

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

**APPLICATION NO. A/YL-TYST/1352**

- Applicant** : Mr. LAM Tsz Shing represented by Tensor Planning and Surveying Limited
- Site** : Lot 1562 RP (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long
- Site Area** : 2,708 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen (TYST) 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 vehicle) with Ancillary Electric Vehicle Charging Facilities for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (excluding container vehicle) with ancillary electric vehicle charging facilities for a period of three 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 partly occupied by temporary structures (**Plans A-2 to A-4**).
- 1.2 The Site with ingress/egress at the western part is accessible from Shan Ha Road via a local track (**Plans A-2 and A-3**). According to the applicant, a total of 40 parking spaces including 33 for private cars (5m x 2.5m each) (six of them with EV charging facilities) and seven for coaches (12m x 3.5m each) will be provided. Seven single-storey structures (not exceeding 3m in height) with a total floor area of about 248m<sup>2</sup> are proposed for ancillary office, electric meter room, staff resting room, toilet and rain shelter uses (**Drawing A-3**). No car washing, repairing, and other workshop activities will be carried out at the Site. No medium or heavy goods vehicles, including container tractors/trailers, are allowed to access the Site. A

notice/signboard regarding the permitted types of vehicles (i.e. private cars and coaches) allowed to be parked would also be erected at the Site. The vehicle park will operate 24 hours daily including Sundays and public holidays. Plans showing the vehicular access leading to the Site, land status, site layout, swept path analysis and drainage proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively.

1.3 Part of the Site was involved in a previous application (No. A/YL-TYST/1249) for temporary public vehicle park use approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2024 (details at paragraph 5 below) (**Plan A-1**). Compared with the last approved application, the current application is submitted by a different applicant covering a larger site with different layout and development parameters. A comparison of the major development parameters of the current application and the last approved application is summarised as follows:

<b>Major Development Parameters</b>	<b>Last Approved Application No. A/YL-TYST/1249 (a)</b>	<b>Current Application No. A/YL-TYST/1352 (b)</b>	<b>Difference (b)-(a)</b>
Proposed/Applied Use(s)	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	Proposed Temporary Public Vehicle Park (excluding container vehicle) with Ancillary Electric Vehicle Charging Facilities for a Period of 3 Years	Change in types of vehicle
Site Area	About 1,797 m <sup>2</sup>	About 2,708 m <sup>2</sup>	+911m <sup>2</sup> (+50.7%)
Total Floor Area (Non-domestic)	About 60 m <sup>2</sup>	About 248 m <sup>2</sup>	+188m <sup>2</sup> (+313.3%)
No. of Structures (Height)	1 • for site office, electricity meter room and toilet (3.5 m, 1 storey)	7 • for ancillary office, electric meter room, staff resting room, portable toilet and rain shelter (3 m, 1 storey)	+6
No. of Parking Spaces	Total: 34  28 (for private cars) (5 m x 2.5 m each)  6 (for LGVs) (7 m x 3.5 m each)	Total: 40  33 (for private cars) (5 m x 2.5 m each)  7 (for coaches) (12 m x 3.5 m each)	+6
No. of Loading/Unloading Space	Nil		---
Operation Hours	7:00 a.m. to 11:00 p.m. daily	24 hours daily	Longer operation hours

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

- (a) Application Form with attachments received on 13.4.2026 (**Appendix I**)
- (b) Further Information (FI) received on 19.5.2026\* (**Appendix Ia**)
- (c) FI received on 28.5.2026\* (**Appendix Ib**)
- (d) FI received on 29.5.2026\* (**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 (**Appendices I to Ic**). They can be summarised as follows:

- (a) the proposed use is intended to relieve the increasing parking demand in the area and the provision of EV charging facilities is in line with the policy of the Environment and Ecology Bureau;
- (b) the proposed use is compatible with the surrounding areas. Similar planning applications for temporary public vehicle park use have been approved in the adjoining areas;
- (c) sufficient manoeuvring spaces will be provided. Adverse drainage, traffic, environmental and landscape 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. A licensed collector will be hired to collect and dispose the sewage and waste generated from the proposed use; and
- (e) the applicant pledges that no petrol filling would be carried out at the Site.

