

RNTPC Paper No. A/YL-PS/793
For Consideration by
the Rural and New Town
Planning Committee
on 9.10.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/793

- Applicant** : Hung Wan Taxi Company Limited represented by Allgain Land Planning Limited
- Site** : Various Lots in D.D. 122, Ping Shan, Yuen Long
- Site Area** : About 6,000m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/22
- Zoning** : “Comprehensive Development Area” (“CDA”)
[restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park]
- Application** : Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles (MGVs) 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 MGVs for a period of three years at the application site (the Site) falling within an area zoned “CDA” on the OZP (**Plan A-1a**). According to the Notes of the OZP for the “CDA” zone, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use which requires permission from the Town Planning Board (the Board). The Site is currently fenced off, hard-paved and occupied by the applied use without valid planning permission (**Plans A-2, A-4a to 4b**).
- 1.2 The Site with the ingress/egress at the southern part is accessible from Long Ping Road via a local track (**Drawing A-1, Plans A-2 and A-3**). According to the applicant, a total of 94 parking spaces including 55 private car parking spaces (5m x 2.5m each) and 39 MGVs parking spaces (11m x 3.5m each) are provided within the Site. Only private cars and MGVs not exceeding 24 tonnes and vehicles with valid licences issued under Road Traffic Ordinance are allowed to enter/park at the Site. A two-storey structure with a floor area of not exceeding 75m² (with a maximum height of 7m) is provided for site office, security and surveillance camera room. No vehicle

repairing, cleaning, dismantling and other workshop activities will be carried out at the Site. The operation hours of the public vehicle park are from 7:00a.m. to 10:00p.m. on Mondays to Sundays (excluding public holidays). The vehicular access plan, layout plan and drainage proposal submitted by the applicant are at **Drawings A-1 to A-3** respectively.

- 1.3 The Site was involved in two previous applications for temporary public vehicle park use for the same types of vehicles approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2022 and 2024 (details are at paragraph 5 below). Compared with the last approved application No. A/YL-PS/708, the current application is submitted by a different applicant for the same use on the same site with the same 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 **(Appendix I)** 11.8.2026
 - (b) Supplementary information (SI) received on **(Appendix Ia)** 14.8.2026

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 and Ia**. They can be summarised as follows:

- (a) The Site has previously been granted with planning permissions for the same applied use and there has been no major change in planning circumstances and operation mode since the last approval.
- (b) The applied use will meet the parking demand for private cars and MGVs in the vicinity. It will ease the adverse traffic impact arising from illegal parking on the streets.
- (c) The applied use will be fenced off from the surroundings. No adverse environmental impact to the nearby residents is anticipated.
- (d) The applied use is compatible with the surrounding developments and will not generate significant traffic impact.
- (e) Similar applications for temporary public vehicle parks within the “CDA” zone were previously approved by the Committee.

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 the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

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

5. **Previous Applications**

5.1 The Site, in whole or in part, was involved in eight previous planning applications (No. A/YL-PS/33, 79, 85, 113, 182, 642, 660 and 708) for temporary public vehicle park, open storage and residential uses. Details of these 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/660 and 708 for temporary public vehicle park for private cars and MGVs for a period of three years were approved with conditions by the Committee in 2022 and 2024 respectively mainly on the considerations that the applied use was not incompatible with the surrounding areas; the applied use would unlikely create significant adverse traffic, drainage, fire safety and landscape impacts to the surrounding areas; and the applied use would not frustrate the long-term development of the area. However, the planning permission of the last application No. A/YL-PS/708, which was submitted by a different applicant, was subsequently revoked on 19.1.2026 due to non-compliance with time-limited approval condition regarding the submission of drainage proposal.

Rejected Applications

5.3 Two applications¹ (No. A/YL-PS/33 and 182) involving larger sites for temporary public vehicle park with/without open storage use were rejected by the Committee in 1998 and 2004 respectively on the grounds that there was insufficient information to demonstrate that there would be no adverse traffic and drainage impacts on the surrounding areas; the application was not in line with the then Town Planning Board Guidelines No. 13F on “Open Storage and Port Back-up Uses”; and the proposal was incompatible with the surrounding residential dwellings.

¹ The Site was zoned “Undetermined” at the time of consideration.

- 5.4 The remaining four applications (No. A/YL-PS/79, 85, 113 and 642) for various temporary open storage uses and proposed residential development were rejected by the Committee between 2000 and 2021 and the considerations are not relevant to the current application which involves a different use.

6. Similar Applications

There are three similar applications (No. A/YL-PS/687, 716 and 763) for temporary public vehicle park use within the same “CDA” 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 the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

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

- 7.1 The Site is:
- (a) fenced off, hard-paved and occupied by the applied use without valid planning permission; and
 - (b) accessible via a local track leading to Long Ping Road.
- 7.2 The surrounding areas mainly comprise storage/open storage yards, public vehicle parks, vacant land and temporary structures.

8. Planning Intention

The “CDA” zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

9. Comments from Relevant Government Departments

- 9.1 Apart from the government department as set out in paragraph 9.2 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

Comments 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 Periods

On 18.8.2026, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual was received (**Appendix VI**) concerning the non-compliance with approval conditions under the previous planning application No. A/YL-PS/708.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary public vehicle park for private cars and MGVs for a period of three years at the Site zoned “CDA” on the OZP. Although the applied use is not in line with the planning intention of the “CDA” 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 from traffic engineering perspective. Besides, there is no known development proposal at the Site. Approval of the application on a temporary basis for a period of three years will not frustrate the long-term development of the “CDA” zone.
- 11.2 The Site is mainly surrounded by storage/open storage yards, public vehicle parks, vacant land and temporary structures (**Plan A-2**). The applied use is considered not incompatible with the surrounding land uses.
- 11.3 Other relevant government departments consulted including the Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no objection to/no adverse comment on the application from environmental, drainage and fire safety perspectives 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 has been granted with two previous approvals for the same use between 2022 and 2024, and three similar applications within the same “CDA” zone have been approved in the past five years (**Plan A-1a**). Approval of the current application is in line with the Committee’s previous decisions.
- 11.5 Regarding the public comment as summarised in paragraph 10 above, the current application is submitted by a different applicant as compared to the last approved application No. A/YL-PS/708. The planning considerations and assessments in paragraphs 11.1 to 11.4 above are also relevant.

12. **Planning Department's Views**

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 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 **9.10.2029**. 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 the 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 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 **9.7.2027**;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (d) the submission of a revised fire service installations proposal within **6** months from the date of the 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 revised fire service installations proposal within **9** months from the date of the 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 above planning condition (a), (b), (d) or (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 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 "CDA" zone which is primarily for comprehensive development/ redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. No strong 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 11.8.2026
Appendix Ia	SI received on 14.8.2026
Appendix II	Previous Applications
Appendix III	Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Vehicular Access Plan
Drawing A-2	Layout Plan
Drawing A-3	Drainage Proposal
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos