RNTPC Paper No. A/YL-LFS/628A
For Consideration by the
Rural and New Town Planning
Committee on 20.11.2026

**APPLICATION FOR PERMISSION**
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-LFS/628**

**Applicant** : 黃浩鋒 (Mr.) represented by 海願規劃發展公司

**Site** : Various Lots in D.D. 129, Sha Kong Wai, Yuen Long

**Site Area** : About 2,390m$^2$

**Lease** : Block Government Lease (Demised for Agricultural Use)

**Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11

**Zoning** : "Village Type Development" ("V")
*[Restricted to a maximum building height of 3 storeys (8.23m)]*

**Application** : Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities and Associated Filling of Land for a Period of 3 Years

## 1. The Proposal

1.1 The applicant seeks planning permission for proposed temporary public vehicle park (PVP)(excluding container vehicles) with ancillary electric vehicle charging facilities and associated filling of land for a period of three years at the application site (the Site) falling within an area zoned "V" on the OZP (**Plan A-1**). According to the Notes of the OZP for the "V" zone, 'Public Vehicle Park (excluding container vehicle)' which is a Column 2 use and filling of land require planning permission from the Town Planning Board (the Board). The southern part of the Site is currently hard-paved and vacant, while the northern part is undergoing paving works, both without valid planning permission (**Plans A-2 and A4**).

1.2 The Site is accessible from Man Tak Road with the ingress/egress point located at the northeastern part of the Site (**Plans A-2 and A-3**). According to the applicant, the proposed PVP will provide 20 parking spaces for private cars (5m x 2.5m each) and 10 parking spaces for light goods vehicles (LGVs) (3.5m x 7m each). 17 EV charging stations, each with an output of not less than 7kw, will be provided (**Drawing A-2)**. Five single-storey structures (about 4m in height) with a total floor area of about 344m$^2$ would be erected for car parking shelter, electricity meter room, toilet, guard room and office.

1.3 According to the applicant, only licenced vehicles would be parked at the Site. No container vehicles will be allowed to park at the Site. No flammable materials will be stored and no vehicle repairing, painting, car washing and cleaning, dismantling or

other workshop activities will be allowed at the Site. The PVP will operate 24 hours daily including Sundays and public holidays. Sewage generated at the Site would be collected by the holding tank of the portable toilets and tanked away regularly.

1.4 The applicant also seeks planning permission for regularisation of land filling works at the entire Site (about 2,390m$^2$) with concrete of about 0.2m in depth (**Drawing A-4**) to facilitate the construction of structures and access for vehicles. The location plan, layout plan, drainage plan and land filling plan submitted by the applicant are at **Drawings A-1 to A-4** respectively.

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

| | | |
|---|---|---|
| (a) | Application Form with attachments received on 31.7.2026 | (**Appendix I**) |
| (b) | Supplementary Information (SI) received on 5.8.2026 | (**Appendix Ia**) |
| (c) | Further Information (FI) received on 16.9.2026* | (**Appendix Ib**) |
| (d) | FI received on 29.9.2026* | (**Appendix Ic**) |
| (e) | FI received on 13.11.2026* | (**Appendix Id**) |
| | *[*accepted and exempted from publication and recounting requirements]* | |

1.6 On 17.9.2026, the Rural and New Town Planning Committee (the Committee) of the Board 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, SI and FI at **Appendices I to Ib**. They can be summarised as follows:

(a) the proposed use is temporary in nature for a period of three years and will not jeopardise the long-term planning intention;

(b) the temporary PVP (private cars) can accommodate residents' vehicles in an orderly and centralised manner, improve the situation of random parking and vehicle safety, and enhance road safety;

(c) vehicles can manoeuvre within the Site and there will be no car queues on public road at any time. Vehicles are not allowed to enter or exit the Site in reverse direction at any time. The proposed use will not cause adverse traffic impact on the surrounding areas; and

(d) with proper land management, dumping of waste at vacant land can be prevented.

## 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 Ordinance (TPB PG-No. 31B) by posting site notice and sending notification letter to the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members' inspection.

## 4. Background

The storage use on the Site would be subject to planning enforcement action.

## 5. Previous Applications

Part of the Site was involved in two previous applications No. A/YL-LFS/22 and 62. Application No. A/YL-LFS/22 for temporary open storage of tyres was rejected by the Committee on 10.7.1998. Application No. A/YL-LFS/62 for temporary vehicle park for container trailers, tractors and lorries with ancillary repair workshop, which was considered as a port-back up use under the relevant Town Planning Board Guidelines No. 13A, was rejected by the Committee on 22.12.2000. The considerations of these two previous applications are not relevant to the current application which is for a different use.

