

RNTPC Paper No. A/YL-KTS/1134
For Consideration by the
Rural and New Town Planning
Committee on 24.7.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/1134

- Applicant** : Golden Pinnacle Auto Engineering Limited represented by Mr. Pang Hing Yuen
- Site** : Lots 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Kam Tin South, Yuen Long
- Site Area** : About 1408.41m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
- Zoning** : “Village Type Development” (“V”)
[restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) with Ancillary Facilities for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (private car and light goods vehicle) with ancillary facilities for a period of three years at the application site (the Site), which falls within an area zoned “V” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “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 covered by overgrown vegetation and largely vacant with a temporary structure (**Plans A-2 and A-4**).
- 1.2 The Site is accessible from Kam Ho Road via a local track (**Plans A-1 to A-3**). According to the applicant, the proposed use will provide 45 car parking spaces (including 39 for private car and six for light good vehicle) to serve the nearby local villagers, and a single-storey structure with a height of not more than 2.6m and a floor area of about 28.06m² for ancillary office. No vehicles exceeding 5.5 tonnes or vehicles without valid license issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations, will be allowed to be parked/stored on or enter/exit the Site and no vehicle repairing, cleansing or other workshop activities will be carried out at the Site at all times. Sufficient manoeuvring space will be provided within the Site to avoid vehicles turning back to the local access road. No public announcement systems will be allowed within the Site at all times. Metal

fencing of 2m in height will be erected along the site boundary to minimise potential nuisance to the surrounding areas. The operation hours will be 24 hours daily, including Sundays and public holidays. The layout plan submitted by the applicant is at **Drawing A-1**.

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

- (a) Application Form with attachments and Supplementary **(Appendix I)**
Information (SI) received on 1.6.2026 and 5.6.2026
respectively
- (b) Further Information (FI) received on 9.6.2026* **(Appendix Ia)**
- (c) FI received on 6.7.2026* **(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 and FIs at **Appendix I to Ib**, and can be summarised as follows:

- (a) The proposed use is mainly to serve villagers of Ma On Kong, Ho Pui and Tai Kek where none of these three villages is served by any public car parks, resulting in a severe shortage of parking spaces within the area. Vehicles are frequently parked along the village roads at night due to the lack of parking facilities which poses a safety hazard to other road users. The car parking spaces would be leased out on a monthly basis.
- (b) There are two private lots (namely Lots No. 316 and 325 in D.D. 113) **(Drawing A-1)** enclosed by the Site. The owners of these two lots will be permitted to enter and exit their respective lots through the Site should access be required.
- (c) The proposed use will not cause adverse traffic, environmental and drainage impacts on the surrounding areas. In support of the application, the applicant has submitted a drainage proposal. The applicant will also strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('CoP') issued by the Environmental Protection Department.

3. **Compliance with the "Owner's Consent/Notification" Requirements**

The applicant is not the "current land owner" of the Site but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/Notification" Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by obtaining consents from the current land owners.

4. Background

The Site is currently not subject to any active planning enforcement action.

5. Previous Application

The Site is not the subject of any previous application.

6. Similar Application

There is one similar application (No. A/YL-KTS/1090) for proposed temporary private vehicle park within the same “V” zone in the vicinity of the Site in the past five years, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 13.3.2026 for a period of three years mainly on the considerations that the temporary approval would not frustrate the long-term planning intention; the proposed use was not incompatible with the surrounding uses; and the government departments consulted in general had no adverse comment or their concerns could be addressed by relevant approval conditions. Details of the similar application are summarised at **Appendix II** and the location is 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 Kam Ho Road via a local track; and
- (b) covered by overgrown vegetation and largely vacant with a temporary structure.

7.2 The surrounding areas are rural in character comprising mainly the village settlements of Ma On Kong, scattered residential structures, open storage, active farmland, grassland, woodland and vacant land.

8. Planning Intention

The planning intention of the “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. 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. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on ground floor of a New Territories Exempted House (NTEH). 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 in the Recommended Advisory Clauses, if any, 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) supports the application from traffic engineering perspective to address the local demand for parking spaces; and
- (b) advisory comments are at **Appendix IV**.

10. Public Comment Received During Statutory Publication Period

On 9.6.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual providing views that the provision of electric vehicle recharging facilities should be mandatory in applications with no approval history.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary public vehicle park (private car and light goods vehicle) with ancillary facilities for a period of three years at the Site zoned “V” (**Plan A-1**). Whilst the proposed use is not entirely in line with the planning intention of the “V” zone, according to the applicant, the proposed use is intended to meet the parking demand of the nearby local villagers. In this regard, C for T supports the application as it could address the local demand for parking spaces. Besides, the District Lands Officer/Yuen Long of Lands Department advises that there is no Small House application approved or under processing at the Site and has no adverse comment on the application. It is considered that approving the application on a temporary basis would not frustrate the long-term planning intention of the “V” zone. Taking into account the above and the planning assessments below, there is no objection to the proposed use on a temporary basis of three years.

11.2 The proposed use is considered not incompatible with the surrounding areas which are rural in character comprising mainly the village settlements of Ma On Kong, scattered residential structures, open storage, active agricultural land, grassland, woodland and vacant land. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and considers that the proposed use is not entirely

incompatible with the landscape setting in the proximity and significant adverse landscape impact arising from the proposed use is not anticipated.

- 11.3 Other concerned government departments consulted, including the Chief Engineer/Mainland North of Drainage Services Department, Director of Environmental Protection and Director of Fire Services have no objection to or no adverse comment on the application. To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 12.2 below. It is also recommended to advise the applicant to follow the revised 'CoP' to minimise any potential environmental nuisance caused by the proposed use on the surrounding areas.
- 11.4 There is one approved similar application within the same "V" zone in the vicinity of the Site in the past five years as mentioned in paragraph 6 above. Approving the current application is in line with the Committee's previous decision.
- 11.5 Regarding the public comment mentioned in paragraph 10 above, the departmental comments and planning assessments above are relevant. Besides, there is no mandatory requirement for provision of electric vehicle recharging facilities for the current application.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and taking into account the public comment mentioned in paragraph 10 above, PlanD 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 24.7.2029. 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 24.1.2027;
- (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 24.4.2027;
- (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 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 24.1.2027;

- (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 24.4.2027;
- (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) and (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 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 "V" zone, which is primarily intended 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 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 and SI received on 1.6.2026 and 5.6.2026 respectively
Appendix Ia	FI received on 9.6.2026
Appendix Ib	FI received on 6.7.2026
Appendix II	Similar Application
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Layout Plan

Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photo

**PLANNING DEPARTMENT
JULY 2026**