

RNTPC Paper No. A/YL-LFS/613
For Consideration by the
Rural and New Town Planning
Committee on 10.7.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/613

- Applicant** : Mr. To Sum Kau represented by Metro Planning & Development Company Limited
- Site** : Various Lots in D.D. 129, ~~Lau Fau Shan~~ **Sha Kong Wai**, Yuen Long
- Site Area** : About 8,000m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height (BH) of 3 storeys (8.23m)]
- Application** : Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Associated Filling and Excavation of Land for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary public vehicle park (private cars and light goods vehicles (LGVs)) and associated filling and excavation of land for a period of three years at the application site (the Site) (**Plan A-1**), which falls within an area zoned “V” on the OZP. According to the Notes of the OZP for “V” zone, ‘Public Vehicle Park (excluding container vehicle)’, which is a Column 2 use, as well as filling and excavation of land require planning permission from the Town Planning Board (the Board). The Site is hard-paved¹, partly fenced off, and currently used for the applied use without valid planning permission (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site is accessible from Tin Wah Road via an adjoining car park and a local track, with the ingress/egress located at the southwest of the Site (**Drawing A-1**). As shown on the layout plan at **Drawing A-1**, 173 parking spaces for private cars (5m × 2.5m each) and 16 for LGVs (7m × 3.5m each) are provided. Also, one single-storey structure (not more than 4m in height) with a floor area of not more than 60m² is erected for site office and toilet uses. According to the applicant, the operation hours are between 7 a.m. and 11 p.m. daily, including public holidays. No medium/heavy goods vehicles, container trailer/tractors or vehicles without valid license are allowed to access/park at the Site. No car beauty, car repairing or other

¹ The entire Site has been formed/paved under the previous applications No. A/YL-LFS/429 and 485 for temporary vehicle park uses with filling of land and/or pond.

workshop activities would be carried out on the Site.

- 1.3 The applicant also seeks to regularise the land filling works which have been undertaken at the entire Site (about 8,000m²) with concrete of about 0.2m in depth for parking and circulation purposes, and proposes to excavate an area of about 258.6m² (or 3.2% of the Site) mainly along the periphery of the Site with a depth of about 0.6m for provision of drainage facilities (**Drawing A-3**). The layout plan, vehicular access plan, land filling and excavation plan, drainage plan and fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively.
- 1.4 The Site was involved in five previous applications, including three for temporary vehicle park uses (two of which also involved filling of land and/or pond and excavation of land) which were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board between 2018 and 2023. The planning permission of the last previous application No. A/YL-LFS/485, which was submitted by the same applicant for the same applied use with the same layout and development parameters as the current application, was revoked in July 2025 due to non-compliance with approval conditions (details at paragraph 5 below).
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on 15.5.2026 (**Appendix I**)
 - (b) Supplementary Information (SI) received on 18.5.2026 (**Appendix Ia**)
 - (c) Further Information (FI) received on 2.7.2026* (**Appendix Ib**)

** accepted and exempted from publication 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 a Column 2 use in the “V” zone, which is in line with the planning intention;
- (b) the applied use can meet the parking demand of Sha Kong Wai Village;
- (c) the applied use is compatible with the surrounding environment; and
- (d) the applied use would not result in significant adverse noise and environmental impacts, nor traffic impact to the surrounding road network.

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 site notice 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 subject to any active planning enforcement action. Should there be sufficient evidence to form an opinion that there is unauthorized development at the Site, planning enforcement action would be undertaken.

5. Previous Applications

- 5.1 The Site, in whole or in part, was involved in five previous applications. All of them were approved with conditions by the Committee. Details of these previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.
- 5.2 Application No. A/YL-LFS/39 for recreational uses on a permanent basis and application No. A/YL-LFS/424 for temporary place of recreation, sports or culture with associated filling of land and ponds were approved with conditions by the Committee in 1999 and 2022 respectively. The considerations of these previous applications are not relevant to the current application which is for a different use.
- 5.3 Applications No. A/YL-LFS/327, 429 and 485 for temporary public/private vehicle park (private cars/private cars and LGVs) with or without filling of land and/or pond and excavation of land were approved with conditions by the Committee between 2018 and 2023 mainly on considerations that the temporary use would not jeopardise the long-term planning intention of the “V” zone; the applied use was not incompatible with the surrounding land uses; and there were no adverse comments from concerned government departments and technical concerns could be addressed by implementation of approval conditions. The planning permission of the last previous application No. A/YL-LFS/485 was revoked in July 2025 due to non-compliance with time-limited approval conditions regarding implementation of revised drainage and FSIs proposals.

