

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

**APPLICATION NO. A/YL-TT/745**

- Applicant** : Mr. WU Wai Kit
- Site** : Lots 1603 and 1609 in D.D. 119, Muk Kiu Tau Tsuen, Tai Tong, Yuen Long, New Territories
- Site Area** : 800 m<sup>2</sup> (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 Public Vehicle Park (Private Cars only) for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (private cars only) 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 paved and vacant (**Plan A-4**).
- 1.2 The Site is accessible to/from Kiu Hing Road via a local track with an ingress/egress at the northeast (**Plan A-2**). According to the applicant, the Site will be used as a public vehicle park to provide 20 parking spaces for private cars (5m x 2.5m each). Only licenced vehicles would be parked at the Site. No medium or heavy goods vehicles, including container tractors/trailers, would be allowed to access/park at the Site. The public vehicle park would operate 24 hours daily. Plans showing the vehicle access and site layout submitted by the applicant are at **Drawings A-1** and **A-2** respectively.
- 1.3 In support of the application, the applicant has submitted an Application Form with attachments received on 20.10.2025 (**Appendix I**).

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

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

- (a) the proposed public vehicle park would serve the nearby residents;
- (b) the proposed use is compatible with the surrounding areas;
- (c) there will be minimal traffic, noise and environment impacts arising from the proposed use; and
- (d) similar applications were approved in 2025.

## **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 Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending notice to the Shap Pat Heung Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Background**

Majority of the Site is subject to planning enforcement action (No. E/YL-TT/760) against unauthorized development (UD) involving use for place for parking of vehicles (**Plan A-2**). Enforcement Notice (EN) was issued on 4.8.2025 requiring discontinuation of the UD. The latest site inspection in October 2025 revealed that the Site was vacant.

## **5. Previous Application**

There is no previous application concerning the Site.

## **6. Similar Applications**

There are two similar applications (No. A/YL-TT/694 and 735) for temporary public vehicle park in the same “V” zone in the past five years, which were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board for a period of three years in 2025 mainly on considerations that the temporary use would not jeopardise the long-term planning intention of the area; being not incompatible with the surrounding uses; and the departmental concerns could be addressed by implementation of approval conditions. Details of the applications are summarised 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 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 is:

- (a) currently paved and vacant; and
- (b) accessible to/from Kiu Hing Road via a local track.

8.2 The surrounding areas are rural residential in nature predominantly occupied by village houses/residential dwellings intermixed with warehouses, parking of vehicles, car servicing, storage/open storage yards and vacant/unused land.

## **9. Comments from Relevant Government 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**

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**.

## **10. Public Comments Received During the Statutory Publication Period**

On 28.10.2025, the application was published for public inspection. During the statutory public inspection period, two public comments were received. A group of Muk Kiu Tau Tsuen villagers co-signed a letter objecting to the application mainly on the grounds that the proposed use would bring about adverse traffic and environmental impacts to the surrounding areas (**Appendix V-a**). The remaining comment was from an individual

expressing view that electric vehicle charging facilities should be provided (**Appendix V-b**).

## **11. Planning Considerations and Assessments**

- 11.1 The application is for proposed temporary public vehicle park (private cars only) for a period of three years at the Site zoned “V” on the OZP. While the proposed 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 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 of three years would not jeopardise the long-term planning intention of the “V” zone.
- 11.2 The proposed use is generally not incompatible with the surrounding areas which are rural residential in nature predominantly occupied by village houses/residential dwellings intermixed with warehouses, parking of vehicles, car servicing, storage/open storage yards and vacant/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 on the application 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 Two similar applications in the same “V” zone were approved by the Committee in the past five years. Approval of the current application is in line with the Committee’s previous decisions.
- 11.5 Regarding the public comments as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant.

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

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 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 19.12.2028. 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 19.6.2026;
- (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 19.9.2026;
- (c) in relation to (b) above, the implemented drainage facilities should be maintained at all times during the planning approval period;
- (d) 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
- (e) if any of the above planning condition (a) or (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 proposed 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 applicant.

**14. Attachments**

<b>Appendix I</b>	Application Form with attachments received on 20.10.2025
<b>Appendix II</b>	Similar Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendices V-a and V-b</b>	Public Comments
<b>Drawing A-1</b>	Vehicular Access Plan
<b>Drawing A-2</b>	Site Layout Plan
<b>Plan A-1</b>	Location Plan with Similar Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
DECEMBER 2025**