

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-PS/757**

<b><u>Applicant</u></b>	: Mr. TANG Lai Choi represented by Goldrich Planners and Surveyors Limited
<b><u>Site</u></b>	: Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S.A, 438 RP (Part), 446 (Part), 447 (Part) and 449 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long
<b><u>Site Area</u></b>	: About 13,336.2 m <sup>2</sup>
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20
<b><u>Zoning</u></b>	: “Village Type Development” (“V”) <i>[Restricted to a maximum building height of 3 storeys (8.23m)]</i>
<b><u>Application</u></b>	: Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks renewal of planning permission for temporary rural communal public vehicle park for private cars, 5.5 tonnes goods vehicles, coaches and 24 tonnes goods vehicles for a period of three years at the application site (the Site) (**Plan A-1a**) zoned “V” on the OZP<sup>1</sup>. According to the Notes for the “V” zone 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 lapsed on 30.7.2025 (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site with the ingress/egress at the northwestern part is accessible from Ping Ha Road via a local track (**Drawing A-1**). According to the applicant, a total of 190 parking spaces are provided within the Site, including 45 for private cars (2.5m x 5m each), 32 for 24-seat coaches/5.5 tonnes goods vehicles (3.5m x 7m each) and 113 for 24 tonnes goods vehicles/coaches (3.5m x 12m each). 19

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<sup>1</sup> The applicant seeks renewal of the planning permission under application No. A/YL-PS/663. However, as that permission lapsed on 30.7.2025, the application is being processed as a fresh section 16 planning application.

structures (about 2m to 5.5m in height, 1 to 2 storeys) with a total floor area of about 323.88m<sup>2</sup> are provided for shaded parking spaces, open sheds, site offices and storage of tools at the Site. Adequate manoeuvring space are provided within the Site. The operation hours are from 7 a.m. to 11 p.m. daily. The location plan with vehicular access, layout plan, tree preservation and landscape proposal, fire service installations (FSIs) proposal and drainage proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively.

- 1.3 The Site was, in whole or in part, involved in 14 previous applications for temporary vehicle park uses which were all approved by the Rural and New Town Planning Committee (the Committee) of the Board between 1999 and 2022 (details at paragraph 6 below). Compared with the last application No. A/YL-PS/663 of which the planning permission lapsed on 30.7.2025, the current application is submitted by the same applicant for the same use at the same site with similar layout and development parameters.
- 1.4 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form with attachments received on **(Appendix I)** 13.6.2025
  - (b) Further Information (FI) received on 17.7.2025 **(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 Site is for the same use as the previous approval under application No. A/YL-PS/663 submitted by the same applicant. There is no material change in terms of planning circumstances.
- (b) The applicant has complied with all the approval conditions imposed under the planning permission of the last approved Application No. A/YL-PS/663.
- (c) The Site is the subject of a number of previous approvals for the same use as public vehicle park (private cars, 5.5 tonnes goods vehicles, coaches and 24 tonnes goods vehicles).
- (d) The Site is owned by local Tsos/Tongs who have no intention to develop Small Houses (SHs) on the Site. They intend to use the land for provision of spacious and orderly communal vehicle park to the neighbourhood. The applied use can contain the unplanned sprawling of vehicle parking which generates traffic problems and environmental nuisances to the community.
- (e) The Site provides car park for coaches accommodating Ping Shan Heritage Trail tourists. Using the Site as a communal vehicle park for the coaches is justified.

- (f) No adverse landscape, fire safety and drainage impacts due to the applied use are envisaged.

### 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 publishing notice in local newspapers and sending notice to the Ping Shan Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

### 4. **Background**

The Site is not subject to any planning enforcement action.

### 5. **Previous Applications**

The Site was, in whole or in part, involved in 14 previous applications (No. A/YL-PS/57, 123, 243, 266, 278, 294, 317, 340, 385, 437, 472, 515, 590 and 663) for temporary public vehicle park for private cars, coaches, lorries and/or goods vehicles. All the applications were approved with conditions by the Committee or upon review by the Board between 1999 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 imposed under the last planning application No. A/YL-PS/663 had been complied with and the planning permission lapsed on 30.7.2025. Details of the previous applications are summarised at **Appendix II** and their boundaries are shown on **Plan A-1b**.

