

RNTPC Paper No. A/YL-PS/776A
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/776

<u>Applicant</u>	: Mr. TANG Pin Fai represented by Metro Planning & Development Company Limited
<u>Site</u>	: Various Lots in D.D. 122, Sheung Cheung Wai, Ping Shan, Yuen Long
<u>Site Area</u>	: About 1,050 m 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 the ingress/egress at the western part is accessible from Tsui Sing Road (**Drawing A-1, Plans A-2 and A-3**). There is an access point at the eastern part of the Site leading to the adjoining public vehicle park, which is subject to a planning application to be considered at this meeting. According to the applicant, a total of 29 parking spaces for private cars (5m x 2.5m each) are provided within

the Site. Only private cars are allowed to park at the Site and no vehicle without valid licences issued under the Road Traffic Ordinance is allowed to park at the Site. No structures are to be erected and no vehicle repairing or workshop activity will be carried out on the Site. The operation hours of the public vehicle park are from 7:00 a.m. to 11:00 p.m. daily including public holidays. The layout plan and as-built drainage plan submitted by the applicant are at **Drawings A-1 to A-2** respectively.

- 1.3 The Site was involved in five previous applications for temporary public vehicle park use for a period of three years approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2012 and 2025 (details at paragraph 5 below). Compared with the last approved application No. A/YL-PS/748, the current application is submitted by the same applicant for the same use on the same site with the similar 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 five planning permissions for parking use since 2012 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.

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**

- 5.1 The Site was, in whole or in part, involved in six previous planning applications (No. A/YL-PS/178, 363, 466, 554, 628 and 748) for temporary barbecue area and temporary public vehicle park. Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1b**.

Approved Applications

- 5.2 Applications No. A/YL-PS/363, 466, 554, 628 and 748 for temporary public vehicle park for private cars with/without light goods vehicles for a period of three years were approved with conditions by the Committee between 2012 and 2025 mainly on considerations that the applied use would not jeopardise the long-term planning intention; the proposal was not being incompatible with the surrounding land uses; and there were no adverse comments from concerned government departments. However, the planning permission of the last application No. A/YL-PS/748 was subsequently revoked on 2.2.2026 due to non-compliance with time-limited approval condition on submission of condition record of the existing drainage facilities.

Rejected Application

- 5.3 Application No. A/YL-PS/178 for temporary barbecue area for a period of three years was rejected by the Board upon review in 2004. Its considerations are not relevant to the current application which involves a different use.

6. **Similar Applications**

- 6.1 There are 17 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 5.2 above. Details of these similar applications are

summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

- 6.2 For Members' information, applications No. A/YL-PS/775 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.

- 7.2 The surrounding areas comprise predominantly residential dwellings and vehicle parks intermixed with a school, 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 departments as set out in paragraphs 9.2 and 9.3 below, other government 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

public demand for car parking spaces; and

- (b) the applicant should note her advisory comments in **Appendix V**.

9.3 The following government department objects to the application:

Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) he objects to the application from land administration point of view;
- (b) the Site comprises Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) it is noted that no structure is proposed on the Site;
- (d) the following irregularities not covered by the current application have been detected by his office:

Unauthorised structures within Lot 387 S.C ss.3 RP in D.D. 122 not covered by the current application

- (i) there are unauthorised structures within Lot 387 S.C ss.3 RP not covered by the current application. The lot owner should immediately rectify the lease breaches and inform his office upon rectification. His office reserves the rights to take lease enforcement action against the breaches without further notice; and
- (ii) unless and until the unauthorised structures are duly rectified by the lots owners/applicants or entirely included in the current application, his office objects to the application which must be brought to the attention of the Board when it considers the application;
- (e) there is no SH application approved at the Site; and
- (f) the applicant should note his advisory comments as detailed 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 DLO/YL of LandsD, there is no SH application approved 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 comprises mainly residential dwellings and vehicle parks intermixed with a school, restaurant, storage uses, 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 Regarding DLO/YL of LandsD’s concern on the unauthorised structures outside the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 11.5 The Site is the subject of five previous approvals for temporary public vehicle park between 2012 and 2025 including the last approved application No. A/YL-PS/748 submitted by the same applicant. However, the planning permission was subsequently revoked on 2.2.2026 due to non-compliance with time-limited approval conditions 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.
- 11.6 There are 17 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	Layout Plan
Drawing A-2	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**