

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/771

- Applicant** : Mr. WONG Ka Sing
- Site** : Lot 3169 in D.D. 120, Sham Chung Road, Yuen Long
- Site Area** : 390.58m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23m) except for those developments/uses specified in the Notes]
- Application** : Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary private vehicle park (private cars only) for a period of three years at the application site (the Site) which is zoned “V” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is paved and vacant (**Plan A-4**).
- 1.2 The Site is accessible via a local track leading from Sham Chung Road with an ingress/egress point at the east (**Drawing A-1** and **Plan A-2**). According to the applicant, the Site will be used as a private vehicle park to provide five parking spaces for private cars (5m x 3m each), to be used by the applicant’s family. No structure is proposed at the Site. Plans showing the vehicular access, site layout and drainage proposal submitted by the applicant are at **Drawings A-1** to **A-3** respectively.
- 1.3 The Site was involved in a previous application (No. A/YL-TT/423) for the same use which was approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2018 (details at paragraph 5 below). However, the

planning permission was revoked due to non-compliance with time-limited approval conditions. Compared with the last approved application, the current application is submitted by the same applicant for the same use with same site area, layout and development parameters.

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) Supplementary Information (SI) received on 12.3.2026 (Appendix Ia)
- (c) Further Information (FI) received on 24.4.2026 (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, SI and FI at **Appendices I to Ib**. They can be summarised as follows:

- (a) the applicant lives nearby the Site which has been leased by him for parking of private cars for years. The vehicle park is for family use only and will not be opened to public;
- (b) the Site was covered by a previous planning permission (application no. A/YL-TT/423) which was subsequently revoked. The applicant clarifies that the non-compliance of approval conditions related to provision of run-in/run-out and implementation of drainage proposal were mainly due to insufficient time and financial constraint; and
- (c) the Site is currently paved and no tree felling is proposed. Adverse drainage and landscape impacts are not anticipated.

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 consent of the “current land owners”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is subject to planning enforcement action against unauthorised development (UD) involving use of place for parking of vehicles (Enforcement case no. E/YL-TT/767). Enforcement Notice (EN) was issued on 10.12.2025 requiring discontinuation of the UD.

Site inspection on 11.2.2026 revealed that the UD still continued upon expiry of the EN, and prosecution action is being considered.

5. Previous Application

The Site is the subject of a previous application (No. A/YL-TT/423) for the same use submitted by the same applicant as the current application. The application was approved with conditions on a temporary basis by the Committee for a period of three years on 2.3.2018 mainly on considerations that the proposed use would not jeopardise the planning intention of the “V” zone; being not incompatible with the surrounding uses; and the departmental comments could be addressed by implementation of approval conditions. However, the planning permission was subsequently revoked on 2.3.2019 due to non-compliance with time-limited approval conditions regarding the provision of run-in/run-out and implementation of drainage proposal. Details of the previous application are summarised in **Appendix II** and its location is shown on **Plan A-1**.

6. Similar Applications

There are two similar applications (No. A/YL-TT/625 and 697) for temporary private vehicle park for a period of three years within the same “V” zone in the past five years. All applications were approved with conditions by the Committee between 2024 and 2025 mainly on similar considerations as those mentioned in paragraph 5 above. Details of these applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

7. 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 the zone is primarily intended for development of Small Houses 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.

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

8.1 The Site is:

- (a) paved and currently vacant; and
- (b) accessible via a local track leading from Sham Chung Road.

8.2 The surrounding areas are rural residential in nature predominantly occupied by village houses of Tin Liu Tsuen/residential dwellings intermixed with parking of vehicles, open storage/storage yards and vacant/unused land.

9. Comments from Relevant Government Departments

All 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.

10. Public Comment Received During the Statutory Publication Period

On 17.3.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual (**Appendix V**) objecting to the application mainly on the ground that the approval conditions of the previously approved application were not complied with.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary private vehicle park (private cars only) for a period of three years at the Site which is zoned “V” on the OZP. Although the proposed use is not entirely in line with the planning intention of the “V” zone, it could help serve the local villagers to meet their parking needs. According to the District Lands Officer/Yuen Long of Lands Department, there is no Small House application approved or under processing at the Site. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the “V” zone.
- 11.2 The proposed use is generally not incompatible with the surrounding areas which are rural residential in nature predominantly occupied by village houses of Tin Liu Tsuen/residential dwellings intermixed with parking of vehicles, open storage/storage yards and vacant/unused land (**Plan A-2**).
- 11.3 Concerned government departments consulted including the Commissioner for Transport (C for T), Director of Environmental Protection and Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) have no objection to or no adverse comment from traffic, environmental and drainage perspectives respectively. Should the application be approved, relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of the concerned government departments. The applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise the potential environmental nuisances on the surrounding areas.
- 11.4 The Site was involved in a previous application (No. A/YL-TT/423) approved with conditions for a period of three years by the Committee in 2018. However, the planning permission was subsequently revoked in 2019 due to non-compliance with time-limited approval conditions on provision of run-in/run-out and implementation of drainage proposal. The applicant clarifies that there was insufficient time and financial constraint at that time to meet the compliance requirements. In support of the current application, vehicular access plan and drainage proposal have been submitted by the applicant (**Drawings A-1 and A-3**).

In this regard, C for T and CE/MN, DSD have no objection to the current application. As such, sympathetic consideration may be given to the application. Should the application be approved, the applicant will be advised that failure to comply with any of the approval conditions will result in revocation of the planning permission and sympathetic consideration may not be given to any further applications.

- 11.5 Two similar applications were approved by the Committee within the same “V” zone in the past five years. Approval of the current application is in line with the previous decisions of the Committee.
- 11.6 Regarding the public comment as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.5 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 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 three years until 8.5.2029. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the submission of a revised 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 revised 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) 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
- (e) if any of the above planning condition (a) or (b) 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 the "Village Type Development" zone which is primarily 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

Appendix I	Application Form with attachments received on 9.3.2026
Appendix Ia	SI received on 12.3.2026
Appendix Ib	FI received on 24.4.2026
Appendix II	Previous and Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Drainage Proposal
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
MAY 2026**