

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/573

- Applicant** : Miss 陳凱雪 represented by 海願規劃發展公司
- Site** : Lot 588 in D.D. 128, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 3,532m²
- Lease** : Tai Po New Grant No. 2645 (New Grant Agricultural Lot)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Residential (Group D)” (“R(D)”)
[Restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]
- Application** : Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Electric Vehicle (EV) Charging Facilities and Associated Filling of Land for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (excluding container vehicles) with EV charging facilities and associated filling of land for a period of three years at the application site (the Site) (**Plan A-1**) zoned “R(D)” on the OZP. According to the Notes of the OZP for the “R(D)” zone, ‘Public Vehicle Park (excluding container vehicle)’ which is a Column 2 use, as well as filling of land require planning permission from the Town Planning Board (the Board). The Site is currently vacant, partly fenced off, and largely covered by overgrowns and tree clusters (**Plans A-4a and 4b**).
- 1.2 The Site is accessible from Deep Bay Road via a local track, with the ingress/egress located at the northeastern corner of the Site (**Plan A-2**). As shown on the layout plan at **Drawing A-2**, a total of 38 parking spaces, including 26 for private cars (PCs) (5m × 2.5m each) amongst which 16 parking spaces are equipped with EV charging facility (8 EV charging stations for 16 PCs), six for light goods vehicles (LGVs) (7m × 3.5m each), and six for school private light buses (8m × 3m each) are provided. Three single-storey temporary structures not more than 4m in height with a total floor area of about 486m² are proposed for guard room, washroom, site office and EV charging station purposes (**Drawing A-2**).
- 1.3 According to the applicant, only PCs, LGVs and school private light buses will be permitted to park at the Site and no container vehicles will be allowed. No flammable

materials will be stored and no workshop activities will be involved at the Site. The operation hours are 24 hours daily. Sewage generated at the Site would be collected by the holding tank of the portable toilets and be disposed of regularly.

- 1.4 As shown on the proposed land filling plan at **Drawing A-3**, the applicant proposes to fill the entire Site (about 3,532m²) with concrete with a depth of about 0.2m to facilitate the proposed use. According to the submitted landscape proposal at **Drawing A-4**, there are 68 existing trees of undesirable species (i.e. *leucaena leucocephala* (銀合歡)) at the Site, which are proposed to be felled. 10 new trees are proposed at the northern boundary of the Site to mitigate the landscape impact.
- 1.5 The location plan, layout plan, proposed land filling plan and landscape proposal are at **Drawings A-1 to A-4** respectively.
- 1.6 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on 2.10.2025 (Appendix I)
 - (b) Further Information (FI) received on 12.11.2025* (Appendix Ia)
 - (c) FI received on 21.1.2026* (Appendix Ib)
 - (d) FIs received on 29.4.2026 and 5.5.2026* (Appendix Ic)

**accepted and exempted from publication requirements*
- 1.7 On 21.11.2025 and 13.3.2026, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months each as requested by the applicant.

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 at **Appendices I to Ic**. They can be summarised as follows:

- (a) the proposed use, with dedicated management and security measures, can meet the parking needs of the nearby residents and schools with greater protection and better security;
- (b) sufficient manoeuvring space will be provided and no vehicles are allowed to queue/wait or reverse onto/from public roads at any time. The proposed use would not cause adverse traffic impact to the surrounding road network; and
- (c) the proposed use is compatible with the surrounding environment and no adverse environmental impact will be generated.

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 notice at the Site and sending notification letter to the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is currently not the subject of any planning enforcement action.

5. Previous Application

The Site was involved in a previous application No. A/YL-LFS/354 for proposed temporary place of recreation, sports or culture (hobby farm) with land filling at about 50% of the Site, which was approved with conditions by the Committee on 17.1.2020. However, the planning permission was subsequently revoked in October 2021 due to non-compliance with time-limited approval conditions on submission and/or implementation of drainage and fire service installations proposals. The considerations of this previous application are not relevant to the current application which involves a different use. Details of the previous application are summarised in **Appendix II** and its location is shown on **Plan A-1**.

