

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

**APPLICATIONS NO. A/NE-MUP/228 & 229**

- Applicants** : Messrs. TANG Chiu Man, TANG Tim, TANG Kwai Chuen and TANG Pong (Application No. A/NE-MUP/228)  
Manager of Tang Ting Yat TSO, (Application No. A/NE-MUP/229)  
Messrs. TANG Chai Woh, TANG Ying Kau, TANG Leung Tong and TANG Chun Chi  
all represented by Mr. PANG Hing Yeun
- Sites** : Lot 757 S.B ss.1 RP (Application No. A/NE-MUP/228)  
Lot 760 S.B RP (Part) (Application No. A/NE-MUP/229)  
both in D.D. 46, Loi Tung, Sha Tau Kok, New Territories
- Site Areas** : About 223m<sup>2</sup> (Application No. A/NE-MUP/228)  
About 203m<sup>2</sup> (Application No. A/NE-MUP/229)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11
- Zoning** : “Agriculture” (“AGR”)
- Applications** : Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of Three Years on each of the Application Sites

**1. The Proposals**

- 1.1 The applicants seek planning permissions for proposed temporary private vehicle park (private cars only) and associated filling of land for a period of three years on each of the application sites (the Sites) falling within areas zoned “AGR” on the OZP (**Plan A-1**). According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years, and filling of land within the “AGR” zone require planning permission from the Town Planning Board (the Board). The Sites are generally hard-paved and currently vacant (**Plans A-4c and A-4d**).
- 1.2 The Sites are accessible from Sha Tau Kok Road – Wo Hang via a local access (**Plans A-1 and A-2**). According to the applicants, the proposed use is intended

to serve the local villagers/residents of Loi Tung only<sup>1</sup>. Nine and seven parking spaces (5m (L) x 2.5m (W) each) for private cars are proposed at the Sites under applications No. A/NE-MUP/228 and 229 respectively (**Drawings A-1** and **A-2**). The operation hours of the proposed use at the Sites are 24 hours daily (including public holidays). No vehicles without valid license under the Road Traffic Ordinance is allowed to be parked at the Sites. No structure will be erected at the Sites. No car washing, vehicle repair, dismantling, paint spraying or other workshop activities will be allowed within the Sites. Warning signs will be erected at prominent locations of the Sites to remind users of road and pedestrian safety. The applicants also apply for regularisation of filling of land/proposed filling of land at the Sites (i.e. the entire Site for application No. A/NE-MUP/228 and about 79% of the Site for application No. A/NE-MUP/229) with concrete to a depth of about 0.25m. The layout plans submitted by the applicants are shown in **Drawings A-1** and **A-2** respectively.

1.3 In support of the applications, the applicants have submitted the following documents:

- (a) Application Form with Attachments received on 8.1.2026 (**Appendix Ia**)  
(for application No. A/NE-MUP/228)
- (b) Application Form with Attachments received on 8.1.2026 (**Appendix Ib**)  
(for application No. A/NE-MUP/229)
- (c) Further Information (FI) received on 13.2.2026\* (for (**Appendix Ic**)  
application No. A/NE-MUP/228)
- (d) FI received on 16.2.2026\* (for application No. A/NE- (**Appendix Id**)  
MUP/228)
- (e) FI received on 13.2.2026\* (for application No. A/NE- (**Appendix Ie**)  
MUP/229)

*\* accepted and exempted from publication and recounting requirements*

## **2. Justifications from the Applicants**

The justifications put forth by the applicants in support of their applications are detailed at the Application Forms and FIs at **Appendices Ia** to **Ie**, as summarised below:

- (a) the proposed use is intended to serve the villagers/residents of Loi Tung for meeting the growing demand for private car parking spaces. Only private cars of designated villagers/residents are allowed to park at the Sites;
- (b) the Sites, being accessible via a local access road and generally bounded by village houses, are considered suitable for the vehicle parking use;
- (c) the Sites were previously used for parking of vehicles, and the applicants seek planning permissions for the authorisation of the parking use under planning regime;
- (d) the Sites zoned “AGR”, which are generally hard-paved, are not subject to any active agricultural activities; and

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<sup>1</sup> According to the applicants, only monthly rental parking will be provided at the Sites.

- (e) the proposed use is not incompatible with the surroundings, and would not induce adverse environmental, traffic, drainage, sewerage, landscape and visual impacts on the surroundings.

