

Justifications

Development Proposal

1. The application site (the Site) is for Temporary Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years, which is already in use. It is accessible from Kam Sheung Road via a local access (**Plan 1**). The Site provides 56 parking spaces for private car and 16 parking spaces for light goods vehicle (LGV). Two temporary structures, with a gross floor area (GFA) of about 100m², are erected/to be erected at the Site for (i) shroff and ancillary office uses, and (ii) storage of operation and maintenance tools, such as traffic cones, bollards, stoppers and spare parts of entrance gate and toilets. Please refer to **Plan 2** for the layout plan of the applied use.
2. The operation time of the applied use will be 24 hours daily, including Sundays and public holidays.
3. The Site consists of two private lots which are old schedule agricultural lots under Block Government Lease that restrict erection of structures without prior approval of the Government (**Plan 3**). The applicant will apply to the Lands Department for Short Term Waiver to permit relaxation of the user restriction on the concerned private lots.
4. Furthermore, the Site involves filling of land with soil and concrete of not more than 0.6m in depth to create flat surface for parking in the entire site except the area surrounding an existing tree for preservation, which spans about 3,193m² (**Plan 4**).

Land Use Compatibility

5. In view of the growing number of vehicles in the area, roadside parking is occasionally observed on local paths (see photos below). Demand for parking space is therefore expected. Currently, there is no managed carpark in the area. The applied use could serve nearby residents of The Scenicwoods, Kam Tsin Wai Village and dwellings in the vicinity, so as to reduce roadside parking and improve pedestrian safety in the area.



Roadside parking on local track leading from
Kam Sheung Road



Roadside parking in Kam Tsin Wai Village

6. The applied use is considered compatible with the surrounding area which is predominantly village houses, residential dwellings and agricultural uses.
7. The applied use involves only parking of private cars LGVs. No vehicles other than private car and LGV will be allowed to enter and park at the Site. No parking or storage of unlicensed vehicle will be allowed at the Site during the planning approval period as well. Also, no car washing, repairing and other workshop activities would be allowed in the Site. Thus, the applied use would not general nuisance to the surroundings.
8. As the applied use is temporary in nature for a period of three years only, it will not frustrate the long-term planning intention of the “Agriculture” (“AGR”) zone. Noting that the Site falls on the “AGR” zone, should the planning permission granted, the applicant will reinstate the site to an amenity area upon expiry of the planning permission.

No Undesirable Precedent

9. The Site is a subject of the previous application No. A/YL-SK/430 for the same use, which was approved by the RNTPC of the Town Planning Board on 5.12.2025 for a period of three years until 5.12.2028 on the consideration that the proposed use is not incompatible with the surrounding areas, no adverse drainage

and environmental impacts are anticipated, and there is no objection/adverse comment from government departments. The approval was revoked on 5.6.2026 due to non-compliance of approval condition in relation to submission of a fire service installations (FSI) proposal.

10. Compare to the previous application, the current application remains the same site area and maximum building height (BH), while GFA, plot ratio and site coverage are increased due to the addition of structure for storage and toilet uses. The applicant has also reviewed the parking demand in the area, causing a slight increase in the number of parking space. A comparison of the major development parameters is shown below:

Major Development Parameters	A/YL-SK/430 (a)	Current Application (b)	Difference (b) – (a)
Site Area	3,221m ²	3,221m ²	No change
GFA	60m ²	100m ²	+40m ² (+66.7%)
Plot Ratio	0.02	0.03	+0.01 (+50%)
Site Coverage	1.9%	3%	+1.1%
Maximum BH	4m	4m	No change
Parking Space			
• Private Car	• 45	• 56	• +11
• LGV	• 15	• 16	• +1

11. Due to the change in the operator of the car park, the appointment of a fire service contractor was not pursued, resulting in non-compliance of the abovementioned approval condition. In view of this, a FSI proposal is submitted in this application for the authority's examination to fulfil the applicant's responsibility (**Appendix 1**). In terms of drainage concern, the applicant has also provided the accepted drainage proposal under the previous application for review (**Appendix 2**).
12. There is a similar case for Proposed Temporary Public Vehicle Park with Electric Vehicle Charing Facility for a Period of 3 Years and Filling of Land (No. A/YL-

SK/349) approved by the RNTPC on 26.1.2024 in the same “AGR” zone. Approval of this application is in line with previous decision and would not set an undesirable precedent.

