Committee.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 above, the Planning Department has no objection to the application.

12.2 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 until 6.11.2029. The following conditions of approval and advisory clauses are also 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 planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.2.2027;

(c) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.5.2027;

(d) in relation to (c) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.8.2027;

(e) 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

(f) if any of the above planning condition (b), (c) or (d) 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**.

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

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with attachments received on 10.9.2026
Appendix Ia	FI received on 22.10.2026
Appendix II	Previous and Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Drawing A-3	As-Built Drainage Facilities

Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026