

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/597

- Applicant** : Mr TANG Wai Tong represented by Goldrich Planners and Surveyors Limited
- Site** : Various Lots in D.D. 127, Yuen Long, New Territories
- Site Area** : About 3,571m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/3
(currently in force)
- Approved HSK and HT OZP No. S/HSK/2
(at the time of submission)
- [the zoning of the application site (the Site) remains unchanged while the land filling clause has been removed under the “Village Type Development” (“V”) zone on the OZP No. S/HSK/3]*
- Zoning** : “V”
[Restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities for a Period of 5 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (excluding container vehicles) with ancillary electric vehicle (EV) charging facilities and associated filling of land¹ for a period of five years at the Site falling within an area zoned “V” on the OZP (**Plan A-1**). According to the Notes of the OZP for “V” zone, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use requiring planning permission from the Town Planning Board (the Board). The Site is currently paved and vacant (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site is accessible from Kiu Hung Road via a local track with the ingress/egress point at the eastern part of the Site (**Drawing A-1 and Plan A-2**). According to the applicant, a total of 110 parking spaces (including six parking spaces with EV charging facilities) for private cars and five parking spaces for light goods vehicles

¹ As filling of land does not require planning permission within “V” zone upon gazettal of OZP No. S/HSK/3 on 20.3.2026, the proposed regularisation of land filling will not be taken into account in the planning assessment.

are provided. Two temporary structures (one to two storeys, not more than 6m in height) with a total floor area of about 63m² are also proposed for ancillary office and meter room with canopy. The access road within the Site connecting Kiu Hung Road and Hung Uk Tsuen will be opened to the public at all times (**Drawing A-2**). Only licenced vehicles will be parked at the Site. No container vehicles will be allowed to park at the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. The operation hours are 24 hours daily including Sundays and public holidays. Plans showing the access leading to the Site and site layout submitted by the applicant are at **Drawings A-1 to A-2** respectively.

- 1.3 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 3.2.2026 (Appendix I)
 - (b) Further Information (FI) received on 3.3.2026* (Appendix Ia)
 - (c) FI received on 10.3.2026* (Appendix Ib)
 - (d) FI received on 19.3.2026* (Appendix Ic)

**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 and FIs at **Appendices I to Ic**. They can be summarised as follows:

- (a) the proposed use is intended to provide parking spaces to meet the parking demand of nearby residents and operators. The proposed use is temporary in nature and would not frustrate the long-term intention of the “V” zone;
- (b) the proposed use is not incompatible with the surrounding areas. Similar planning applications for public vehicle park use have been approved in the adjoining areas;
- (c) sufficient maneuvering spaces will be provided. Adverse drainage, traffic, fire safety and environmental impacts are not anticipated;
- (d) the applicant undertakes to comply with all environmental protection/pollution control ordinance and follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“CoP”) to minimise the potential environmental nuisance; and
- (e) the applicant undertakes to cease the proposed use if Small House (SH) applications within the Site are approved by the Lands Department (LandsD).

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 Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by publishing notice in local newspapers and sending notice to Ping Shan Rural Committee. 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.

5. Previous Application

There is no previous application within the Site.

6. Similar Applications

There are three similar applications (No. A/HSK/352, 404 and 577) involving temporary public vehicle park within 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 between 2022 and 2025 mainly on considerations that the applied use would not jeopardise the long-term planning intention of the zoned use; being not incompatible with the surrounding areas; and no major adverse comments from concerned government departments. Details of these applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

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

7.1 The Site is:

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

7.2 The surrounding areas are predominantly occupied by residential dwellings, open storage yards and parking of vehicles intermixed with unused land.

8. Planning Intention

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of SHs 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. 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.

9. Comments from Relevant Government Bureau/Departments

9.1 Apart from the government departments as set out in paragraphs 9.2 and 9.3 below, other bureau/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 to meet the public demand for parking spaces; and
- (b) her advisory comments are at **Appendix IV**.