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

The applicants are the sole “current land owners” of their respective lots. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

The Sites are currently not subject to any active planning enforcement action. Warning letters were issued on 3.1.2024 in respect of the use for place for parking of vehicles on each of the Sites. Recent site investigation on 26.1.2026 revealed that the Sites were vacant.

### **5. Previous Application**

There is no previous application at the Sites.

### **6. Similar Applications**

- 6.1 There are two similar applications (No. A/NE-MUP/209 and 217) involving two sites for temporary private vehicle park within or straddling the “AGR” zones in the vicinity of the Sites in the past five years (**Plan A-1**). Both applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2024 and 2025 respectively, mainly on the considerations that the proposed use intended to serve villagers/residents nearby at the application site could be tolerated on a temporary basis; it was not incompatible with the surrounding areas; and no significant adverse traffic, drainage and landscape impacts on the surrounding areas were anticipated.
- 6.2 Details of the similar applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

### **7. The Sites and Their Surrounding Areas (Plans A-1 to A-4d)**

- 7.1 The Sites are:
  - (a) currently vacant. For application No. A/NE-MUP/228, the Site is hard-paved, whereas the Site of application No. A/NE-MUP/229 is largely hard-paved and partly covered with wild grass;
  - (b) situated within the village proper of Loi Tung. For application No. A/NE-MUP/228, a minor portion of the Site at its western-end encroaches onto the village archway (**Plans A-4a** and **A-4c**); and
  - (c) accessible via Sha Tau Kok Road – Wo Hang via a local access.

7.2 The surrounding areas are of rural landscape character mainly comprising village houses/domestic structures, vacant/unused land, plant nurseries and tree groups or vegetated areas. Two private vehicle parks with valid planning permissions under applications No. A/NE-MUP/209 and 217 within or straddling the “AGR” zones are situated in the close vicinity of the Sites. To further north across Sha Tau Kok Road – Wo Hang are a temporary warehouse with valid planning permission under application No. A/NE-MUP/208, a plant nursery and vacant land within the “AGR” zone.

## **8. Planning Intention**

8.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

8.2 According to the Explanatory Statement of the OZP, as filling of land within the “AGR” zone may cause adverse drainage and environmental impacts on the adjacent areas, 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 government departments consulted have no objection to or no adverse comment on the applications. Their general comments on the applications and advisory comments in the Recommended Advisory Clauses are provided at **Appendices III** and **IV** respectively.

9.2 The following government department does not support the applications:

### **Agriculture**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

he does not support the applications from agricultural perspective as the Sites zoned “AGR” possess potential for agricultural rehabilitation. There are active agriculture activities in vicinity, and agricultural infrastructures such as road access and water source are also available. The Sites can be used for agricultural activities such as open-field cultivation, greenhouses, and plant nurseries etc.

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

On 16.1.2026, the applications were published for public inspection. During the statutory public inspection period, four comments were received for application No. A/NE-MUP/228 and three comments were received for application No. A/NE-MUP/229 (**Appendices Va** and **Vb** respectively). Two comments from individuals object to application No. A/NE-MUP/228 mainly on the grounds that the proposed use, being situated in the proximity to the major vehicular entrance of the village, would induce adverse traffic impacts (such as queuing back of vehicles onto public road and traffic

congestion), resulting in pedestrian safety issues in the area; and the Site is an important venue for traditional/religious ritual(s) in the village. One comment from an individual objects to application No. A/NE-MUP/229 mainly on the grounds that the Site zoned “AGR” has been hard-paved and used for parking of vehicles without prior planning permission, and such alleged unauthorized use or works on-site should be subject to planning enforcement action. Two comments from the same individual queries the operation mode of the proposed use under both applications. The remaining two comments from the Chairman of Lung Shan Area Committee indicate no comment on both applications.

