

**APPLICATION FOR RENEWAL PLANNING APPROVAL**  
**FOR TEMPORARY USE**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-PS/756**

- Applicant** : Ms. TANG Shuk Fan represented by Allgain Land Planning Limited
- Site** : Lots 568 (Part), 569 RP (Part), 585 (Part), 586 (Part), 590 (Part) and 591 (Part) in D.D. 122 and adjoining Government Land (GL), Ping Hing Lane, Ping Shan, Yuen Long
- Site Area** : About 3,700 m<sup>2</sup> (including GL about 10 m<sup>2</sup> or 0.27%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20
- Zonings** : “Village Type Development” (“V”) (about 49%);  
*[restricted to a maximum building height of 3 storeys (8.23m)]*  
  
“Residential (Group E) 2” (“R(E)2”) (about 27%);  
*[restricted to a maximum plot ratio of 0.6 and a maximum building height of 5 storeys including car park]*  
  
“Residential (Group B) 1” (“R(B)1”) (about 13%); and  
*[restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 5 storeys (15m) including car park]*  
  
“Comprehensive Development Area” (“CDA”) (about 11%)  
*[restricted to a maximum plot ratio of 1 and a maximum building height of 5 storeys including car park]*
- Application** : Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks renewal of planning approval for temporary public vehicle park for private car and light goods vehicle for a period of three years at the application site (the Site) (**Plan A-1a**) zoned “V”, “R(E)2”, “R(B)1” and “CDA” on the OZP. According to the Notes for the “V”, “R(E)2”, “R(B)1” and “CDA” zones on the OZP, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is

currently hard-paved, fenced off and occupied by the applied use with planning permission under application No. A/YL-PS/658 valid until 19.7.2025 (**Plans A-1b, 4a and 4b**).

- 1.2 The Site with ingress and egress at the southern part is accessible from Castle Peak Road – Ping Shan Section via Ping Ha Road and Ping Hing Lane (**Drawing A-1, Plans A-2 and A-3**). According to the applicant, a total of 115 parking spaces are provided within the Site, including 83 parking spaces for private cars (5m x 2.5m each) and 32 parking spaces for light goods vehicles (7m x 3.5m each). Four single-storey structures (about 3.5m in height) with a total floor area of about 84m<sup>2</sup> are provided for office, storage, rain shelter and toilet uses at the Site. No medium goods vehicle and heavy goods vehicle and/or container trailer/tractor will be allowed to enter the Site and no vehicle without valid licences issued under the Road Traffic Ordinance is allowed to be parked at the Site. No workshop and repairing activities will be carried out at the Site. The operation hours are from 7 a.m. to 11 p.m. daily. The location plan with vehicular access, site plan and layout plan submitted by the applicant are at **Drawings A-1 to A-3** respectively.
- 1.3 The Site was, in whole or in part, involved in 10 previous applications for temporary vehicle park uses approved by Rural and New Town Planning Committee (the Committee) between 2002 and 2022 (details at paragraph 6 below). Compared with the last application (No. A/YL-PS/658), the current application is submitted by the same applicant for the same use at the same site with the same layout and similar development parameters.
- 1.4 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form with attachments received on 30.5.2025 (**Appendix I**)
  - (b) Further information (FI) received on 4.7.2025 (**Appendix Ia**)  
*[accepted and exempted from publication and recounting requirements]*

## 2. **Justifications from the Applicant**

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

- (a) The applied use which is temporary in nature, would not jeopardise the long term planning intentions of the “V”, “R(E)2”, “R(B)1” and “CDA” zones.
- (b) The applied use can help meet the parking demand of nearby indigenous villages.
- (c) The applicant has complied with all the approval conditions imposed to the

last approved Application No. A/YL-PS/658.

**3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/ Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting notice at the Site and sending notice to the Ping Shan Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection. The owner’s consent/notification requirements as set out in TPB PG-No. 31B are not applicable to the GL portion.

**4. Town Planning Board Guidelines**

The Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D) is relevant to the application. The relevant assessment criteria are at **Appendix II**.

**5. Background**

The Site is not subject to any planning enforcement action.

**6. Previous Applications**

The Site was, in whole or in part, involved in 10 previous applications (No. A/YL-PS/115, 159, 212, 239, 292, 356, 458, 521, 589 and 658) for temporary public vehicle park for private cars, light goods vehicles and/or light vans/buses covering different extents of the Site. All the applications were approved with conditions by the Committee between 2002 and 2022 mainly on the considerations that the applied use was not incompatible with the surrounding areas; approval of the application on a temporary basis would not frustrate the long-term development of the area; and the departmental concerns could be addressed by imposing approval conditions. All time-limited approval conditions under the last planning application No. A/YL-PS/658 had been complied with and the planning permission is valid until 19.7.2025. Details of the previous applications are summarised at **Appendix III** and their boundaries are shown on **Plan A-1b**.

**7. Similar Applications**

There are 23 similar applications for temporary public vehicle park for various types of vehicles within/straddling the same “V” zone which were all approved by the Committee in the past five years mainly on similar considerations as those mentioned in paragraph 6 above. Details of the similar applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1a**.

