

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

**APPLICATION NO. A/YL-TYST/1349**

- Applicant** : Blessline Company Limited represented by R-riches Planning Limited
- Site** : Lots 343, 345 RP, 346 RP and 347 RP in D.D. 121, Tai Tao Tsuen, Yuen Long
- Site Area** : 3,319 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
- Zoning** : “Village Type Development” (“V”)  
*[Restricted to a maximum building height of 3 storeys (8.23m)]*
- Application** : Proposed 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 proposed temporary public vehicle park (excluding container vehicles) with ancillary facilities for a period of five years at the application site (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 which requires planning permission from the Town Planning Board (the Board). The Site is currently paved, fenced off and largely vacant with some temporary structures (**Plans A-2 to A-4**).
- 1.2 The Site with the ingress/egress at the western part is accessible from Castle Peak Road - Ping Shan via a local track (**Drawing A-1, Plans A-2 and A-3**). According to the applicant, the proposed public vehicle park will provide 46 parking spaces including 29 for private cars (5m x 2.5m each) and 17 for light goods vehicles (LGVs) (7m x 3.5m each). Five single-storey structures (not exceeding 3m in height) with a total floor area of about 100 m<sup>2</sup> will be provided for site office, guard room, store room, meter room and toilet. No medium or heavy goods vehicles, including container tractors/trailers will be allowed to access/park at the Site and no vehicle without valid licenses issued under Road Traffic Ordinance is permitted to park at the Site. The vehicle park will operate 24 hours daily including Sundays and public holidays. Plans showing the location with vehicular access, land status,

site layout and swept path analysis submitted by the applicant are at **Drawings A-1 to A-4** respectively.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 3.3.2026 (Appendix I)
- (b) Further Information (FI) received on 31.3.2026\* (Appendix Ia)
- (c) FI received on 10.4.2026\* (Appendix Ib)  
*\* 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 (**Appendices I to Ib**). They can be summarised as follows:

- (a) the proposed use could alleviate the pressing demand for parking spaces in the area and bring convenience to the locals;
- (b) the proposed use is intended to serve the needs of the residents and in line with the planning intention of the “V” zone;
- (c) similar applications have been approved by the Board in the same “V” zone. Approval of the current application would not set an undesirable precedent within the same “V” zone;
- (d) the proposed use will not create significant nuisance to the surrounding areas; and
- (e) adequate mitigation measures, such as submission of drainage and fire service installations proposals, will be provided upon approval of the application.

## **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 obtaining consents of the “current land owners”. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Background**

The Site is currently not subject to planning enforcement action.

## **5. Previous Application**

There is no previous planning application concerning the Site.

## **6. Similar Applications**

There are two similar applications (No. A/YL-TYST/1196 and 1225) involving two sites for temporary public vehicle park within the subject “V” zone in the past five years. Both applications were approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2023 mainly on the considerations that the proposal was not incompatible with the surrounding uses; approval of the application on a temporary basis would not jeopardise the long-term development of the area; and the concerns of relevant government departments could be addressed by implementation of approval conditions. Details of these similar applications are summarised in **Appendix II** and the locations of the sites 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) accessible from Castle Peak Road – Ping Shan via a local track (**Plans A-2 and A-3**); and
- (b) currently paved, fenced off and largely vacant with some temporary structures (**Plans A-2 to A-4**).

7.2 The surrounding areas comprise predominantly residential dwellings intermixed with parking of vehicles, car beauty/servicing, open storage yards, petrol filling station, agricultural land and vacant land (**Plans A-2 and A-3**).

## **8. 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 this zone is primarily intended for development of Small Houses (SHs) 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.

## **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 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) supports the application from traffic engineering perspective; and
- (b) her advisory comments are detailed at **Appendix IV**.

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

On 10.3.2026, the application was published for public inspection. During the statutory public inspection period, a public comment was received from an individual raising concerns that the Site would be occupied by heavy vehicles (**Appendix V**).

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

- 11.1 The application is for proposed temporary public vehicle park (excluding container vehicles) with ancillary facilities for a period of five years at the Site zoned “V” on the OZP. Whilst the proposed use is not entirely in line with the planning intention of the “V” zone, it could provide private cars and LGVs parking spaces for the nearby villagers to serve any such demand in the area. In this regard, C for T supports the application from traffic engineering perspective. According to District Lands Officer/Yuen Long of Lands Department, there is currently no SH application approved or under processing at the Site. Approval of the application on a temporary basis for a period of five years would not jeopardise the long-term planning intention of the “V” zone.
- 11.2 The surrounding areas comprise predominantly residential dwellings intermixed with parking of vehicles, car beauty/servicing, open storage yards, petrol filling station, agricultural land and vacant land (**Plans A-2 and A-3**). The proposed use is considered not incompatible with the surrounding land uses.
- 11.3 Relevant 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 aspects respectively. Relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments. Should the planning application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental nuisance on the surrounding areas.
- 11.4 Two similar applications for temporary public vehicle park use within the subject “V” zone were approved in the past five years as mentioned in paragraph 6 above. Approval of the current application is in line with the previous decisions of the Committee.
- 11.5 Regarding the public comment 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 comment 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 17.4.2031. 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 planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 17.10.2026;
- (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 17.1.2027;
- (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 17.10.2026;
- (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 17.1.2027;
- (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 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 "V" zone which 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. No strong planning justification has 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 3.3.2026
<b>Appendix Ia</b>	FI received on 31.3.2026
<b>Appendix Ib</b>	FI received on 10.4.2026
<b>Appendix II</b>	Similar Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comment
<b>Drawing A-1</b>	Location Plan with Vehicular Access
<b>Drawing A-2</b>	Land Status Plan
<b>Drawing A-3</b>	Site Layout Plan
<b>Drawing A-4</b>	Swept Path Analysis
<b>Plan A-1</b>	Location Plan
<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**