

RNTPC Paper No. A/YL-PS/786
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/786

<u>Applicant</u>	: Ms. TANG Shuk Fan represented by Allgain Land Planning Limited
<u>Site</u>	: Various Lots in D.D.122 and Adjoining Government Land (GL), Ping Hing Lane, Ping Shan, Yuen Long
<u>Site Area</u>	: About 3,700 m ² (including GL about 10 m ² or 0.27%)
<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
<u>Zoning</u>	: “Village Type Development” (“V”) (about 49%); <i>[restricted to a maximum building height of 3 storeys (8.23m)]</i> “Residential (Group E) 2” (“R(E)2”) (about 27%); <i>[restricted to a maximum plot ratio of 0.6 and a maximum building height of 5 storeys including car park]</i> “Residential (Group B) 1” (“R(B)1”) (about 13%); and <i>[restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 5 storeys (15m) including car park]</i> “Residential (Group B) 2” (“R(B)2”) (about 11%); <i>[restricted to a maximum plot ratio of 1 and a maximum building height of 5 storeys including car park]</i>
<u>Application</u>	: Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles (LGVs) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary public vehicle park for private cars and LGVs for a period of three years at the application site (the Site) falling within an area zoned “V”, “R(E)2”, “R(B)1” and “R(B)2” on the OZP (**Plan A-1a**). According to the Notes of the OZP for the “V”, “R(E)2”, “R(B)1” and “R(B)2” zones, ‘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, fenced off 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 southern part is accessible from Castle Peak Road – Ping Shan Section via Ping Ha Road and Ping Hing Lane (**Drawing A-1, Plans A-2 and A-3**). According to the applicant, a total of 115 parking spaces including 83 parking spaces for private cars (5m x 2.5m each) and 32 parking spaces for LGVs (7m x 3.5m each) are provided at the Site. Four single-storey structures (about 3.5m in height) with a total floor area of about 84m² are provided for office, storage, rain shelter and toilet at the Site. No medium goods vehicle and heavy goods vehicle and/or container trailer/tractor will be allowed to enter the Site and no vehicle without valid licences issued under the Road Traffic Ordinance is allowed to park at the Site. No workshop and repairing activities will be carried out at the Site. The operation hours are from 7 a.m. to 11 p.m. daily. The location plan with vehicular access and layout plan submitted by the applicant are at **Drawings A-1 and A-2** respectively.
- 1.3 The Site was, in whole or in part, involved in 11 previous applications for temporary public vehicle park approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2002 and 2025 (details at paragraph 5 below). Comparing with the last approved application No. A/YL-PS/756, the current application is submitted by the same applicant for the same use on the same site with the same 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 23.6.2026 (**Appendix I**)
 - (b) Supplementary Information (SI) received on 29.6.2026 (**Appendix Ia**)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and SI at **Appendices I to Ia**. They can be summarised as follows:

- (a) The Site has previously been granted with 11 planning permissions for parking use since 2002. 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 on the existing drainage facilities at the Site is submitted for review by relevant government department.
- (b) The applied use which is temporary in nature would not jeopardise the long-term planning intentions of the “V”, “R(E)2”, “R(B)1” and “R(B)2” zones.
- (c) The applied use can help meet the parking demand of nearby indigenous villages.

- (d) The applicant will comply with all the approval conditions imposed under the application should the application be approved.

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 notice 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 11 previous applications (No. A/YL-PS/115, 159, 212, 239, 292, 356, 458, 521, 589, 658 and 756) for temporary public vehicle park for various types of vehicles covering different extents of the Site. All the applications were approved with conditions by the Committee between 2002 and 2025 mainly on the considerations that the applied use was not incompatible with the surrounding areas; approval of the application on a temporary basis would not frustrate the long-term development of the area; and the departmental concerns could be addressed by implementation of approval conditions. However, the planning permission of the last application No. A/YL-PS/756 was subsequently revoked on 20.4.2026 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/775 and 776 both for temporary public vehicle park for private cars for a period of three years within 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, fenced off and currently occupied by the applied use without valid planning permission; and
- (b) accessible from Castle Peak Road – Ping Shan Section via Ping Ha Road and Ping Hing Lane (**Plan A-2**).

7.2 The surrounding areas comprise predominantly residential dwellings intermixed with parking of vehicles, open storage yard, a warehouse, an orchard, a residential care home for the elderly (RCHE) and unused/vacant land.

8. Planning Intentions

8.1 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.

8.2 The planning intention of “R(E)2” zone is primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

8.3 The planning intention of “R(B)1” and “R(B)2” zones is primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood 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 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 30.6.2026, 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 for private cars and LGVs for a period of three years at the Site which is zoned “V”, “R(E)2”, “R(B)1” and “R(B)2” on the OZP. Whilst the applied use is not entirely in line with the planning intentions of the “V”, “R(E)2”, “R(B)1” and “R(B)2” zones, it could provide vehicle parking spaces to meet any such parking demand in the area. In this regard, C for T supports the application from traffic engineering point of view. According to the District Lands Officer/Yuen Long of Lands Department, there is no SH application approved or under processing at the “V” zone portion of the Site. There is currently no development proposal for residential development at the “R(E)2”, “R(B)1” and “R(B)2” portions of the Site. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intentions of the “V”, “R(E)2”, “R(B)1” and “R(B)2” zones.
- 11.2 The surrounding areas comprise mainly residential dwellings intermixed with parking of vehicles, open storage yard, a warehouse, an orchard, a RCHE 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 11 previous approvals for temporary public vehicle park between 2002 and 2025 including the last approved application No. A/YL-PS/756

submitted by the same applicant. However, the planning permission was subsequently revoked on 20.4.2026 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 on 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 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 intentions of the “V”, “R(E)2”, “R(B)1” and “R(B)2” zones which are primarily for development of Small Houses by indigenous villagers, and for residential developments. No strong planning justification has been given in the submission for a departure from the planning intentions, 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 23.6.2026
Appendix Ia	SI received on 29.6.2026
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
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**