9.3 The following government department has reservation 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 Lots (OSALs). The OSALs are 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) the following lot is covered by Short Term Waivers (STW):

<u>STW No.</u>	<u>Lot in D.D. 127</u>	<u>Purpose</u>
3383	147	Vehicle welding and assembly workshop (excluding paint spraying)

- (c) there is unauthorized structure(s) on Lot 150 in D.D. 127 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify and/or apply for regularisation on the lease breaches demanded by LandsD;
- (d) while there is no SH application approved at the Site, three SH applications are under processing within the Site; and
- (e) his advisory comments are at **Appendix IV**.

10. Public Comments Received During Statutory Publication Period

On 10.2.2026, the application was published for public inspection. During the statutory public inspection period, a total of 17 public comments were received (**Appendix V**). Among these, 16 comments from individuals object to/ express concerns about the application mainly on the grounds that the proposed use is not in line with the planning intention of the “V” zone; adverse impacts in terms of traffic, environment, drainage and fire safety aspects to the nearby villages and surrounding areas are expected; there are sufficient existing car parking facilities in the surroundings; the vehicular access between Hung Uk Tsuen and Kiu Hung Road is blocked; the proposed use sets an undesirable precedent for future applications; and the applicant has not obtained the consent of all concerned land owners. One comment from the village representative of Hung Uk Tsuen supports the application (**Appendix V-9**) on the consideration that the application could

provide car parking spaces for Hung Uk Tsuen.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary public vehicle park (excluding container vehicles) with ancillary electric vehicle charging facilities for a period of five years at the Site which is zoned “V” on the OZP. Whilst the proposed use is not entirely in line with the planning intention of the “V” zone, the temporary public vehicle park can help meet the parking demand in the area. C for T supports the application from traffic engineering perspective to meet the public demand for parking spaces. DLO/YL, LandsD advises that no SH application has been approved but there are three SH applications under processing at the Site. Nevertheless, the applicant has committed to cease operation of the proposed use once the SH applications are approved by LandsD. Approval of the application on temporary basis for a period of five years would not jeopardise the long-term planning intention of the “V” zone.
- 11.2 The proposed use is considered not incompatible with the surrounding areas which are predominantly occupied by residential dwellings, open storage yards and parking of vehicles intermixed with unused land (**Plan A-2**).
- 11.3 Other relevant government departments consulted, including the Director of Fire Services, Director of Environmental Protection and Chief Engineer/Mainland North of Drainage Services Department, have no objection to or no adverse comment on the application in terms of fire safety, environmental and drainage aspects. To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 12.2 below. Should the application be approved, the applicant will be advised to follow the latest “CoP” to minimise the potential environmental nuisance on the surrounding areas. Regarding DLO/YL, LandsD’s concerns on the unauthorized structure(s) on the concerned lot of the Site, the applicant will be advised to liaise with LandsD on the land administrative matters should the Committee approve the application.
- 11.4 There are three similar applications within the subject “V” zone approved by the Committee between 2022 and 2025 as detailed at paragraph 6 above (**Plan A-1**). Approval of the current application is in line with the previous decisions of the Committee.
- 11.5 Regarding the public comments as summarised in paragraph 10 above, the applicant has clarified that the access road between Kiu Hung Road and Hung Uk Tsuen running across the Site will be opened to the public at all times (**Appendices Ia, Ic and Drawing A-2**). The applicant will be advised to resolve any land issue relating to the development with the concerned land owners. Besides, the applicant has complied with the “Owner’s Consent/Notification” Requirements as mentioned in paragraph 3 above. The planning considerations and assessments in paragraphs 11.1 to 11.4 above are also relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 above 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 five years until **27.3.2031**. 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 the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **27.9.2026**;
- (b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **27.12.2026**;
- (c) in relation to (b) above, the implemented drainage facilities 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 **27.9.2026**;
- (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 **27.12.2026**;
- (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 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 proposed use is not in line with the planning intention of the "V" zone which is primarily to designate both existing recognized villages and areas of land considered suitable for village expansion. 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 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 3.2.2026
Appendix Ia	FI received on 3.3.2026
Appendix Ib	FI received on 10.3.2026
Appendix Ic	FI received on 19.3.2026
Appendix II	Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Location Plan with Vehicular Access
Drawing A-2	Proposed Layout Plan
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
MARCH 2026**