

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/732

- Applicants** : Mr. LEUNG Tsung Wai, Mr. Leung Tsung San and Mr. Leung Kwok Kwong represented by Ms. Jenny Pearl Gray
- Site** : Lot 1213 (Part) in D.D. 117, Tai Tong Tsuen, Yuen Long, New Territories
- Site Area** : 2,100 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** : Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years

1. The Proposal

- 1.1 The applicants seek planning permission for temporary public vehicle park for private cars and light goods vehicles 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, ‘Public Vehicle Park’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use without valid planning permission (**Plan A-4**).
- 1.2 The Site abuts Shui Tsui San Tsuen Road with an ingress/egress at the north (**Drawing A-1** and **Plan A-2**). According to the applicants, the Site will be used as a public vehicle park to provide 58 parking spaces including 53 for private cars (5m x 2.5m each) and five for light goods vehicles (7m x 2.5m each) with a total floor area not more than 40 m² for two one-storey temporary structures (not exceeding 3m in height) for a cashier office and a guard room. No medium or heavy goods vehicles, including container tractors/trailers, are allowed to access/park at the Site and no vehicle without valid licenses issued under Road Traffic Ordinance is permitted to park at the Site. The public vehicle park would operate 24 hours daily. Plans showing the vehicular access, site layout, fire services installations (FSIs) and

drainage proposals submitted by the applicants are at **Drawings A-1 to A-4** respectively.

- 1.3 The Site was involved in three previous applications (No. A/YL-TT/434, 491 and 524) for the same use which were approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2018 and 2022 (details at paragraph 5 below). Compared with the last approved application (No. A/YL-TT/524) lapsed on 9.9.2025, the current application is submitted by different applicants for the same use with similar layout and development parameters.
- 1.4 In support of the application, the applicants have submitted the following documents:
- (a) Application Form with attachments received on 3.9.2025 **(Appendix I)**
 - (b) Supplementary Information (SI) received on 15.9.2025 **(Appendix Ia)**
 - (c) Further Information (FI) received on 10.10.2025* **(Appendix Ib)**
 - (d) FI received on 15.10.2025* **(Appendix Ic)**
*[*accepted and exempted from publication and recounting requirements]*

2. Justifications from the Applicants

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

- (a) the applied public vehicle park would serve the nearby residents;
- (b) adverse drainage and environmental impacts are not anticipated; and
- (c) all approval conditions under the previously approved application No. A/YL-TT/524 had been complied with. Due to change of applicants, a fresh application is submitted.

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

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

4. Background

The use for place for parking of vehicles on the Site would be subject to planning enforcement action.

5. Previous Applications

The Site is the subject of three previous applications (No. A/YL-TT/434, 491 and 524) for the same use submitted by a different applicant as the current application. All were approved with conditions on a temporary basis by the Committee for a period of three years between 2018 and 2022 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. However, the planning permissions for applications (No. A/YL-TT/434 and 491) were subsequently revoked in 2019 and 2020 respectively due to non-compliance with time-limited approval conditions whilst the last approved application (No. A/YL-TT/524) was lapsed on 9.9.2025. Details of the previous applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

6. Similar Application

There is no similar application within the subject “V” zone in the past five years.

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 New Territories Exempted House. 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:

- (a) is paved and currently occupied by the applied use without valid planning permission; and
- (b) abuts Shui Tsui San Tsuen Road.

8.2 The surrounding areas are rural residential in nature predominantly occupied by village houses/residential dwellings intermixed with village office and vacant/unused land.

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 III** and **IV** respectively.

9.2 The following government department supports the application:

Traffic

9.2.1 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**.

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

Land Administration

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

- (a) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (b) his office has reservation on the application since there is/are unauthorized structure(s) and/or uses on the private lot which is/are already subject to lease enforcement actions according to act priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
- (c) if the planning application is approved, the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erected with the said private lot(s). The application(s) for STW will be considered by LandsD in its capacity as a landlord and there is no guarantee that such application(s) will be approved. The STW, if approved, will be subject to such terms and conditions, including the payment of waiver fee and administrative fee, as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) there is no Small House application approved or under processing at the Site; and
- (e) his detailed advisory comments are at **Appendix IV**.

10. Public Comment Received During the Statutory Publication Period

On 16.9.2025, 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 temporary public vehicle park for private cars and light 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 help serve the local villagers to meet their parking needs. In this regard, C for T supports the application from traffic engineering point of view. According to the DLO/YL, LandsD, 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 applied use is generally not incompatible with the surrounding areas which are rural residential in nature predominantly occupied by village houses/residential dwellings intermixed with village office and vacant/unused land (**Plan A-2**).
- 11.3 Other concerned government departments consulted, including the Director of Environmental Protection and Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment from environmental 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 applicants 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. Regarding DLO/YL, LandsD’s concern on the unauthorized structure(s) and/or uses within the Site, the applicants will be advised to liaise with LandsD on the land administration matters should the Committee approve the application.
- 11.4 Three previous applications for the same use at the Site had been approved by the Committee as detailed in paragraph 5 above. 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 existing drainage facilities on the site should be maintained at all times during the planning approval period;
- (b) the submission of a condition record of 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 24.1.2026;
- (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 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 applied use is 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 applicants.

14. Attachments

Appendix I	Application Form with attachments received on 3.9.2025
Appendix Ia	SI received on 15.9.2025
Appendix Ib	FI received on 10.10.2025
Appendix Ic	FI received on 15.10.2025
Appendix II	Previous 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	FSIs Proposal
Drawing A-4	Drainage Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2025**