

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/627

- Applicant** : 寶標有限公司 represented by 海願規劃發展公司
- Site** : Various Lots in D.D. 124, Ha Tsuen, Yuen Long
- Site Area** : About 3,740m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK & HT) Outline Zoning Plan (OZP) No. S/HSK/4
(currently in force)
- Draft HSK & HT OZP No. S/HSK/3
(at the time of submission)
- [the zoning and development restrictions for the application site (the Site) remain unchanged on OZP No. S/HSK/4]*
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Temporary Public Vehicle Park (Private Cars) with Ancillary Site Office for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (private cars) with ancillary site office for a period of three years at the Site falling within an area zoned “V” on the OZP (**Plan A-1**). According to the Notes of the OZP for “V” zone, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use requiring planning permission from the Town Planning Board (the Board). The Site is currently hard-paved and vacant with some temporary structures (**Plans A-3 and A-4**).
- 1.2 The Site is accessible from Tin Ha Road via a local track with the vehicular ingress/egress at the eastern part of the Site (**Drawing A-1 and Plan A-2**). According to the applicant, a total of 40 parking spaces for private cars (5m x 2.5m each) will be provided. Three temporary structures (one to two storeys, 3.5m to 8.5m in height) with a total floor area of about 878m² are proposed for guard room, toilet, site office and staff room. Only licenced vehicles will be parked at the Site. No light, medium, heavy goods vehicle and container tractor/trailer will be allowed to park at

the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. The operation hours are 24 hours daily including Sundays and public holidays. The site layout plan with vehicular access 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 received on 12.8.2026 (Appendix I)
- (b) Further Information (FI) received on 29.9.2026* (Appendix Ia)

**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 FI at **Appendices I** and **Ia**. They can be summarised as follows:

- (a) the proposed use is intended to provide parking spaces to meet the parking demand of nearby residence. The proposed use is temporary in nature and would not jeopardise the long-term planning intention of the concerned zone;
- (b) the proposed use is compatible with the surrounding areas which are mainly occupied by residential dwellings; and
- (c) sufficient manoeuvring space is provided within the Site and no vehicle is allowed to turn back onto the local access, and hence insignificant traffic impact is anticipated. There will also be insignificant environmental and noise impacts induced by the proposed use.

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 Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending notice to Ha Tsuen 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.

5. **Previous Application**

The Site was involved in a previous application (No. A/HSK/299) for filling of land for 33 Permitted Houses (New Territories Exempted House (NTEH)) which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 14.5.2021. The considerations for this application are not relevant to the current application which is for a different use. Details of the previous application are summarised at **Appendix II** and its boundary is shown on **Plan A-1**.

6. **Similar Applications**

There are two similar applications (No. A/HSK/354 and 513) involving temporary public vehicle park use within the subject “V” zone in the past five years. Both of them were approved with conditions by the Committee between 2022 and 2024 mainly on the considerations that the temporary approval would not jeopardise the long-term planning intention of the concerned zone; the proposed use was not incompatible with the surrounding land uses; and there were no adverse comments from concerned government departments. Details of these applications are 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) accessible from Tin Ha Road via a local track; and
- (b) currently hard-paved and vacant with some temporary structures.

7.2 The surrounding areas are predominantly occupied by residential dwellings intermixed with warehouses, parking of vehicles, open storage yard and unused land.

8. **Planning Intention**

The planning intention of the “V” zone is 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 (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 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 departments as set out in paragraphs 9.2 and 9.3 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; and
- (b) her advisory comments are at **Appendix IV**.

9.3 The following government department has adverse comments on the application:

Land Administration

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

- (a) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (b) there are unauthorized structures at Lot 2033 RP in D.D 124 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
- (c) no SH application has been approved but there are SH applications under processing within the Site; and
- (d) should the application be approved, the applicant should note his advisory comments in **Appendix IV**.

10. Public Comment Received During Statutory Publication Period

On 21.8.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual (**Appendix V**) providing views on site utilisation and possible provision of electric vehicle charging facilities at the Site.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary public vehicle park (private cars) with ancillary site office for a period of three years at the Site zoned “V” on the OZP. Whilst the proposed use is not entirely in line with the planning intention of the “V” zone, the proposed temporary public vehicle park can help meet the local demand for parking spaces. In this regard, C for T supports the application from traffic engineering perspective. Besides, DLO/YL, LandsD advises that no SH application has been approved but there are SH applications under processing at the Site. Nevertheless, the applicant has committed to cease operation of the proposed use once the SH applications are approved by LandsD. In this regard, approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the “V” zone.
- 11.2 The proposed use is considered not incompatible with the surrounding areas which are predominantly occupied by residential dwellings intermixed with warehouses, parking of vehicles, open storage yard and unused land (**Plan A-2**).
- 11.3 Other relevant government departments consulted including the Director of Environmental Protection, Director of Fire Services and Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment on the application from environment, fire safety and drainage perspectives

respectively. To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 12.2 below. Should the application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisances on the surrounding areas. Regarding DLO/YL, LandsD’s concern on the unauthorized structures on the concerned lot of the Site, the applicant will be advised to liaise with LandsD on the land administrative matters should the Committee approve the application.

- 11.4 There are two similar applications for temporary public vehicle park approved by the Committee within the same “V” zone in the past five years as detailed in paragraph 6 above (**Plan A-1**). Approval of the current application is generally in line with the previous decisions of the Committee.
- 11.5 Regarding the public comment as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.4 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 **9.10.2029**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the submission of a 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 **9.4.2027**;
- (b) in relation to (a) above, the implementation of the 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 **9.7.2027**;
- (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 **9.4.2027**;
- (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 **9.7.2027**;
- (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 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 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 proposed use is not in line with the planning intention of the "V" zone which is 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. There is no strong 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 received on 12.8.2026
Appendix Ia	FI received on 29.9.2026
Appendix II	Previous and Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment
Drawing A-1	Proposed Layout Plan with Vehicular Access
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2026**