

RNTPC Paper No. A/YL-PS/775A
For Consideration by
the Rural and New Town
Planning Committee
on 14.8.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/775

<u>Applicant</u>	: Mr. TANG Pin Fai represented by Metro Planning & Development Company Limited
<u>Site</u>	: Various Lots in D.D.122 and Adjoining Government Land (GL), Sheung Cheung Wai, Ping Shan, Yuen Long
<u>Site Area</u>	: About 3,640 m ² (including GL of about 408 m ² or 11.2%)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/22 (currently in force) Draft Ping Shan OZP No. S/YL-PS/21 (at the time of submission) [No change to the zoning for the application site (the Site)]
<u>Zoning</u>	: “Village Type Development” (“V”) <i>[Restricted to a maximum building height of 3 storeys (8.23m)]</i>
<u>Application</u>	: Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary public vehicle park (private cars) for a period of three years at the Site falling within an area zoned “V” on the OZP (**Plan A-1a**). 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 hard-paved and occupied by the applied use without valid planning permission (**Plans A-2 and A-4**).
- 1.2 The Site with ingress and egress at the northern part is accessible from Tsui Sing Road via an adjoining public vehicle park to its west (**Drawings A-1 and A-2, Plans A-2 and A-3**). There is an access point at the southeastern part of the Site leading to another adjoining public vehicle park to its east, which is covered with valid permission under application No. A/YL-PS/684. According to the

applicant, a total of 115 parking spaces for private cars (5m x 2.5m each) are provided at the Site. Only private cars are allowed to park at the Site and no vehicle without valid licences issued under the Road Traffic Ordinance will be permitted to park at the Site. No structures are to be erected and no workshop activity will be carried out at the Site. The operation hours are from 7:00 a.m. to 11:00 p.m. daily including public holidays. The location plan with vehicular access, layout plan and the as-built drainage plan submitted by the applicant are at **Drawings A-1 to A-3** respectively.

- 1.3 The Site was involved in eight previous applications for temporary public vehicle park which were all approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board between 2006 and 2025 (details at paragraph 5 below). Comparing with the last approved application No. A/YL-PS/746, the current application is submitted by the same applicant for the same use on the same site with similar site 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 30.3.2026 (**Appendix I**)
 - (b) Further Information (FI) received on 14.5.2026 (**Appendix Ia**)
 - (c) FI received on 18.6.2026* (**Appendix Ib**)
 - (d) FI received on 25.6.2026* (**Appendix Ic**)
** accepted and exempted from publication and recounting requirements*
- 1.5 On 22.5.2026, the Committee agreed to defer making a decision on the application for two months 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 Site has previously been granted with eight planning permissions for parking use since 2006 and there has been no major change in planning circumstances and operation mode since the last approval. Planning applications for similar use in the same “V” zone have also been approved by the Board.
- (b) The applied use is in line with the planning intention of the “V” zone and there is insufficient supply to meet exigent parking demand.
- (c) The applied use is compatible with the surrounding developments and will not generate significant traffic, noise and environmental impacts.
- (d) The last approved application was revoked due to non-compliance with time-limited approval condition regarding drainage facilities. In support of the current application, a set of condition record covering the existing drainage

facilities at the Site is submitted for review by relevant government department.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not the “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 registered mail to the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. The owner’s consent/notification requirements as set out in TPB PG-No. 31B are not applicable to the GL portion.

4. Background

The parking of vehicles use at the Site is a suspected unauthorized development which would be subject to planning enforcement action.

5. Previous Applications

The Site, in whole or in part, was involved in eight previous applications (No. A/YL-PS/259, 301, 307, 390, 489, 585, 657 and 746) for temporary public vehicle park for private cars with/without light goods vehicles for a period of three years approved with conditions by the Committee from 2006 to 2025 mainly on considerations that the applied use would not frustrate the planning intention of the “V” zone; the proposal was not incompatible with the surrounding land uses; and the proposal would unlikely create significant adverse impacts on the surrounding areas. However, the planning permission of the last application No. A/YL-PS/746 was subsequently revoked on 18.2.2026 due to non-compliance with time-limited approval condition on submission of condition record of the existing drainage facilities. Details of the previous applications are summarised at **Appendix III** and their boundaries are shown on **Plan A-1b**.