6. Similar Application

There is no similar application within the subject “R(D)” zone in the past five years.

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

7.1 The Site is:

- (a) currently vacant, partly fenced off, and largely covered by overgrowns and tree clusters; and
- (b) accessible from Deep Bay Road via a local track.

7.2 The surrounding areas are predominated by residential dwellings, open storage yards and shop and services, some of which are covered by valid planning permissions. Temporary transitional housing covered by valid planning permission under application No. A/YL-LFS/509 is located to the immediate north of the Site, while a residential development named Deep Bay Grove is located about 60m north of the Site within an area zoned “Residential (Group C)”. Other uses, including gardening, church, refuse collection point and car park, as well as unused/vacant land and nullah, are also found in the vicinity of the Site.

8. Planning Intention

8.1 The “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

- 8.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment, permission from the Board is required for such activities.

9. Comments from Relevant Government Bureau/Departments

- 9.1 Apart from the government department as set out in paragraph 9.2 below, other bureau/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.
- (b) The applicant should note her advisory comments at **Appendix IV**.

10. Public Comment Received During Statutory Publication Period

On 10.10.2025, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual (**Appendix V**) was received raising concerns that the Site has been used for unauthorized brownfield use and questioning the need for proposed use given that there are no residential dwellings in the vicinity of the Site.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary public vehicle park (excluding container vehicle) with EV charging facilities and associated filling of land for a period of three years within the “R(D)” zone of the OZP (**Plan A-1**). While the proposed use is not entirely in line with the planning intention of the “R(D)” zone, there is no known development programme for the Site and the temporary public vehicle park can help meet the parking demand in the area. In this regard, C for T supports the application from traffic engineering perspective. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intention of the “R(D)” zone. Notwithstanding the above, the Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the study area of Lau Fau Shan Development in which the implementation and land resumption/clearance programme is currently being reviewed under the relevant investigation study and subject to change. Should the application be approved, the applicant should be reminded that the Site may be resumed by the Government at any time during the planning approval period for potential development project and be advised not to carry out any substantial works therein.

- 11.2 The applicant also proposes to fill the entire Site (about 3,532m²) with concrete with a depth of 0.2m. Filling of land within the “R(D)” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department (CE/MN of DSD), Director of Environmental Protection and the Director of Agriculture, Fisheries and Conservation have no objection to or no adverse comment on the application from drainage, environmental and nature conservation perspectives respectively.
- 11.3 The Site is located in an area predominated by residential dwellings, open storage yards and shop and services, some of which are covered by valid planning permissions. Also, temporary transitional housing and a residential development are located to the north of the Site (**Plan A-2**). The proposed use with associated filling of land is considered generally not incompatible with the surrounding land uses. On the landscape aspect, while all existing trees of undesirable species (i.e. *leucaena leucocephala*) are proposed to be felled for the proposed use, the applicant has submitted a landscape proposal which proposes to plant 10 new trees at the northern boundary of the Site to mitigate the landscape impact. In this regard, Chief Town Planner/Urban Design & Landscape, Planning Department has no adverse comment on the application from landscape planning perspective.
- 11.4 Other concerned government departments including the Director of Fire Services (D of FS) have no objection to the application. 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 the public comment received as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant and unauthorized development would be subject to planning enforcement action.

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 **26.6.2029**. 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 **26.12.2026**;
- (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 **26.3.2027**;

- (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 **26.12.2026**;
- (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 **26.3.2027**;
- (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 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 proposed use with associated filling of land is not in line with the planning intention of the "R(D)" zone, which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. 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

Appendix I	Application Form with attachments received on 2.10.2025
Appendix Ia	FI received on 12.11.2025
Appendix Ib	FI received on 21.1.2026
Appendix Ic	FIs received on 29.4.2026 and 5.5.2026
Appendix II	Previous Application
Appendix III	Government Bureau/Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment Received During Statutory Publication Period
Drawing A-1	Location Plan
Drawing A-2	Layout Plan
Drawing A-3	Proposed Land Filling Plan
Drawing A-4	Landscape Proposal
Plan A-1	Location Plan with Previous Application
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
JUNE 2026**