RNTPC Paper No. A/YL-NSW/368B
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-NSW/368

Applicant	:	陳錦雄 represented by 海願規劃發展公司
Site	:	Lot 1510 and Extension RP (Part) in D.D. 115 and Adjoining Government Land (GL), Nam Sang Wai, Yuen Long
Site Area	:	About 1,010m^2 (including GL of about 158m^2 (about 15.6%))
Lease	:	New Grant No. YL2992 (for school purpose)
Plan	:	Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/12 *(currently in force)* Draft Nam Sang Wai OZP No. S/YL-NSW/11 *(at the time of submission)*
Zoning	:	"Undetermined" ("U") *(no change on the current OZP)*
Application	:	Proposed Temporary Shop and Services (Vehicle Parts) and Public Vehicle Park (Private Car) with Ancillary Electric Vehicle Charging Facilities for a Period of 3 Years

1. The Proposal

1.1 The applicant seeks planning permission for proposed temporary shop and services (vehicle parts) and public vehicle park (private car) with ancillary electric vehicle (EV) charging facilities for a period of three years at the application site (the Site), which falls within an area zoned "U" on the OZP (**Plan A-1a**). According to the Notes of the OZP, all uses or developments in the "U" zone, except those specified as always permitted under the covering Notes, require planning permission from the Town Planning Board (the Board). The Site is currently fenced-off, hard-paved and used for parking of vehicles with temporary structures erected without valid planning permission (**Plans A-2 and A-4**).

1.2 The Site is accessible via Siu Sheung Road leading from Pok Oi Interchange with an ingress/egress at its eastern part (**Plans A-2 and A-3**). According to the applicant, the proposed uses involve 10 single-storey structures with heights ranging from 3m to 8.1m[1] and a total floor area of about 296m^2 for shop and services use (selling vehicle

[1] A signboard of 4.1m in height is put atop a 4m-high structure.

parts), public vehicle park (private cars) of 19 parking spaces each with ancillary EV charging facilities, ancillary storage uses, rain shelters, guard room and meter room. Only licensed private cars are allowed to be parked within the Site. A light-emitting diode (LED) signboard will be lighted up only from 9:00 a.m. to 8:00 p.m. daily. No public announcement system and loud speaker will be used at the Site at all times. No car washing, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be involved at the Site at all times. The operation hours for shop and services will be between 9:00 a.m. and 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays, and that for the public vehicle park will be 24 hours daily, including Sundays and public holidays. The site layout plan and proposed run-in/out plan submitted by the applicant are at **Drawings A-1 and A-2** respectively.

1.3 The Site is involved in seven previous applications (No. A/DPA/YL-NSW/13 and 15 and A/YL-NSW/4, 92, 122, 152 and 304) (details at paragraph 4 below) (**Plan A-1b**). The last approved previous application No. A/YL-NSW/304 for temporary shop and services (real estate agency) and public vehicle park (private car) was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 25.11.2022 for a period of three years. The planning permission was subsequently revoked on 25.5.2024 due to non-compliance with the time-limited approval conditions. Compared with the last application (No. A/YL-NSW/304), the current application is submitted by a different applicant for similar proposed uses but with changes in layout and development parameters, including increases in site area (i.e. +10m^2 / +1%), total floor area (i.e. +196m^2 / +196%), number of structures (i.e. +9 / +900%), building height (BH) (i.e. +0.1m / +1.25%) and site coverage from 10% to 29.3% (i.e. +19.3%).

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

(a)	Application Form with attachments received on 8.4.2026	**(Appendix I)**
(b)	Further Information (FI) received on 20.5.2026*	**(Appendix Ia)**
(c)	FI received on 13.7.2026*	**(Appendix Ib)**
(d)	FI received on 2.10.2026#	**(Appendix Ic)**
(e)	FI received on 4.11.2026*	**(Appendix Id)**
(f)	FI received on 5.11.2026*	**(Appendix Ie)**

accepted and but not exempted from publication and recounting requirements

* accepted and exempted from publication and recounting requirements

1.5 On 5.6.2026 and 11.9.2026, the Rural and New Town Committee (the Committee) agreed to the applicant's requests to defer making a decision on the application for two months each.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FIs at **Appendices I to Ie**, and can be summarised as follows:

(a) The proposed uses on a temporary basis could meet the local demand of residents for vehicle parts retail and parking services and would better utilize previous land resources.