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

- 11.1 The applications are for proposed temporary private vehicle park (private cars only) and associated filling of land for a period of three years on each of the Sites zoned “AGR” on the OZP (**Plan A-1**). The proposed use is not in line with the planning intention of the “AGR” zone and DAFC does not support the applications from agricultural perspective. Nevertheless, the applicants advise that the proposed use could help serve the parking needs of local villagers, and the Commissioner for Transport has no comment on the applications. Taking into account above and the planning assessments below, there is no objection to the proposed use with associated filling of land on a temporary basis of three years on each of the Sites.
- 11.2 The proposed use involves regularisation of land filling/proposed filling of land at the Sites with concrete to a depth of about 0.25m as detailed in paragraph 1.2 above. Filling of land within “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department and the Director of Environmental Protection have no objection to the applications from drainage and environmental perspectives respectively. As the Sites are zoned “AGR”, an approval condition for each of the applications requiring the reinstatement of the Sites upon expiry of the planning permissions so as to uphold the planning intention of the “AGR” zone and restore the greenery of the area is recommended should the Committee decide to approve the applications.
- 11.3 The Sites, being accessible from Sha Tau Kok Road – Wo Hang, are generally hard-paved and currently vacant (**Plans A-2 to A-4d**). The Sites are situated within the villager proper and are generally bounded by village houses nearby. The proposed use at the Sites is considered not incompatible with the surrounding areas of rural landscape character mainly comprising village houses/domestic structures, vacant/unused land, plant nurseries and tree groups or vegetated areas. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comments on the applications from landscape planning perspective, and considers that significant adverse landscape impacts arising from the proposed use at the Sites are not anticipated.
- 11.4 Other relevant government departments consulted, including the Chief Highway Engineer/New Territories East of Highways Department, have no objection to or no adverse comment on the applications. To address the technical requirements of concerned government departments, appropriate approval conditions are

recommended in paragraph 12.2 below. Should the planning applications be approved, the applicants will also be advised to follow the requirements of the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any possible environmental nuisance on the surroundings.

- 11.5 There are two similar applications within/straddling the “AGR” zones on the OZP in the vicinity of the Sites over the past five years (**Plan A-1**) as detailed in paragraph 6.1 above. The planning circumstances of the current applications are similar to those of the approved applications. Approving the current applications is in line with the Committee’s previous decisions.
- 11.6 Regarding the public comments as detailed in paragraph 10 above, the government departments’ comments and the planning assessments above are relevant. For the concerns in relation to traditional/religious ritual(s) in the village, the applicants advised that they have liaised with the concerned villagers/village representatives prior to the submission of the current application.

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

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments in paragraph 10 above, PlanD has no objection to the applications.
- 12.2 Should the Committee decide to approve the applications, it is suggested that the permissions shall be valid on a temporary basis each for a period of three years until 27.2.2029. The following conditions of approval and advisory clauses for each of the applications are suggested for Members’ reference:
- (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 27.8.2026;
  - (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 27.11.2026;
  - (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 implementation of the traffic management measures, as proposed by the applicants, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 27.11.2026;
  - (e) in relation to (d) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;
  - (f) if any of the above planning condition (c) or (e) 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;

- (g) if any of the above planning condition (a), (b) or (d) is not complied by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (h) upon expiry of the planning permission, the reinstatement of the Site, including the removal of fill materials and hard paving, and grassing of the Site to the satisfaction of the Director of Planning or of the Town Planning Board.

#### Advisory Clauses

The Recommended Advisory Clauses are at **Appendix IV**.

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

the proposed use with associated filling of land is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. 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 applications and decide whether to grant or refuse to grant permissions.
- 13.2 Should the Committee decide to approve the applications, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permissions, and the period of which the permissions should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the applications, Members are invited to advise what reason(s) for rejection should be given to the applicants.

### **14. Attachments**

<b>Appendix Ia</b>	Application Form with attachments received on 8.1.2026 (for application No. A/NE-MUP/228)
<b>Appendix Ib</b>	Application Form with attachments received on 8.1.2026 (for application No. A/NE-MUP/229)
<b>Appendix Ic</b>	FI received on 13.2.2026 (for application No. A/NE-MUP/228)
<b>Appendix Id</b>	FI received on 16.2.2026 (for application No. A/NE-MUP/228)
<b>Appendix Ie</b>	FI received on 13.2.2026 (for application No. A/NE-MUP/229)
<b>Appendix II</b>	Similar Applications

<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendices Va and Vb</b>	Public Comments
<b>Drawing A-1</b>	Layout Plan for application No. A/NE-MUP/228
<b>Drawing A-2</b>	Layout Plan for application No. A/NE-MUP/229
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4d</b>	Site Photos

**PLANNING DEPARTMENT  
FEBUARY 2026**