

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

**APPLICATION NO. A/YL-LFS/603**

- Applicant** : Mr. Wong Yiu Wing represented by R-riches Planning Limited
- Site** : Various Lots in D.D. 129 and Adjoining Government Land (GL), Lau Fau Shan, Yuen Long
- Site Area** : About 973.5m<sup>2</sup> (including GL of about 58.3m<sup>2</sup> or 6.0%)
- 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 (BH) of 3 storeys (8.23m)]*
- Application** : Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Facilities for a Period of 5 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary public vehicle park (excluding container vehicles) with ancillary facilities for a period of five years at the application site (the Site) (**Plan A-1**), falling within an area zoned “V” on the OZP. According to the Notes of the OZP for “V” zone, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board)<sup>1</sup>. The Site is hard-paved, and largely covered by an open shed used for the applied use without valid planning permission (**Plans A-2 and A-4**).
- 1.2 The Site is accessible from Tin Wah Road to its south via Man Tak Road and a local track, with the ingress/egress located at the southwest of the Site (**Drawing A-1**). As shown on the layout plan at **Drawing A-1**, 25 parking spaces for private cars (5m × 2.5m each) and five for light goods vehicles (LGVs) (7m × 3.5m each) are provided under an open shed (i.e. Structure B1) with a BH<sup>2</sup> of about 8.6m covering the majority of the Site. Also, there are three one-storey structures of about 2.8m to 3m in height for ancillary facilities including caretaker office, storage of traffic cones and barriers and meter room (i.e. Structures B2 to B4 as shown in **Drawing A-1**).

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<sup>1</sup> Whilst ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use for the “V” zone, the proposal of the current application (i.e. Structure B1 with BH of about 8.6m) exceeds the BH restriction of 8.23m of the “V” zone.

<sup>2</sup> The entire Structure B3 and portions of Structures B2 and B4 are covered by Structure B1 (**Drawing A-1**).

The total floor area is about 937.5m<sup>2</sup>. The operation hours are 24 hours daily, including public holidays. According to the applicant, no medium/heavy goods vehicles, container trailer/tractors or vehicles without valid license are allowed to enter the Site. The proposed layout plan, vehicular access plan, as-built drainage plan and fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-4** respectively.

- 1.3 The Site was involved in four previously approved applications, including two for temporary public vehicle park with/without place of recreation, sports and culture use. The last previous application (No. A/YL-LFS/483) for the same applied use as the current application was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 22.9.2023 (details at paragraph 5 below). Compared with the last previous application No. A/YL-LFS/483, the current application is submitted by a different applicant with similar development parameters, except the conversion of three parking spaces previously designated for private cars to LGVs and for a longer approval period.
- 1.4 In support of the application, the applicant has submitted the Application Form with attachments which was received on 24.2.2026 (**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 applied use would be on a temporary basis and would serve the needs of the villagers nearby. It would not jeopardise the long-term planning intention of the “V” zone;
- (b) no motor vehicles are allowed to queue/wait or reverse onto/from public roads. The applied use would not cause adverse traffic impact to the surrounding road network; and
- (c) the applied use would strictly follow relevant pollution control ordinances to minimise adverse environmental impacts and nuisances on the surrounding areas.

## **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 Ordinance (TPB PG-No. 31B) by posting site notice and sending notification letter to the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the “Owner’s Consent/ Notification” Requirements are not applicable.

## **4. Background**

The Site is currently not subject to any active planning enforcement action.

## 5. Previous Applications

- 5.1 The Site, in whole or in part, was involved in four previous applications. All of them were approved with conditions by the Committee. Details of these previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.
- 5.2 Applications No. A/YL-LFS/305 and 379 for temporary place of recreation, sports and culture (venue for villager ceremony) were approved with conditions by the Committee between 2018 and 2021. The considerations of these previous applications are not relevant to the current application which is for a different use.
- 5.3 Applications No. A/YL-LFS/464 and 483 for proposed temporary public vehicle park (private cars and LGVs) with/without place of recreation, sports or culture (venue for villager ceremony) for a period of three years were approved with conditions by the Committee in May 2023 and September 2023 respectively mainly on considerations that temporary approval would not jeopardise the long-term planning intention; the proposed use was not incompatible with the surrounding land uses; concerned government departments generally had no objection to the application and the technical concerns could be addressed by implementation of approval conditions. However, the planning permission for the last previous application No. A/YL-LFS/483 was revoked on 22.6.2025 due to non-compliance with time-limited approval condition regarding implementation of FSIs proposal.

## 6. Similar Applications

Within the same “V” zone, there are 15 similar applications (No. A/YL-LFS/388, 390, 394, 427, 429, 431, 467, 480, 485, 528, 535, 536, 548, 562, 584) for temporary public vehicle park with or without other uses, filling and/or excavation of land and/or filling of pond in the past five years. All of them were approved with conditions by the Committee between 2021 and 2026 on similar considerations as stated in paragraph 5.3 above. Details of the similar 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-4)

- 7.1 The Site is:
- (a) hard-paved, and largely covered by an open shed used for the applied use without valid planning permission; and
  - (b) accessible from Tin Wah Road to its south via Man Tak Road and a local track.
- 7.2 The surrounding areas are predominated by village houses intermixed with vacant/unused land and vehicles parks, including some covered by valid planning permissions.