## **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 the Ping Shan Rural Committee. 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 Applications

- 5.1 The Site was, in part or in whole, involved in three previous applications, including one application (No. A/YL-TYST/1249) for public vehicle park use. The remaining two applications (No. A/YL-TYST/974 and 1134) were for temporary shop and services use, and their considerations are not relevant to the current application which involves a different use. Details of the previous applications are summarised in **Appendix II** and the boundaries of the sites are shown on **Plan A-1**.
- 5.2 Application No. A/YL-TYST/1249 was approved with conditions for a period of three years by the Committee in 2024 mainly on the considerations that the proposal was not incompatible with the surrounding areas; approval of the application on a temporary basis would not frustrate the long-term development of the area; and the concerns of relevant government departments could be addressed by implementation of approval conditions.

## 6. Similar Applications

There are seven similar applications (No. A/YL-TYST/1161, 1222, 1228, 1271, 1289, 1307 and 1319) for temporary public vehicle park use within the same “V” zone in the past five years. All of them were approved with conditions by the Committee mainly on the considerations as mentioned in paragraph 5.2 above. Details of these applications are summarised at **Appendix III** 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) accessible from Shan Ha Road via a local track (**Plans A-2 and A-3**); and
- (b) currently paved, fenced-off and partly occupied by temporary structures (**Plans A-2 to A-4**).

7.2 The surrounding areas comprise predominantly village houses and residential structures intermixed with open storage yards, warehouses, car servicing workshops, vehicle parks and unused 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 departments as set out in paragraphs 9.2 and 9.3 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 IV** and **V** respectively.

9.2 The following 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 demand for car parking spaces; and
- (b) her advisory comments are detailed at **Appendix V**.

9.3 The following department does not support the application:

### **Environment**

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

- (a) he does not support the application from environmental planning perspective as the proposed use will involve heavy vehicles<sup>1</sup> and there are residential buildings located within 100m of the subject site boundary, environmental nuisance is expected according to revised “CoP”;
- (b) two substantiated environmental complaints related to illegal discharge and malodour were received in the past three years. The Site was a petrol filling station and the complaint received in 2023 was determined to be an accidental leakage of oil that the person-in-charge promptly cleaned up, resulting in no violations of relevant environmental regulations and the oil stain was removed. Another complaint received in 2025 involved illegal discharge and malodour, where black-stained soil was found and official advice was given to the person-in-charge before the station moved out of the Site; and
- (c) should the application be approved, the applicant should note his advisory comments in **Appendix V**.

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

On 21.4.2026, the application was published for public inspection. During the statutory public inspection period, a public comment was received from an individual raising concern that the proposal would pose pedestrian safety and security issues to the

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<sup>1</sup> Coaches are considered as “heavy vehicles” under the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”.

community (**Appendix VI**).

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

- 11.1 The application is for proposed temporary public vehicle park (excluding container vehicle) with ancillary electric vehicle charging facilities for a period of three 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, the development could provide private car and coaches parking spaces to the nearby villagers and serve any such demand in the area. In this regard, C for T supports the application from traffic engineering perspective. According to the 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 three years would not jeopardise the long-term development of the “V” zone.
- 11.2 The surrounding area comprises predominantly village houses and residential structures intermixed with open storage yards, warehouses, car servicing workshops, vehicle parks and unused land (**Plan A-2**). The proposed use is considered not incompatible with the surrounding uses.
- 11.3 DEP does not support the application as there are residential use in the vicinity of the Site and the proposed use will cause traffic of heavy vehicles thus environmental nuisance is expected. Should the application be approved, the applicant will be advised to follow the latest “CoP” to minimise possible environmental nuisance on the surrounding areas. Regarding the two substantiated environmental complaints concerning illegal discharge and malodour in the past three years involving part of the Site, they were not related to the proposed vehicle park use under application and the applicant also pledges that no petrol filling would be carried out at the Site. Other concerned government departments consulted, including the 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 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.
- 11.4 A previous application for temporary public vehicle park at the Site was approved in 2024 and seven similar applications in the subject “V” zone were also approved by the Committee 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 three years until 5.6.2029. 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 5.12.2026;
- (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 5.3.2027;
- (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 5.12.2026;
- (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 5.3.2027;
- (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 V**.

- 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 13.4.2026
<b>Appendix Ia</b>	FI received on 19.5.2026
<b>Appendix Ib</b>	FI received on 28.5.2026
<b>Appendix Ic</b>	FI received on 29.5.2026
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Similar Applications
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Appendix VI</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>	Proposed Layout Plan
<b>Drawing A-4</b>	Swept Path Analysis
<b>Drawing A-5</b>	Proposed Drainage Proposal
<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  
JUNE 2026**