(b) The proposed uses are considered compatible with the surrounding environment. No storage of dangerous goods and permanent structures are involved at the Site. Besides, no light/medium/heavy goods vehicles are allowed to enter or park at the Site. In support of the application, the applicant has submitted a run-in/out proposal.

(c) No adverse environmental, ecological, traffic, drainage and sewerage impacts are anticipated from the proposed uses at the Site. Relevant mitigating measures, including mosquito control and waste collection, will be implemented to minimise the potential nuisance to the neighbourhood.

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

The applicant is one of the "current land owners" and 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. 31A) by obtaining the other current land owner's consent. Detailed information would be deposited at the meeting for Members' inspection. For the GL portion of the Site, the "Owner's Consent/Notification" Requirements are not applicable.

4. Background

4.1 The Site falls within the "U" zone to the south of Yuen Long Highway (YLH) (**Plan A-1**) and has been zoned "U" on the draft Nam Sang Wai OZP No. S/YL-NSW/1 since 1994. According to the Explanatory Statement (ES) of the OZP, the "U" zone is within a transitional location between the urban and rural areas. The Site was designated for several major transport and drainage projects, including YLH, MTR Tuen Ma Line (TML) and Yuen Long Bypass Floodway (YLBF) which were under planning at that time. The said infrastructure projects have been completed and the subject "U" zone is considered to have potential for housing developments and other uses. According to the 2017 Policy Address, the "U" zone in Tung Shing Lei is one of the potential sites for public housing development and there is currently no implementation programme for the potential public housing development.

4.2 The Site is subject to planning enforcement action against unauthorized development (UD) involving use for place for parking of vehicles and use for EV charging facility. Enforcement Notice (EN) was issued on 14.7.2026 requiring discontinuance of the UD. Site inspection on 15.10.2026 revealed that the UD still continued upon expiry of the EN, prosecution is being considered.

5. Previous Applications

5.1 The Site is involved in seven previous applications (No. A/DPA/YL-NSW/13 and 15 and A/YL-NSW/4, 92, 122, 152 and 304). Three applications (No. A/DPA/YL-NSW/13 and 15 and A/YL-NSW/4) for residential development and conventional centre/office building were rejected by the Committee between 1992 and 1995 and considerations of these previous applications are irrelevant to the current application due to different uses involved.

5.2 The remaining four applications (No. A/YL-NSW/92, 122, 152 and 304) for temporary public vehicle park with or without open storage/shop and services were approved by the Committee or allowed by the Town Planning Appeal Board each for a period of three years between 2002 and 2022, mainly on the considerations that the proposed/applied use would not jeopardise the long-term planning intention of the "U" zone; the proposed/applied use was not incompatible with the surrounding land uses; the proposed/applied use would unlikely generate any adverse impacts; and relevant government departments consulted generally had no adverse comment or their concerns and public comments, if any, could be addressed by relevant approval conditions. The planning permissions for all these applications were subsequently revoked due to non-compliance with time-limited approval conditions. Compared with the last previous approved application No. A/YL-NSW/304, the current application is submitted by a different applicant for similar proposed uses with changes in layout and development parameters as stated in paragraph 1.3 above. Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1b**.

6. Similar Applications

There are eight similar applications (No. A/YL-NSW/296, 306, 315, 320, 325, 331, 339 and 374) covering five sites for temporary shop and services with or without storage use/vehicle maintenance workshop/eating place within the same "U" zone in the vicinity of the Site in the past five years. All these applications were approved with conditions by the Committee between 2022 and 2026 on similar considerations as stated in paragraph 5.2 above. The planning permissions for six of these applications (No. A/YL-NSW/296, 306, 315, 325, 331 and 339) were subsequently revoked due to non-compliance with time-limited approval conditions. Details of the similar applications are summarised in **Appendix II** and their locations are shown in **Plan A-1a**.

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

7.1 The Site is:

(a) accessible via Siu Sheung Road leading from Pok Oi Interchange; and

(b) currently fenced-off, hard-paved and used for parking of vehicles with structures erected without valid planning permission.

7.2 The surrounding areas comprise mainly Pok Oi Hospital, Pok Oi Hospital Jockey Club Care and Attention Home, Pun Uk (a graded historical building with a pond), grasslands and vacant land. YLH, Pok Oi Interchange and Siu Sheung Road encircle the Site at the west, south and northeast respectively.