Technical Feasibility

13. Adequate drainage facilities will be provided in accordance to the accepted drainage proposal in the previous application (**Appendix 2**). Since there is no change in site boundary, site area and the land filling proposal, mitigation measures proposed in the accepted drainage proposal shall be valid. In view of the watercourse to the south of the Site, the application site boundary has maintained a setback of 5m from it. There will be metal fence and stone/concrete barriers to separate the applied use from the natural stream. As such, no adverse drainage and ecological impacts are expected.
14. According to the submitted Estimated Traffic Generation (**Appendix 3**), traffic generated by the proposed use is limited and thus will not impose significant traffic impact on the existing road network in the vicinity.
15. There is an existing tree in the Site which has been preserved. No felling of tree is proposed and thus no adverse landscape impact is anticipated.
16. The applicant will strictly follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" promulgated by the Environmental Protection Department and other relevant regulations so that no adverse environmental impact is imposed on the surrounding area. Regarding the toilet in the Site, the waste water will be stored in a septic tank beneath the toilet and be collected regularly by a licensed collector appointed by the applicant.

17. The applicant has provided a FSIs proposal (**Appendix 1**) for examination by relevant department. Once the FSIs proposal is accepted, the applicant will follow the prevailing requirements to implement the FSIs proposal to fulfil the approval condition. Thus, no fire safety concern will be generated from the applied use.

Tensor Planning and Surveying Limited

July 2026

Appendices

Appendix 1	Fire Service Installations Proposal
Appendix 2	Approved Drainage Proposal under Planning Application No. A/YL-SK/430
Appendix 3	Estimated Traffic Generation

寄件者: [REDACTED]
寄件日期: 2026年08月04日 星期二 16:46
收件者: Jason Sek Hei WONG/PLAND
副本: Athena Pui Yin LAI/PLAND; Travis Tsz Ki KWOK/PLAND; [REDACTED]
主旨: [SI] Planning Application No. A/YL-SK/ 464 - Submission of Supplementary Information
附件: A_YL-KTN_464_SI_Plan 3_Land Status Plan.pdf
類別: Internet Email

Your Ref.: TPB/ A/YL-SK/464

Dear Jason,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Proposed Temporary Public Vehicle Park (excluding container vehicle) and Associated Filling of Land for a
Period of 3 Years
in "Agriculture" Zone at Lots 1054 S.B and 1056 S.B (Part) in D.D. 106, Shek Kong, Yuen Long, New
Territories
(Planning Application No. A/YL-SK/464)**

Submission of Supplementary Information

Further to our tele-conversation earlier, please find the following supplementary information for the captioned s.16 Planning Application for your consideration:

1. A plan has been prepared to illustrate the 5m setback from the site boundary with the said watercourse to the south of the Site. Please refer to the updated **Plan 3 Land Status Plan**. In addition, the approximate height of the metal fence and stone/concrete barrier for separating the applied use with the natural stream/watercourse will be 2.5m and 0.3m respectively.
2. The applicant would like to undertake that the existing tree within the Site will be preserved and managed by the applicant during the planning approval period.

Should you have any queries or require further clarification, please do not hesitate to contact the undersigned at [REDACTED]
[REDACTED] Thank you.

Best regards,

Tiffany HUI

Town Planner

Tensor Planning and Surveying Limited

Direct Line: [REDACTED] Fax: [REDACTED]
[REDACTED]