## 6. Similar Applications

Within the same "V" zone, there are 17 similar applications (No. A/YL-LFS/427, 429, 431, 464, 467, 480, 483, 485, 528, 533, 535, 536, 548, 562, 584, 603 and 613) involving temporary PVP for private cars and/or light goods vehicles with or without filling of land in the past five years. All the applications were approved by the Committee between 2022 and 2026 mainly on considerations that the temporary use would not jeopardise the long-term planning intention; the use was not incompatible with the surrounding land uses; there were no adverse comments from concerned government departments and the technical concerns could be addressed by implementation of approval conditions. Details of these similar applications are summarised in **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) currently hard-paved and vacant in the southern part, while the northern part is undergoing paving works, both without valid planning permission; and

(b) accessible via a local track from Man Tak Road.

7.2 The surrounding areas are predominated by village houses, vehicle parks, open storage of construction materials, plant nursery, vehicle repair workshop, warehouse, logistic use and vacant land.

## 8. Planning Intention

8.1 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 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.

8.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment, permission from the Board is required for such activities.

## 9. Comments from Relevant Government Bureau/Departments

9.1 Apart from the government department as set out in paragraph 9.2 below, other bureau/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 from traffic engineering perspective; and

(b) her advisory comments are in **Appendix IV**.

## 10. Public Comment Received During Statutory Publication Period

On 7.8.2026, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual (**Appendix V**) was received objecting to the application mainly on grounds that open storage use has been operating at the Site without valid planning permission and has generated adverse impact on road safety.

## 11. Planning Considerations and Assessments

11.1 The application is for proposed temporary PVP (excluding container vehicles) with ancillary electric vehicle charging facilities and associated filling of land for a period of three years at the Site falling within an area zoned "V" on the OZP (**Plan A-1**). Although the proposed use is not entirely in line with the planning intention of the "V" zone, it can serve the local villagers/residents and meet their car parking needs. In this regard, C for T supports the application from traffic engineering perspective. Besides, the District Lands Officer/Yuen Long, Lands Department advises that there is no Small House application approved or under processing at the Site. Approval of the application on a temporary basis for three years would not jeopardise the long-term planning intention of the "V" zone.

11.2 The applicant also seeks planning permission for regularisation of land filling works at the entire Site (about 2,390m$^2$) with concrete of about 0.2m in depth. Filling of land within the "V" zone requires planning permission from the Board as they may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment. In this regard, the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) and Director of Environmental Protection have no objection to the application from drainage and environmental perspectives

respectively.

11.3 The surrounding areas are predominated by village houses, vehicle parks, open storage of construction materials, plant nursery, vehicle repair workshop, warehouse, logistic use and vacant land. The proposed use is considered not incompatible with the surrounding land uses.

11.4 Other concerned government departments consulted including the Director of Fire Services (D of FS) have no adverse comments on the application from fire safety aspects. The technical requirements of CE/MN, DSD and D of FS could be addressed by implementation of approval conditions in paragraph 12.2 below. Should the planning application be approved, the applicant will also be advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise any potential environmental nuisances on the surrounding areas.

11.5 There are 17 approved similar applications for temporary PVP within the same "V" zone in the past five years (**Plan A-1**). Approval of the current application is in line with the previous decisions of the Committee.

11.6 Regarding the public comment as stated in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.5 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 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 **20.11.2029**. 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 planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **20.5.2026**;

(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 **20.8.2026**;

(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 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 **20.5.2026;**

(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 **20.8.2026;**

(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 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 with associated filling of land is not in line with the planning intention of the "V" zone which is primarily for development of Small Houses by indigenous villagers. 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 planning 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

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|---|---|
| **Appendix I** | Application Form with attachments received on 31.7.2026 |
| **Appendix Ia** | SI received on 5.8.2026 |
| **Appendix Ib** | FI received on 16.9.2026 |
| **Appendix Ic** | FI received on 29.9.2026 |
| **Appendix Id** | FI received on 13.11.2026 |
| **Appendix II** | Previous and Similar Applications |
| **Appendix III** | Government Departments' General Comments |
| **Appendix IV** | Recommended Advisory Clauses |
| **Appendix V** | Public Comment Received During Statutory Publication Period |
| **Drawing A-1** | Location Plan |
| **Drawing A-2** | Layout Plan |
| **Drawing A-3** | Drainage Plan |

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|---|---|
| **Drawing A-4** | Land Filling Plan |
| **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**
**NOVEMBER 2026**