

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/601

- Applicant** : Lead Rise International Limited represented by R-riches Planning Limited
- Site** : Lots 3216 RP and 3218 in D.D. 129, Fung Kong Tsuen, Yuen Long
- Site Area** : About 7,306m²
- 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]*
- Zonings** : (i) “V” (about 99.3%); and
[Restricted to a maximum building height of 3 storeys (8.23m)]
- (ii) “Open Space” (“O”) (about 0.7%)¹
- Application** : Temporary Public Vehicle Park (Excluding Container Vehicle) 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 vehicle) with ancillary facilities 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 parked with vehicles without valid planning permission.

¹ Minor portion of the Site (about 51m²) falls within area zoned “O”, which could be regarded as minor boundary adjustment in accordance with the covering Notes of the OZP and is not included in the planning assessment for the current application.

- 1.2 The Site is accessible from Fung Kong Tsuen Road via a local track with the ingress/egress point at the northwestern part of the Site (**Drawing A-1** and **Plan A-2**). According to the applicant, a total of 30 parking spaces for private cars and 43 parking spaces for light goods vehicles (LGVs) are provided. A single-storey temporary structure (about 3m in height) with a floor area of about 36m² is proposed for site office. Only licenced vehicles will be allowed to park at the Site. No medium and heavy goods vehicles (M/HGVs), container tractors and trailers will be allowed to park at the Site. No open storage, car repairing, car beauty or other vehicle repairing workshop activities will be allowed at the Site. The operation hours are 24 hours daily including public holidays. Plans showing the access leading to the Site and site layout submitted by the applicant are at **Drawings A-1** and **A-2** respectively.
- 1.3 The Site, in part or in whole, was involved in three previous applications for temporary public vehicle park and open storage uses (details at paragraph 5 below) (**Plan A-1**). Compared with the last application (No. A/HSK/12) covering the southern portion of the Site approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2017, the current application is submitted by a different applicant for a similar use at a larger site (i.e. increased from 2,568m² to 7,306m², +185%) with increased number of parking spaces (from 53 to 73, +38%).
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 9.3.2026 (**Appendix I**)
 - (b) Further Information (FI) received on 20.4.2026* (**Appendix Ia**)
- *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 FI at **Appendices I and Ia**. They can be summarised as follows:

- (a) the applied use is intended to provide parking spaces to alleviate the parking demand of the nearby residents;
- (b) the applied use is not incompatible with the surrounding areas. A similar planning application (No. A/HSK/308) for public vehicle park use was approved in 2021 within the same zone;
- (c) no motor vehicles are allowed to queue, wait or reverse into and out of the Site onto Fung Kong Tsuen Road via a local track. Adverse traffic impacts are not anticipated; and
- (d) the applicant undertakes to comply with all environmental protection/pollution control ordinances and follow the “Code of Practice of Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“CoP”) to minimise adverse environmental impacts and nuisance to 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 Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending notice to Ha Tsuen Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

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

5. Previous Applications

- 5.1 The Site was involved in three previous applications (No. A/YL-HT/760, 852 and A/HSK/12) for temporary public vehicle park and open storage uses. Application No. A/HSK/12 covering the southern portion of the Site was approved with conditions by the Committee in 2017 while the other two applications (No. A/YL-HT/760 and 852) covering the northern portion of the Site were rejected by the Committee in 2012 and 2013. Details of these applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.
- 5.2 The last application (No. A/HSK/12) covering the southern portion of the Site for proposed temporary public vehicle park (private cars and LGVs only) was approved by the Committee on 22.9.2017 on the considerations that the proposed use could provide parking facilities to meet the demand in the area; was not incompatible with the surrounding area and there were no major adverse comments from concerned government departments. The planning permission was subsequently revoked on 22.6.2018 due to non-compliance with time-limited approval conditions regarding the provision of fencing to the Site and the submission and implementation of drainage, landscape and fire service installations proposals.
- 5.3 Application No. A/YL-HT/852 covering the northern portion of the Site for temporary public vehicle park (private cars, LGVs and MGVs) was rejected by the Committee on 7.6.2013, mainly on the grounds that the proposed use involving the parking of MGVs was incompatible with the surrounding areas; no strong justifications for a departure from the planning intention; there was insufficient information to demonstrate the proposed development would not have adverse impacts on the surrounding areas; there were adverse comments from relevant departments including the Director of Environmental Protection (DEP) and approval of the application would set an undesirable precedent. Compared with this previous application, the current application is submitted by a different applicant for a similar use but does not involve the parking of MGVs.
- 5.4 Application No. A/YL-HT/760 for temporary open storage of steel reinforcement for a period of three years was rejected by the Committee in 2012. The considerations for this application are not relevant to the current application which involves a different use.

