RNTPC Paper No. A/NE-LYT/881
For Consideration by the
Rural and New Town
Planning Committee
on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LYT/881

Applicant	:	Yicko Investment Consultants & Management Limited
Site	:	Lots 807 S.E, 827 RP (Part) and 828 RP in D.D. 83, Lung Yeuk Tau, Fanling, New Territories
Site Area	:	About 900m^2
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19
Zoning	:	"Residential (Group C)" ("R(C)")
Application	:	Temporary Private Vehicle Park (Private Cars Only) for a Period of Three Years

1. The Proposal

1.1 The applicant seeks planning permission for temporary private vehicle park (private car only) for a period of three years at the application site (the Site) falling within an area zoned "R(C)" on the OZP (**Plan A-1**). According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is partly fenced-off, and currently used for the applied use without valid planning permission (**Plan A-4**).

1.2 The Site, with an ingress/egress at its west, is accessible from Sha Tau Kok Road – Lung Yeuk Tau via Dao Yang Road (**Plans A-1** and **A-2**). According to the applicant, the applied use is for a temporary private vehicle park serving the nearby residents. There are 34 private car parking spaces (5m (L) x 2.5m (W) each) at the Site (**Drawing A-1**). The operation hours of the applied use are 24 hours daily (including public holidays). No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the Site. Only private car as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the Site. Sufficient manoeuvring space is provided within the Site and there would be no queuing or waiting of vehicle from the Site onto the access road. Potted plants will be placed along the northern boundary of the Site as boundary fencing. To

direct vehicles accessing the Site from Sha Tau Kok Road – Lung Yeuk Tau via Dao Yang Road and to enhance pedestrian safety in the area, traffic management measures will be implemented (**Drawing A-2**), including (i) provision of a yellow box junction road marking in front of the ingress/egress; (ii) installation of traffic safety mirrors and 'left-in/right-out' signage at prominent locations near the ingress/egress; (iii) erection of 'no left turn' signs; (iv) provision of a 'Give Way' road marking and directional turning signs within the Site; and (v) deployment of on-site staff to manage traffic entering/exiting the Site. The layout and traffic management plans submitted by the applicant are shown in **Drawings A-1** and **A-2** respectively.

1.3 The Site is the subject of a previous application (No. A/NE-LYT/826) for the same use submitted by the same applicant, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 8.11.2024 (as detailed in paragraph 5 below) (**Plan A-1**). The planning approval was subsequently revoked in 8.8.2026 due to non-compliance with approval conditions. Compared with the previously approved application, the applied use, layout and major development parameters under the current application remain unchanged.

1.4 In support of the application, the applicant has submitted the following documents:

(a)	Application Form with Attachments received on 17.9.2026	(**Appendix I**)
(b)	Supplementary Information (SI) received on 23.9.2026	(**Appendix Ia**)
(c)	SI received on 25.9.2026	(**Appendix Ib**)
(d)	Further Information (FI) received on 30.10.2026^	(**Appendix Ic**)

^ *accepted and exempted from the 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, SIs and FI at **Appendices I** to **Ic** as summarised below:

(a) the application is for a temporary private vehicle park serving the nearby residents to address the pressing parking demand of the area;

(b) the applied use is temporary in nature and is compatible with the surrounding area;

(c) the applied use would not result in adverse traffic impact on the surrounding areas. Besides, the applicant will impose various traffic management measures to ensure the proper use of the applied use and safeguard pedestrian safety; and

(d) the applied use would not induce adverse environmental, drainage and landscape impacts on the surrounding areas.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner" of the Site. 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. A recent site inspection revealed that the Site was used for place for parking of vehicles. Warning poster was posted on-site and warning letters were issued to remind relevant parties the provisions of the Town Planning Ordinance (the Ordinance) and not to undertake unauthorized development under the Ordinance.

5. Previous Application

5.1 The Site is the subject of a previous application (No. A/NE-LYT/826) for the same use submitted by the same applicant, which was approved with conditions by the Committee on 8.11.2024, mainly on the considerations that the proposed use would not frustrate the long-term planning intention of the "R(C)" zone; it was not incompatible with the surrounding areas; there were no major adverse departmental comments or their concerns could be addressed by relevant approval conditions; and no significant adverse traffic, drainage, environmental and landscape impacts from the proposed use were anticipated. However, the planning permission was revoked subsequently on 8.8.2026 due to non-compliance with approval conditions in relation the implementation of drainage proposal and traffic management measures. Compared with the previous application, the applied use, layout and major development parameters under the current application remain unchanged.

5.2 Details of the previous application are summarised at **Appendix II** and its location is shown on **Plan A-1**.

6. Similar Applications

6.1 There are five similar applications (No. A/NE-LYT/752, 775, 806, 825 and 834) involving four sites for temporary private/public vehicle park within/straddling the same "R(C)" zone on the OZP in the vicinity of the Site in the past three years, which were all approved with conditions by the Committee between 2021 and 2025 mainly on the similar consideration as detailed in paragraph 5.1 above.

