

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

**APPLICATION NO. A/YL-TT/784**

- Applicant** : Mr. CHING Kai Fun represented by R-riches Planning Limited
- Site** : Various Lots in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, Yuen Long
- Site Area** : 554 m<sup>2</sup> (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** : Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary public vehicle park (excluding container vehicle) 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 paved and occupied by the applied use without valid planning permission (**Plan A-4**).
- 1.2 The Site is accessible from Tai Tong Road via a local track with an ingress/egress at the east (**Drawing A-1** and **Plan A-2**). According to the applicant, a total of 12 parking spaces, including 10 for private cars (5m x 2.5m) and two for light goods vehicles (7 m x 3.5m), will be provided within the Site (**Drawing A-2**). No structures will be erected and no vehicles without valid license issued under the Road Traffic Ordinance are allowed to park at the Site. No medium or heavy goods vehicles, including container tractors/trailers, are allowed to access/park at the Site. No queuing, waiting or reversing into or out of the Site onto the local access and public road will be permitted. The public vehicle park will operate 24 hours daily. Plans showing the vehicular access, site layout, fire service installations (FSIs) and drainage proposals submitted by the applicant are at **Drawings A-1 to A-4** respectively.

- 1.3 The Site was involved in a previous planning application (No. A/YL-TT/611) for the same use which was approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2023 (details at paragraph 5 below) (**Plan A-1**). Compared with the last approved application, the current application is submitted by the same applicant with the same 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 6.5.2026 (**Appendix I**)
  - (b) Supplementary Information (SI) received on 13.5.2026 (**Appendix Ia**)
  - (c) Further Information (FI) received on 8.6.2026\* (**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 applied use is intended to meet the local demand of parking spaces. The application would not frustrate the long-term planning intention of the “V” zone;
- (b) the applied use is not incompatible with the surrounding areas. No adverse environmental and traffic impacts are anticipated;
- (c) the Site was covered by a previous planning permission (application no. A/YL-TT/611) which was subsequently revoked. The applicant clarifies that the non-compliance of approval conditions related to submission and implementation of drainage proposal was mainly due to insufficient time. To support the current application, the applicant has submitted a drainage proposal and the previously accepted FSIs proposal (**Drawings A-3 and A-4**). Approval of the current application would not set an undesirable precedent within the same “V” zone;
- (d) the applicant will follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“CoP”) to minimise environmental impact and nuisance to the surrounding areas; and
- (e) the applicant acknowledges that a Small House (SH) Grant application and/or a Building Licence (BL) are being processed at the Site. The applied use will cease operation once the BL is executed.

## **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 Shap Pat

Heung Rural Committee. Detailed information would be deposited at the meeting for Members' inspection.

#### 4. **Background**

The use for place for parking of vehicles on the Site would be subject to planning enforcement action.

#### 5. **Previous Application**

The Site is the subject of a previous application (No. A/YL-TT/611) covering the same site area for the same use submitted by the same applicant as the current application. The application was approved with conditions by the Committee for a period of *three five* years on 13.10.2023 mainly on considerations that the proposed use would not frustrate 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 13.4.2026 due to non-compliance with time-limited approval conditions regarding the submission 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 10 similar applications (No. A/YL-TT/559, 569, 604, 612, 622, 623, 673, 721, 722 and 731) for temporary public vehicle park for a period of three or five years within or straddling the same "V" zone in the past five years. All these applications were approved with conditions by the Committee between 2022 and 2026 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. **The Site and Its Surrounding Areas (Plans A-1 to A-4)**

7.1 The Site is:

- (a) paved and occupied by the applied use without valid planning permission; and
- (b) accessible from Tai Tong Road via a local track.

7.2 The surrounding areas are rural residential in character predominantly occupied by village houses/residential dwellings intermixed with parking of vehicles, farmland, unused land, garden, refuse collection point and village office.

#### 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 the zone is primarily intended for development of 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 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**

Comments of the Commissioner for Transport (C for T):

- (a) she supports the application from traffic engineering point of view; and
- (b) advisory comments as detailed in **Appendix IV**.

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

On 15.5.2026, 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 grounds that the approval conditions of the previously approved application were not complied with.

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

11.1 The application is for temporary public vehicle park for a period of five years at the Site zoned “V” on the OZP. Although the applied use is not entirely in line with the planning intention of the “V” zone, it could help serve the local villagers and meet their car parking needs. In this regard, C for T supports the application from traffic engineering point of view. The District Lands Officer/Yuen Long, Lands Department advises that a SH application has been approved within the Site and is currently pending execution of the BL. In this regard, the applicant undertakes that the applied use will cease operation once any BL at the Site is executed. Taking into account the above and the planning assessments below, approval of the application on a temporary basis for a period of five years would not frustrate the long-term planning intention of the “V” zone.

11.2 The applied use is considered not incompatible with the surrounding areas which are rural residential in character predominantly occupied by village houses/residential dwellings intermixed with parking of vehicles, farmland, unused land, garden, refuse collection point and village office (**Plan A-2**).

- 11.3 Other relevant government departments consulted, including the Director of Environmental Protection, Director of Fire Services (D of FS) and Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) have no objection to or no adverse comment from environmental, fire safety 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 concerned government departments. The applicant will also be advised to follow the latest “CoP” to minimise potential environmental nuisances on the surrounding areas.
- 11.4 The Site is the subject of a previous application (No. A/YL-TT/611) covering the same site area for the same use submitted by the same applicant as the current application, which was approved with conditions for a period of *three five* years in 2023. However, the planning permission was subsequently revoked in 2026 due to non-compliance with time-limited approval conditions regarding the submission and implementation of the drainage proposal. In this regard, the applicant clarifies that he did not manage to submit a revised drainage proposal due to time constraints. In support of the current application, drainage and FSIs proposals have been submitted by the applicant (**Drawings A-3 and A-4**). In this regard, CE/MN, DSD and D of FS has no objection to or no adverse comment on 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 There are 10 approved similar applications within the subject “V” zone 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.
- 11.6 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 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 five* years until ~~26.6.2029~~ 26.6.2031. 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 26.12.2026;

- (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 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) 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 applied 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**

<b>Appendix I</b>	Application Form with attachments received on 6.5.2026
<b>Appendix Ia</b>	SI received on 13.5.2026
<b>Appendix Ib</b>	FI received on 8.6.2026
<b>Appendix II</b>	Previous and 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>	Vehicular Access Plan
<b>Drawing A-2</b>	Site Layout Plan
<b>Drawing A-3</b>	FSIs Proposal
<b>Drawing A-4</b>	Drainage Proposal
<b>Plan A-1</b>	Location Plan with Previous and Similar Applications
<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**