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

8.1 The Site is:

- (a) currently hard-paved, fenced off and occupied by the applied use with valid planning permission under application No. AYL-PS/658; and
- (b) accessible from Castle Peak Road – Ping Shan Section via Ping Ha Road and Ping Hing Lane (**Plans A-2 and A-3**);

8.2 The surrounding areas: comprise predominantly residential dwellings intermixed with parking of vehicles, open storage yard, a warehouse, an orchard, a residential care home for the elderly (RCHE) and unused/vacant land (**Plan A-2**).

**9. Planning Intentions**

- 9.1 The planning intention of “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses (SHs) by indigenous villagers. It is also intended to concentrate village type development within this 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 New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.2 The planning intention of “R(E)2” zone is primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.
- 9.3 The planning intention of “R(B)1” zone is primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.4 The planning intention of “CDA” zone is for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

## **10. Comments from Relevant Government Departments**

10.1 Apart from the government department as set out in paragraph 10.2 below, other government departments consulted have no objection to/no adverse comment on the application. Their general comments on the application and advisory comments are provided in **Appendices V** and **VI** respectively.

10.2 The following government department supports the application:

### **Traffic**

10.2.1 Comments of the Commissioner for Transport (C for T):

- (a) she supports the application from traffic engineering point of view; and
- (b) the applicant should note her advisory comments at **Appendix VI**.

## **11. Public Comment Received During the Statutory Publication Period**

On 6.6.2025, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

## **12. Planning Considerations and Assessments**

12.1 The application is for renewal of the planning approval for temporary public vehicle park for private car and light goods vehicle for a period of three years at the Site zoned “V”, “R(E)2”, “R(B)1” and “CDA” on the OZP. Whilst the applied use is not entirely in line with the planning intentions of the “V”, “R(E)2”, “R(B)1” and “CDA” zones, it could provide vehicle parking spaces to meet any such parking demand in the area. C for T supports the application from traffic engineering point of view. According to the District Lands Officer/Yuen Long of Lands Department, there is no SH application approved or under processing at the “V” zone portion of the Site. Besides, the Site falls partly within the study area of the potential public housing development at Ping Shan North (PSN). In this regard, Project Team Leader/Housing, Civil Engineering Office, Civil Engineering and Development Department (PTL/H, CEO, CEDD) advises that should the application be approved, an advisory clause should be included to remind the applicant that the Site may be resumed for the implementation of the potential public housing development at PSN. Approval of the application on a temporary basis for a period of three years would not frustrate the long-term development of the area.

12.2 The Site is mainly surrounded by residential dwellings, parking of vehicles, open storage yard, a warehouse, an orchard, a RCHE and unused/vacant land (**Plan A-2**). The applied use is considered not incompatible with the

surrounding land uses.

- 12.3 The application complies with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application No. A/YL-PS/658; adverse planning implications arising from the renewal of the planning approval are not envisaged; all time-limited conditions under previous approval have been complied with; and the three-year approval period sought is the same timeframe as the previous approval and is considered reasonable.
- 12.4 Relevant government departments consulted including Director of Fire Services, Director of Environmental Protection and Chief Engineer/Mainland North, Drainage Services Department have no objection to or no adverse comment on the application on fire safety, environmental and drainage aspects respectively. Furthermore, relevant approval conditions are recommended in paragraph 13.2 below to address the technical requirements of concerned government departments. Should the planning application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimise possible environmental nuisance on the surrounding areas.
- 12.5 The Committee has approved 10 previous applications for the same use at the Site between 2002 and 2022 and 23 similar applications within/straddling the same “V” zone in the past five years. Approval of the current application is in line with the Committee’s previous decisions.

### **13. Planning Department’s Views**

- 13.1 Based on the assessment made in paragraph 12 above, the Planning Department has no objection to the application.
- 13.2 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 and be renewed from 20.7.2025 to 19.7.2028. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

#### Approval conditions

- (a) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities 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 20.10.2025;

- (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 attached at **Appendix VI**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied use is not in line with the planning intentions of the "V", "R(E)", "R(B)" and "CDA" zones which are generally for residential developments. No strong planning justification has been given in the submission for a departure from the planning intentions, even on a temporary basis.

**14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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.
- 14.3 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.

**15. Attachments**

<b>Appendix I</b>	Application form received on 30.5.2025
<b>Appendix Ia</b>	FI received on 4.7.2025
<b>Appendix II</b>	Relevant Extracts of TPB PG-No. 34D
<b>Appendix III</b>	Previous Applications
<b>Appendix IV</b>	Similar Applications
<b>Appendix V</b>	Government Departments' General Comments
<b>Appendix VI</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Layout Plan with Vehicular Access
<b>Drawing A-2</b>	Site Plan
<b>Drawing A-3</b>	Site Layout Plan
<b>Plan A-1a</b>	Location Plan with Similar Applications
<b>Plan A-1b</b>	Previous Applications Plan

<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a and A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
JULY 2025**