

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

APPLICATION NO. A/YL-LFS/584

Applicant : The Incorporated Owners of Flowery Villa represented by 柏聯物業管理有限公司

Site : Lot 2563 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Site Area : About 206 m²

Lease : Block Government Lease (Demised for Agricultural Use)

Plan : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11

Zoning : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23m)]

Application : Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary public vehicle park (private cars only) and associated filling of land 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 (excluding container vehicle)’ which is a Column 2 use and filling of land require planning permission from the Town Planning Board (the Board). The Site is currently hard-paved and used for the applied use without valid planning permission (**Plans A-2 and A-4**).
- 1.2 The Site is accessible via a local track from Man Tak Road with the ingress/egress point located at the western side of the Site (**Plans A-2 and A-3**). According to the applicant, the Site will provide five parking spaces for private cars (5m x 2.5m each) (**Drawing A-2 and Plan A-4**) and one single-storey (about 3m in height) temporary structure with a floor area of about 9m² for guard room use. The public vehicle park will operate 24 hours daily including public holidays. The location plan, layout plan, vehicular access plan and land filling plan submitted by the applicant are at **Drawings A-1 to A-4** respectively.
- 1.3 The applicant also applies to regularise the land filling works which have been undertaken at the entire Site (area about 206m²) with concrete of about 0.2m in depth (**Drawing A-4**). No further land filling works will be carried out.

1.4 In support of the application, the applicant has submitted the Application Form with attachments which was received on 25.11.2025 (**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 public vehicle park under application can facilitate residents of Flowery Villa and the nearby residents; and
- (b) there is sufficient space for vehicles to manoeuvre within the Site and no reversing into public road is allowed. The applied use will not cause adverse traffic impact on the surrounding areas.

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 any active planning enforcement action. Should there be sufficient evidence to form an opinion that there is unauthorized development at the Site, planning enforcement action would be undertaken.

5. Previous Application

There is no previous application at the Site.

6. Similar Applications

Within the same “V” zone, there are 14 similar applications (No. A/YL-LFS/388, 390, 427, 429, 431, 464, 467, 480, 483, 485, 528, 535, 548 and 562) involving temporary public vehicle park for private cars and/or light goods vehicle / with or without filling of land in the past five years. All the applications were approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2021 and 2025 on considerations that the temporary use would not jeopardise the long-term planning intention; the use was not incompatible with the surrounding land uses; there were no adverse comments from concerned government departments and the technical concerns could be addressed by implementation of approval conditions. Details of the similar applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

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

7.1 The Site is:

- (a) currently hard-paved and used for the applied use without valid planning permission;
- (b) adjacent to the village houses in Flowery Villa; and
- (c) accessible via a local track from Man Tak Road.

7.2 The surrounding areas are predominated by village houses, vehicle parks (including some with planning permission) and vacant land.

8. **Planning Intention**

- 8.1 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 this zone is primarily intended for development of Small Houses 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.
- 8.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment, permission from the Board is required for such activities.

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 in the Recommended Advisory Clauses 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 perspective; and
 - (b) her advisory comments are in **Appendix IV**.

10. **Public Comment Received During Statutory Publication Periods**

On 2.12.2025, 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 (private cars only) and associated filling of land for a period of three years at the Site zoned “V” on the OZP (**Plan A-1**). Although the applied use is not entirely in line with the planning intention of the “V” zone, it can serve the local villagers/residents and meet their car parking needs. In this regard, the C for T supports the application from traffic engineering perspective. Besides, the District Lands Officer/Yuen Long, Lands Department advises that there is no Small House application approved or under processing at the Site. Approval of the application on a temporary basis for three years would not jeopardise the long-term planning intention of the “V” zone.
- 11.2 The applicant also seeks planning permission to regularise land filling works already undertaken at the entire Site (about 206m²) with concrete of about 0.2m in depth. Filling of land within the “V” zone requires planning permission from the Board as they may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment. In this regard, the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) and Director of Environmental Protection have no objection to the application from drainage and environmental perspectives respectively.
- 11.3 The surrounding areas are predominated by village houses, vehicle parks and vacant land. The applied use, which only involves five parking spaces and is small in scale, is considered not incompatible with the surrounding land uses (**Plan A-1**).
- 11.4 Other concerned government departments consulted have no adverse comments on the application. Should the planning application be approved, the applicant will be advised to follow the latest ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimise any potential environmental nuisances on the surrounding areas. The technical requirements of CE/MN of DSD could also be addressed by imposing approval conditions in paragraph 12.2 below.
- 11.5 There are 14 approved similar applications for temporary public vehicle park within the same “V” zone in the past five years (**Plan A-1**). Approval of the current application is in line with the previous decisions of the Committee.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11, 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 **23.1.2029**. 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 **23.7.2026**;

- (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 **23.10.2026**;
- (c) in relation to (b) above, the implemented drainage facilities shall 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 attached 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 with associated filling of land is not in line with the planning intention of the "V" zone which is primarily for development of Small Houses by indigenous villagers. There is no strong planning justification 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 planning 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 25.11.2025
Appendix II	Previous and Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Location Plan
Drawing A-2	Layout Plan
Drawing A-3	Vehicular Access Plan
Drawing A-4	Land Filling Plan

Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

PLANNING DEPARTMENT
JANUARY 2026