

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/731

- Applicant** : Tsang Leung Shan Tso (曾亮生祖) represented by Glister Engineering Consultants Company
- Site** : Lot 5113 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories
- Site Area** : 541.65 m² (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** : Proposed Temporary Shop and Services and Public Vehicle Park with Ancillary Electric Vehicle (EV) Charging Station and Associated Facilities for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary shop and services and public vehicle park with ancillary electric vehicle charging station and associated facilities for a period of three years at the application site (the Site) zoned “V” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “V” zone, ‘Shop and Services’ (being not on the ground floor of a New Territories Exempted House (NTEH)) and ‘Public Vehicle Park’ are Column 2 uses which require planning permission from the Town Planning Board (the Board). The Site is currently paved and largely vacant (**Plan A-4**).
- 1.2 The Site abuts Tai Tong Road with an ingress/egress at the northeast (**Plan A-2**). According to the applicant, two single-storey structures (not more than 4m in height) with a total floor area of not more than 39.35m² at the Site will be used as shop for selling drinks and snacks and a meter room. The public vehicle park will provide four parking spaces for private cars with ancillary charging stations. The operation hours of the shop are 9:00 a.m. to 6:00 p.m. daily whilst the public vehicle park will operate 24 hours daily. Plans showing the site layout and swept path analysis submitted by the applicant are at **Drawings A-1** and **A-2** respectively.

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

- (a) Application Form with attachments received on 27.8.2025 **(Appendix I)**
- (b) Supplementary Information (SI) received on 9.9.2025 **(Appendix Ia)**
- (c) Further Information (FI) received on 13.10.2025* **(Appendix Ib)**
*[*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, SI and FI at **Appendices I to Ib**. They can be summarised as follows:

- (a) the proposed uses are compatible with the surrounding areas;
- (b) each of the EV spaces would be provided with at least 7kW EV charging simultaneously; and
- (c) the proposed uses would meet the demand for electrical charging spaces and provide convenience to the village nearby.

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

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site is currently not subject to planning enforcement action.

5. **Previous Application**

There is no previous application concerning the Site.

6. **Similar Applications**

There are nine similar applications (No. A/YL-TT/559, 569, 604, 611, 612, 622, 623, 673 and 682) for temporary shop and services use or temporary public vehicle park within/straddling the same “V” zone in the past five years. All of them were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board for a period of three or five years between 2022 and 2025 mainly on considerations that the proposed use would not jeopardise the planning intention of the “V” zone; being not incompatible with the surrounding uses; and the departmental concerns could be

addressed by implementation of approval conditions. Details of these similar applications are at **Appendix II** and their locations are shown on **Plan A-1**.

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-1 to A-4)

8.1 The Site is:

- (a) paved and largely vacant; and
- (b) abutting Tai Tong Road to the east.

8.2 The surrounding areas are rural residential in nature predominantly occupied by village houses and temporary structures intermixed with car parks, warehouses, storage/open storage yard and vacant land/unused land.

9. Comments from Relevant Government Bureau/Departments

9.1 Apart from the government department as set out in paragraph 9.2 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 III and IV** respectively.

9.2 The following government department supports the application:

Traffic

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

- (a) she supports the application from traffic engineering point of view; and
- (b) advisory comments as detailed in **Appendix IV**.

10. Public Comment Received During the Statutory Publication Period

On 12.9.2025, 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 proposed temporary shop and services and public vehicle park with ancillary electric vehicle charging station and associated facilities for a period of three years at the Site zoned “V” on the OZP. Whilst the proposed uses are not entirely in line with the planning intention of the “V” zone, they could help serve the local villagers and meet their needs for such uses. In this regard, 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 Small House application approved or under processing at the Site. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the “V” zone.
- 11.2 The proposed uses are generally not incompatible with the surrounding areas which are rural residential in nature predominantly occupied by village houses and temporary structures intermixed with car parks, warehouses, storage/open storage yard and vacant land/unused land (**Plan A-2**).
- 11.3 Other concerned government departments consulted, including the 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 from 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 the 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 the potential environmental nuisances on the surrounding areas.
- 11.4 Nine similar applications were approved by the Committee between 2022 and 2025. Approval of the current application is generally 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 24.10.2028. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 24.4.2026;

- (b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 24.7.2026;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) 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 24.4.2026;
- (e) in relation to (d) 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 24.7.2026;
- (f) 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
- (g) 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 IV**.

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

the proposed uses are not in line with the planning intention of the "Village Type Development" zone which is primarily for development of Small Houses by indigenous villagers. No strong planning justifications have 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

Appendix I	Application Form with attachments received on 27.8.2025
Appendix Ia	SI received on 9.9.2025
Appendix Ib	FI received on 13.10.2025
Appendix II	Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Swept Path Analysis
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2025**