8. Planning Intention

According to the ES of the OZP, the "U" zone is subject to impacts from the existing Castle Peak Road, YLH, TML and YLBF. Development within the areas has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardising the long-term planning intention of the areas. Under the "U" zone, any developments or redevelopments require planning permission from the Board so as to ensure the environment would not be adversely affected and that infrastructure,

Government, institution or community facilities, and open space are adequately provided. The proposed development should also take into account the TML and YLBF. To realise a built-form which represents a transition from Yuen Long New Town to the rural area, the development intensity should take into account the urban type developments immediately to the west of the "U" zone and the rural characteristics of the area to its north.

9. Comments from Relevant Government Bureau and Departments

All government bureau and 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, if any, are provided in **Appendices III and IV** respectively.

10. Public Comment Received During Statutory Publication Period

On 14.4.2026 and 9.10.2026, the application and FI were published for public inspection. During the statutory public inspection periods, no public comment was received.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary shop and services (vehicle parts) and public vehicle park (private car) with ancillary EV charging facilities for a period of three years at the Site zoned "U" (**Plan A-1a**). While the infrastructure projects at or near the "U" zone have been completed and there is currently no implementation programme for the previously identified potential public housing development as mentioned in paragraph 4.1 above or other known long-term proposal involving the Site at the "U" zone, the proposed uses of temporary nature at the Site will not undermine the long-term development and planning of the "U" zone. According to the applicant, the proposed uses could meet the local demand for retail and parking facilities. Also, the Secretary for Environment and Ecology has no adverse comments on the application from EV charging policy perspective. In view of the above and taking into account the assessments below, there is no objection to the application on a temporary basis for a period of three years.

11.2 The proposed uses are considered not incompatible with the surrounding areas which comprise mainly Pok Oi Hospital, Pok Oi Hospital Jockey Club Care and Attention Home, Pun Uk (a graded historical building), grasslands, vacant land as well as major and local roads (**Plans A-1a to A-3**). The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) has no comment on the application from landscape planning perspective noting that the Site is formed with no distinctive landscape resources or mature trees observed within the Site.

11.3 Other relevant government departments consulted, including the Commissioner for Transport (C for T), Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD), Chief Engineer/Mainland North of Drainage Services Department, Director of Fire Services and Director of Environmental Protection (DEP), have no objection to or no adverse comment on the application. C for T and CHE/NTW, HyD also consider the submitted run-in/out proposal acceptable. Regarding the substantiated environmental complaints on light nuisance concerning the Site received by the Environmental Protection Department (EPD) in the past three years (**Appendix III**), DEP advised that no violation of relevant environmental

ordinances was spotted during inspections of the Site and the applicant has committed to restricting the operation hours of the LED signboard (from 9:00 a.m. to 8:00 p.m. daily) to minimise potential night nuisance on the neighbourhood (**Appendix Ie**). To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 12.2 below. It is also recommended to advise the applicant to follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites' issued by the EPD and other relevant environmental guidelines and legislations to minimise nuisance caused by the proposed uses on the surrounding areas.

11.4 There are four approved previous applications for temporary public vehicle park with or without open storage/shop and services at the Site (**Plan A-1b**) and eight approved similar applications within the same "U" zone (**Plan A-1a**) in the vicinity of the Site in the past five years as detailed in paragraphs 5 and 6 above respectively. Approving the current application is in line with the Committee's previous decisions.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 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 20.11.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

(a) the implementation of the accepted run-in/out proposal within **9** months from the date of planning approval to the satisfaction of the Commissioner for Transport and Director of Highways or of the Town Planning Board by 20.8.2027;

(b) 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 20.5.2027;

(c) in relation to (b) 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 20.8.2027;

(d) in relation to (c) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;

(e) 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 20.5.2027;

(f) in relation to (e) 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 20.8.2027;

(g) if the above planning condition (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

(h) if any of the above planning condition (a), (b), (c), (e) or (f) 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 IV**.

12.3 There is no strong reason to recommend rejection of the application.

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 supporting documents received on 8.4.2026
Appendix Ia	FI received on 20.5.2026
Appendix Ib	FI received on 13.7.2026
Appendix Ic	FI received on 2.10.2026
Appendix Id	FI received on 4.11.2026
Appendix Ie	FI received on 5.11.2026
Appendix II	Previous and Similar Applications
Appendix III	Government Bureau/Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Proposed Run-in/out Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026