## 8. Planning Intention

The “V” zone is intended 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.

## 9. Comments from Relevant Government Departments

9.1 Apart from the government departments as set out in paragraphs 9.2 to 9.4 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 to meet the local parking demand from traffic engineering perspective.
- (b) The applicant should note her advisory comments at **Appendix IV**.

9.3 The following government department has specific comments on the application:

### Environment

9.3.1 Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the planning application from environmental planning perspective.
- (b) Although there are residential dwellings located within 100m from the boundary of the Site, it is noted that the applied use would not generate traffic of heavy vehicles nor involve dusty operation.
- (c) There is a substantiated environmental complaint pertaining to the Site received in the past three years which was related to a misconnection of sullage from a washing-basin to the surface channel within the Site. In response to the complaint, site inspections were conducted by Environmental Compliance Division, and it was confirmed that the misconnection of sullage was later rectified.
- (d) The applicant should note his advisory comments at **Appendix IV**.

9.4 The following government department objects to the application:

**Land Administration**

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

- (a) The Site comprises GL and Old Schedule Agricultural Lot(s) 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 GL within the Site (about 58.3m<sup>2</sup> subject to verification) has been unlawfully occupied without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). LandsD objects to the planning application since there is unlawful occupation of GL and regularization would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of the GL and remove the unauthorised structure(s) as demanded by LandsD. His office reserves the rights to take necessary land control action against unlawful occupation of GL without further notice.
- (c) LandsD has reservation on the planning application since there are unauthorized structure(s) on all of the private lots which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify and/or apply for regularization the lease breaches as demanded by LandsD.
- (d) There is no Small House application approved/under processing by his office at the Site.
- (e) The applicant should note his advisory comments at **Appendix IV**.

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

On 6.2.2026, the application was published for public inspection. During the statutory public inspection period, a public comment from an individual was received (**Appendix V**) raising concern on whether the approval conditions would be complied with by the applicant as the previous application No. A/YL-LFS/483 was revoked due to non-compliance with approval condition and queried why no electric vehicle charging facilities are proposed at the Site.

**11. Planning Considerations and Assessments**

11.1 The application is for temporary public vehicle park (excluding container vehicles) with ancillary facilities for a period of five years at the Site zoned "V" on the OZP. While the applied use is not entirely in line with the planning intention of the "V" zone, it could help serve the local villagers/residents and meet their car parking

needs. In this regard, C for T supports the application from traffic engineering perspective to meet the local parking demand. Besides, DLO/YL, LandsD advises that there is no Small House application approved or under processing at the Site. Approval of the application on a temporary basis for five years would not jeopardise the long-term planning intention of the “V” zone.

- 11.2 The Site is located at the centre of the recognised village of Ngau Hom. The surroundings are predominated by village houses intermixed with vacant/unused land and vehicles parks, including some operating with valid planning permissions. The applied use is considered not incompatible with the surrounding land uses (**Plan A-2**).
- 11.3 While DEP has no objection to the application given that the applied use would not generate traffic of heavy vehicles or involve dusty operation, the Site was involved in a substantiated environmental complaint in 2025 related to misconnection of sullage from a washing-basin to the surface channel within the Site. Site inspections conducted by the Environmental Protection Department confirmed that the misconnection of sullage was subsequently rectified. Should the application be approved, the applicant should be advised to follow the requirements of Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”, and to meet the statutory requirements under relevant environmental legislation such as the Water Pollution Control Ordinance (Cap. 358) to minimise environmental nuisances on the surrounding areas.
- 11.4 Other concerned government departments consulted including the Chief Engineer/Mainland North of Drainage Services Department (CE/MN of DSD) and Director of Fire Services (D of FS) have no objection to or no adverse comment on the application from drainage and fire safety perspectives respectively. The technical requirements of CE/MN of DSD and D of FS could be addressed by implementation of approval conditions in paragraph 12.2 below.
- 11.5 Regarding DLO/YL’s concern on the unauthorised structures erected within the Site and unlawful occupation of GL, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 11.6 The Site was involved in two previous applications for the same applied use, which were approved by the Committee in 2023 as detailed at paragraph 5 above. The Committee has also approved 15 similar applications in the same “V” zone in the past five years. Approval of the current application is in line with previous decisions of the Committee.
- 11.7 Regarding the public comment raising concerns on the compliance with approval conditions as detailed in paragraph 10 above, the current application is submitted by a different applicant and non-compliance with approval condition(s) will result in revocation of the planning permission. The planning considerations and assessments in paragraphs 11.1 to 11.6 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 comment mentioned in paragraph 10, 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 **17.4.2031**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval Conditions

- (a) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site 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 **17.7.2026**;
- (c) the submission of the revised fire service installations proposal within **6 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **17.10.2026**;
- (d) in relation to (c) above, the implementation of the revised fire service installations proposal within **9 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **17.1.2027**;
- (e) 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
- (f) if any of the above planning condition (b), (c) or (d) 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 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 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 24.2.2026
<b>Appendix II</b>	Previous and Similar Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comment Received During Statutory Publication Period
<b>Appendix VI</b>	Fresh Water Main Record Plan
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Vehicular Access Plan
<b>Drawing A-3</b>	As-built Drainage Plan
<b>Drawing A-4</b>	FSIs Proposal
<b>Plan A-1</b>	Location Plan with Previous and 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  
APRIL 2026**