6. Similar Applications

Within the same “V” zone, there are 13 similar applications (No. A/YL-LFS/427, 431, 464, 467, 480, 483, 528, 535, 536, 548, 562, 584 and 603) for temporary public vehicle park with or without other uses, filling and/or excavation of land and/or filling of pond in the past five years. All of them were approved with conditions by the Committee between 2021 and 2026 on similar considerations as stated in paragraph 5.3 above. Details of these similar applications are summarised at **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) hard-paved, partly fenced off, and currently used for the applied use without valid planning permission; and

- (b) accessible from Tin Wah Road via an adjoining car park and a local track.
- 7.2 The surrounding areas are predominated by village houses intermixed with vehicle parks and vacant/unused land. A recreational use namely Tin Shui Wai Greenfield Garden covered by valid planning permission No. A/YL-LFS/561 is located to the southeast of the Site.

8. Planning Intention

- 8.1 The “V” zone is intended 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. 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.
- 8.2 According to the Explanatory Statement of the OZP, as filling and excavation 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 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 to meet the local parking demand from traffic engineering perspective.
- (b) The applicant should note her advisory comments at **Appendix IV**.

10. Public Comment Received During Statutory Publication Period

On 22.5.2026, the application was published for public inspection. During the statutory public inspection period, a public comment from an individual was received (**Appendix V**) objecting to the application mainly on grounds that approval conditions of the last previous application have not been complied with.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary public vehicle park (private cars and LGVs) with associated filling and excavation of land for a period of three years at the Site zoned “V” on the OZP. While 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 perspective. Besides, DLO/YL, LandsD advises that there is no Small House application approved or under processing at the Site. Approval of the application on a temporary basis for three years would not jeopardise the long-term planning intention of the “V” zone.
- 11.2 The applicant also seeks to regularise the land filling works already undertaken at the entire Site (about 8,000m²) with concrete of about 0.2m in depth for parking and circulation purposes, and proposes to excavate an area of about 258.6m² (or 3.2% of the Site) with about 0.6m in depth for drainage works. Filling of land and excavation of land within the “V” zone require planning permission from the Board as they may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment. In this regard, the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) and Director of Environmental Protection (DEP) have no adverse comment from drainage and environmental perspectives respectively.
- 11.3 The Site is located in an area predominated by village houses intermixed with vehicle parks and vacant/unused land. The applied use with associated filling and excavation of land is considered not incompatible with the surrounding land uses (**Plan A-2**).
- 11.4 Other government departments consulted including the Director of Fire Services (D of FS) have no objection to or no adverse comment on the application. The technical requirements of CE/MN of DSD and D of FS could be addressed by implementation of approval conditions recommended in paragraph 12.2 below.
- 11.5 The Site was involved in three approved previous applications for temporary vehicle park uses. The planning permission of the last previous application No. A/YL-LFS/485 was revoked in July 2025 owing to non-compliance with the time-limited approval conditions on the implementation of revised drainage and FSIs proposals. In this regard, the applicant has submitted drainage and FSIs proposals in support of the current application, and CE/MN of DSD and D of FS have no objection to the application. Should the application be approved, the applicant will be advised that failure to comply with any of the approval condition will result in revocation of the planning permission and sympathetic consideration may not be given to any future applications.
- 11.6 The Committee has approved 13 similar applications in the same “V” zone in the past five years. Approval of the current application is in line with the previous decisions of the Committee.
- 11.7 Regarding the public comment objecting the application as detailed in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.6 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 three years until **10.7.2029**. 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 **10.1.2027**;
- (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 **10.4.2027**;
- (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 revised fire service installations proposal within **6 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **10.1.2027**;
- (e) in relation to (d) above, the implementation of the revised fire service installations proposal within **9 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **10.4.2027**;
- (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 applied use with associated filling and excavation of land is not in line with the planning intention of the "V" zone which is primarily for development of Small Houses by indigenous villagers. 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 15.5.2026
Appendix Ia	SI received on 18.5.2026
Appendix Ib	FI received on 2.7.2026
Appendix II	Previous and Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment Received During Statutory Publication Period
Drawing A-1	Layout Plan
Drawing A-2	Vehicular Access Plan
Drawing A-3	Land Filling and Excavation Plan
Drawing A-4	Drainage Plan
Drawing A-5	FSIs Proposal
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
JULY 2026**