6. Similar Application

There is a similar application (No. A/HSK/308) involving temporary public vehicle park use within the same “V” zone in the past five years. The application was approved with conditions by the Committee in 2021 based on similar considerations as mentioned in paragraph 5.2 above. Details of this applications are summarised at **Appendix II** and its location is shown on **Plan A-1**.

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

7.1 The Site is:

- (a) accessible from Fung Kong Tsuen Road via a local track; and
- (b) currently used for the applied use without valid planning permission.

7.2 The surrounding areas are predominantly occupied by residential dwellings, open storage yards, logistics use, construction site and parking of vehicles intermixed with agricultural land, graves, vacant land and 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 Small Houses (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 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 to meet the public demand for parking spaces; and
- (b) her advisory comments are at **Appendix IV**.

10. Public Comment Received During Statutory Publication Period

On 17.3.2026, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual was received (**Appendix V**) expressing concerns mainly on the ground that the applied use is not in line with the planning intention of the “V” zone.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary public vehicle park (excluding container vehicle) with ancillary facilities for a period for five years at the Site zoned “V” on the OZP. Whilst the applied use is not entirely in line with the planning intention of the “V” zone, according to the applicant, the temporary public vehicle park can help meet the parking demand in the area. In this regard, C of T supports the application from traffic engineering perspective. Besides, the District Lands Officer/Yuen Long, Lands Department advises that there is no SH application under processing at the Site. Approval of the application on temporary basis for a period of five years would not jeopardize the long-term planning intention of the “V” zone.
- 11.2 The applied use is considered not incompatible with the surrounding areas which are predominantly occupied by residential dwellings, open storage yards, logistics use, construction site and parking of vehicles intermixed with agricultural land, graves, vacant land and unused land (**Plan A-2**).
- 11.3 Other relevant government departments consulted including the Director of Fire Services, DEP and Chief Engineer/Mainland North of Drainage Services Department, have no objection to or no adverse comment on the application from fire safety, environmental and drainage perspectives respectively. To address the technical requirements of the 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.
- 11.4 While previous application No. A/YL-HT/852 for proposed public vehicle park involving MGVs covering the northern portion of the Site was rejected by the Committee in 2013, the current application does not involve parking of MGVs and DEP has no objection to the current application. The last previous application No. A/HSK/12 for proposed public vehicle park for same car type as current application was approved by the Committee in 2017 and similar application No. A/HSK/308 for temporary public vehicle park without MGVs within the same “V” zone was approved by the Committee in 2021. Approval of the current application involving private cars and LGVs is in line with the Committee’s previous decisions.
- 11.5 Regarding the public comment as summarised in paragraph 10 above, the planning considerations and assessments in paragraph 11.1 to 11.4 above are 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 **8.5.2031**. 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 **8.11.2026**;
- (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 **8.2.2027**;
- (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 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 **8.11.2026**;
- (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 **8.2.2027**;
- (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 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 applied 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 9.3.2026
Appendix Ia	FI received on 20.4.2026
Appendix II	Previous and Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment
Drawing A-1	Location Plan with Vehicular Access
Drawing A-2	Proposed Layout Plan
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
MAY 2026**