6.2 Details of the similar applications are summarised at **Appendix III** 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) partly fenced-off and currently used for the applied use without planning permission; and

(b) abutting Dao Yang Road to the immediate west, which is a local access road under private ownership mainly serving Ma Liu Shui San Tsuen, leading to Sha Tau Kok Road – Lung Yuek Tau and Hai Wing Road.

7.2 The surrounding areas are of rural character mainly comprising low-rise residential buildings/domestic structures, storages/warehouses, workshops and vacant land, and tree clusters or vegetated areas. To the further southwest across Hai Wing Road is Ma Liu Shui San Tsuen.

8. Planning Intention

The planning intention of the "R(C)" zone is primarily for low-rise, low-density residential developments 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, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and recommended advisory clauses are provided at **Appendices IV** and **V** respectively.

9.2 The following government department provides views on the application:

Traffic

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

(a) she has no comment on the application from traffic engineering perspective;

(b) taking into consideration the location of the Site and the applied use, etc., should the application be approved, the following approval conditions are recommended:

(i) the implementation of traffic management measures, as proposed by the applicant (paragraph 1.2 above and **Drawing A-2** refers), to the satisfaction of C for T or of the Board; and

(ii) in relation to (i) above, the implemented traffic management measures shall be maintained at all times during the planning approval period; and

(c) her advisory comments are at **Appendix V**.

10. Public Comments Received During Statutory Publication Period

On 29.9.2026, the application was published for public inspection. During the statutory public inspection period, four public comments were received (**Appendix VI**). Two comments from the Indigenous Inhabitant Representative of Ma Liu Shui San Tsuen and an individual expresses views on the application that the actual number of vehicles parked on-site appears larger than the proposed scheme, and state that villagers and residents of Ma Liu Shui San Tsuen will object to the application unless vehicles access the Site via Dao Yang Road without passing through Hai Wing Road. The remaining two comments

from a member of the North District Council and an individual indicate no comment on the application.

11. Planning Considerations and Assessments

11.1 The application is for temporary private vehicle park (private cars only) for a period of three years at the Site zoned "R(C)" on the OZP (**Plan A-1**). Whilst the applied use is not in line with the planning intention of the "R(C)" zone, the applicant advises that it could help to serve the parking needs of the nearby residents. Besides, there is no known development proposal for the Site. Taking into account the planning assessments below, there is no objection to the applied use on a temporary basis for a period of three years.

11.2 The Site, which is partly fenced-off and currently used for the applied use without a valid planning permission, is situated within an area of rural character mainly comprising low-rise residential buildings/domestic structures, storages/warehouses, workshops and vacant land, and tree clusters or vegetated areas (**Plans A-2** and **A-4**). The applied use is considered not incompatible with the surrounding land uses. The Chief Town Planner/Urban Design & Landscape, Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective, and considers that significant adverse landscape impact arising from the applied use is not anticipated.

11.3 Whilst C for T has no comment on the application from traffic engineering perspective, she recommends to impose approval conditions on the implementation and maintenance of traffic management measures as proposed by the applicant, taking into account the location of the Site and the applied use. Other concerned government departments consulted, including the Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection, have no objection to or no adverse comment on the application. To address the technical requirements of concerned government departments, appropriate approval conditions are recommended in paragraph 12.2 below. Should the planning application be approved, the applicant will also be advised to follow the requirements of the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" in order to minimise the possible environmental nuisance on the surroundings.

11.4 The Site is the subject of a previously approved application (No. A/NE-LYT/826) for the same use (**Plan A-1**), for which the permission was revoked in August 2026 due to non-compliance with approval conditions, as detailed in paragraph 5.1 above. In support of the application, the applicant has submitted the accepted drainage proposal and traffic management measures. As there is no major change in planning circumstances since the approval of the previous application, sympathetic consideration may be given to the 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 five approved similar applications for temporary private/public vehicle park within the same "R(C)" zone (**Plan A-1**) as detailed in paragraph 6.1 above.

The planning circumstances of the current application are similar to those of the approved applications. Approval of the current application is generally in line with the Committee's previous decisions.

11.6 Regarding public comments as detailed in paragraph 10 above, the government departments' comments and the planning assessments above are relevant.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments in paragraph 10 above, PlanD 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 ***~~26~~***.11.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

(a) the implementation of the accepted 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 6.8.2027;

(b) in relation to (a) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;

(c) the implementation of the traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 6.8.2027;

(d) in relation to (c) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;

(e) if any of the above planning condition (b) or (d) 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

(f) if any of the above planning condition (a) or (c) 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 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 "R(C)" zone which is primarily for low-rise, low-density residential developments. There is no

strong planning 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 the 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 17.9.2026
Appendix Ia	SI received on 23.9.2026
Appendix Ib	SI received on 25.9.2026
Appendix Ic	FI received on 30.10.2026
Appendix II	Previous Application
Appendix III	Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments
Drawing A-1	Site Layout Plan
Drawing A-2	Traffic Management Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026