6. Similar Applications

- 6.1 There are 16 similar applications for temporary public vehicle park for various types of vehicles within/straddling the same “V” zone which were all approved by the Committee in the past five years mainly on similar considerations as those mentioned in paragraph 5 above. Details of these similar applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1a**.
- 6.2 For Members’ information, applications No. A/YL-PS/776 for temporary public vehicle park for private cars for a period of three years and No. A/YL-PS/786 for temporary public vehicle park for private cars and light goods vehicles for a period of three years within/straddling the subject “V” zone will also be considered by the Committee at this meeting (**Plan A-1a**).

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

7.1 The Site is:

- (a) hard-paved and currently occupied by the applied use without valid planning permission; and
- (b) accessible from Tsui Sing Road via a local track (**Plan A-2**).

7.2 The surrounding areas comprise mainly residential dwellings, village settlement of Sheung Cheung Wai and vehicle parks intermixed with a school, orchard, farm, restaurant, shop and services, a pond and unused/vacant land.

8. **Planning Intention**

The planning intention of “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 (SHs) 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 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/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 government department supports the application:

Traffic

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

- (a) she supports the application from traffic engineering perspective to meet the public demand for car parking spaces; and
- (b) the applicant should note her advisory comments in **Appendix V**.

10. Public Comment Received During the Statutory Publication Period

On 10.4.2026, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary public vehicle park (private cars) for a period of three years at the Site zoned “V” on the OZP. Whilst the applied use is not entirely in line with the planning intention of the “V” zone, it could provide vehicle parking spaces to meet any such parking demand in the area. In this regard, C for T supports the application. Besides, according to the District Lands Officer/Yuen Long of Lands Department, there is 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 frustrate the long-term planning intention of the “V” zone.
- 11.2 The surrounding areas comprise mainly residential dwellings, village settlement of Sheung Cheung Wai and vehicle parks intermixed with a school, orchard, farm, restaurant, shop and services, a pond and unused/vacant land (**Plan A-2**). The applied use is considered not incompatible with the surrounding land uses.
- 11.3 Other concerned government departments consulted, including the Director of Environmental Protection, Director of Fire Services and Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) have no objection to or no adverse comment on the application from environmental, 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. Should the planning application be approved, the applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise possible environmental nuisance on the surrounding areas.
- 11.4 The Site is the subject of eight previous approvals for temporary public vehicle park between 2006 and 2025 including the last approved application No. A/YL-PS/746 submitted by the same applicant. However, the planning permission was subsequently revoked on 18.2.2026 due to non-compliance with time-limited approval condition on submission of condition record of the existing drainage facilities. In support of the current application, the applicant has submitted a set of condition record covering the existing drainage facilities which is considered acceptable by CE/MN, DSD. As such, sympathetic consideration may be given to the current application. Should the application be approved, the applicant will be advised that should he fail to comply with any of the approval conditions resulting in revocation of the planning permission, sympathetic consideration would not be given to any further applications.
- 11.5 There are 16 approved similar applications within/straddling the same “V” zone in the past five years as mentioned in paragraph 6 above. Approval of the current

application is in line with the Committee's previous decisions.

12. Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11 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 **14.8.2029**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period; and
- (b) if the above planning condition (a) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

Advisory clauses

The recommended advisory clauses are attached 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 applied use is not in line with the planning intention of the "V" zone which is primarily for development of Small Houses by indigenous villagers. 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

Appendix I	Application form with attachments received on 30.3.2026
Appendix Ia	FI received on 14.5.2026
Appendix Ib	FI received on 18.6.2026
Appendix Ic	FI received on 25.6.2026
Appendix II	Previous Applications
Appendix III	Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Location Plan with Vehicular Access
Drawing A-2	Layout Plan
Drawing A-3	As-built Drainage Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
AUGUST 2026**