### 6. **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 5 above. Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

### 7. **The Site and Its Surrounding Areas (Plans A-1a to A-4c)**

7.1 The Site is:

- (a) currently hard-paved, fenced off and occupied by the applied use with planning permission lapsed on 30.7.2025; and

(b) accessible from Ping Ha Road via a local track.

7.2 The surrounding areas comprise predominantly residential dwellings and the village settlements of Sheung Cheung Wai, Hang Tau Tsuen and Hang Mei Tsuen intermixed with vehicle parks, shop and services, storage/open storage yard, sitting-out area, ponds, pumping station, vacant land and unused land.

## **8. Planning Intention**

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 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. Comments from Relevant Government Departments**

9.1 Apart from the government departments as set out in paragraphs 9.2 and 9.3 below, other 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 IV** and **V** respectively.

9.2 The following government department has adverse comment on the application:

### **Land Administration**

9.2.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) he has adverse comment on the application;
- (b) the Site comprises Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) the following irregularities covered by the current application have been detected by his office:

Unauthorised structure(s) within the said private lot(s) covered by the current application

LandsD has reservation on the application since there is/are unauthorised structure(s) and/or uses on Lots 446 and 447 in D.D.122 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;

- (d) there is no SH application approved or under processing at the Site; and
- (e) the applicant should note his advisory comments at **Appendix V**.

9.3 The following government department does not support the application:

**Environment**

9.3.1 Comments of the Director of Environmental Protection (DEP):

- (a) he does not support the application according to the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“COP”) as the development involves traffic of heavy vehicles, and there are sensitive users (the nearest residential development adjacent to the eastern and northern boundaries of the Site (**Plan A-2**)) within 100m from the site boundary or such traffic is expected to travel along access road within 50m from residential dwellings, environmental nuisance is expected;
- (b) there was no environmental complaint pertaining to the Site received in the past three years; and
- (c) the applicant should note his advisory comments at **Appendix V**.

**10. Public Comment Received During the Statutory Publication Period**

On 20.6.2025, 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 rural communal public vehicle park for private cars, 5.5 tonnes goods vehicles, coaches and 24 tonnes goods vehicles for a period of three years at the Site zoned “V” on the OZP. Although the applied use is not entirely in line with the planning intention of the “V” zone, it could provide vehicle parking spaces to meet any such parking demand in the area. According to DLO/YL, LandsD, there is no SH 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 Site is mainly surrounded by residential dwellings and the village settlements of Sheung Cheung Wai, Hang Tau Tsuen and Hang Mei Tsuen intermixed with vehicle parks, shop and services, storage/open storage yard, sitting-out area, ponds, pumping station and vacant land and unused land (**Plan A-2**). The applied use is considered not incompatible with the surrounding land uses.
- 11.3 Relevant government departments consulted including the Commissioner for Transport and Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment on the application from traffic and drainage aspects respectively. DEP does not support the application as there are sensitive receivers of residential use in the vicinity of the Site (with the nearest one adjacent to the eastern and northern boundaries of the Site) (**Plan A-2**) and the applied use will cause traffic of heavy vehicles, thus environmental nuisance is expected. Nonetheless, no environmental complaint concerning the Site has been received by DEP in the past three years. Should the planning application be approved, the applicant will be advised to follow the latest “COP” to minimise possible environmental nuisance on the surrounding areas. Furthermore, relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments.
- 11.4 Regarding DLO/YL, LandsD’s concern on the unauthorised structure(s) at the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 11.5 The Committee has approved 14 previous applications for the same use at the Site between 1999 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.

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

- 12.1 Based on the assessment 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 **1.8.2028**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

### Approval conditions

- (a) the submission of a condition record of the existing drainage facilities 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 **1.11.2025**;
- (b) the existing drainage facilities shall be maintained at all times during the planning approval period;

- (c) if the above planning condition (b) 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 (a) 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 V**.

- 12.3 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 intention of the "V" zone which 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 SHs by indigenous villagers. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

**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**

<b>Appendix I</b>	Application Form with attachments received on 13.6.2025
<b>Appendix Ia</b>	FI received on 17.7.2025
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Similar Applications
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Layout Plan with Vehicular Access
<b>Drawing A-2</b>	Site Layout Plan
<b>Drawing A-3</b>	Tree Preservation and Landscape Plan

<b>Drawing A-4</b>	Fire Service Installations Plan
<b>Drawing A-5</b>	Drainage 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 to A-4c</b>	Site Photos

**PLANNING DEPARTMENT**  
**AUGUST 2025**