

APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/570

- Applicant** : Ms WONG Lai Kam represented by Metro Planning and Development Company Limited
- Site** : Lot 1007 RP (Part) in D.D. 125 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 1,880m² (including GL of about 1,160m² or 61%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car and Light Goods Vehicle (LGV)) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval for temporary public vehicle park (private cars and LGV) for a period of three years at the application site (the Site) zoned “V” on the OZP (**Plan A-1a**). According to the Notes of the OZP, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use within “V” zone requiring planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use with planning permission under application No. A/HSK/386 valid until 12.8.2025 (**Plans A-2 to A-4**).
- 1.2 The Site is accessible from Ha Mei Road with the ingress/egress points at the southwestern part of the Site (**Drawing A-1 and Plan A-2**). According to the applicant, 34 parking spaces for private cars (5m x 2.5m each) and 12 parking spaces for LGVs (7m x 3.5m each) are provided. A two-storey temporary structure (not more than 6m in height) with a floor area of not more than 40m² is used for guard room (**Drawing A-1**). The operation hours are 24 hours daily including Sunday and public holidays. Plans showing the site layout, as-built drainage facilities and fire service installations (FSIs) submitted by the applicant are at **Drawings A-1 to A-3** respectively and the FSI certificate is at **Appendix Ia**.
- 1.3 The Site was involved in five previous applications including three applications for temporary public vehicle park use which were approved by the Rural and New Town

Planning Committee (the Committee) of the Board between 2017 and 2022 (details at paragraph 6 below). Compared with the last application No. A/HSK/386 approved by the Committee on 12.8.2022, the current application is submitted by the same applicant for the same use with the same layout and development parameters at the same site.

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

- (a) Application Form with attachments received on 20.5.2025 (Appendix I)
- (b) Supplementary Information (SI) received on 23.5.2025 (Appendix Ia)

2. Justifications from the Applicant

The justifications put forth by the Applicant in support of the application are detailed in the Application Form at **Appendix I**. They can be summarised as follows:

- (a) the Site is the subject of three previous planning permissions for the same use since 2017. The current application is to seek renewal of planning approval under the last application No. A/HSK/386. All approval conditions of the last application No. A/HSK/386 have been complied with;
- (b) the applied use is not incompatible with the surrounding environment. Similar planning applications for public vehicle park within the same “V” zone have been approved by the Board;
- (c) the Site is intended to cater for the parking needs of the nearby villagers. The applied use is temporary in nature and would not jeopardise the long-term planning intention of “V” zone. ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use within the “V” zone; and
- (d) the traffic, environmental and drainage impacts from the applied use would be insignificant.

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 obtaining consents of the current land owners. Detailed information would be deposited at the meeting for Members’ inspection. The “Owner’s Consent/Notification” Requirements are not applicable to the GL portion.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D) is relevant to the application. The relevant assessment criteria are at **Appendix II**.

5. Background

The Site is currently not subject to any planning enforcement action.

6. Previous Applications

6.1 The Site was involved in five previous applications for temporary use. Three of these applications (No. A/HSK/20, 169 and 386) for the same applied use as the current application were approved with conditions by the Committee between 2017 and 2022 mainly on the considerations that the temporary use was not incompatible with the surrounding areas; and no major adverse comments from concerned government departments. However, one of the planning approvals (No. A/HSK/20) was subsequently revoked in 2019 due to non-compliance with the time-limited approval condition. As for the last application No. A/HSK/386, all the approval conditions have been complied with and the planning permission is valid until 12.8.2025. Details of these applications are summarised at **Appendix III** and their boundaries are shown on **Plan A-1b**.

6.2 The earlier applications No. A/DPA/YL-HT/39 and A/YL-HT/895 involving temporary use for Tai Ping Ching Chiu were approved by the Committee on 15.7.1994 and 25.4.2014 respectively. The considerations for these applications are not relevant to the current application which is for a different use.

7. Similar Application

There are six similar applications involving temporary public vehicle park use within/straddling the same “V” zone in the past five years. All of them were approved with conditions by the Committee between 2021 and 2024 based on similar considerations as mentioned in paragraph 6.1 above. Details of these applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

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

8.1 The Site is:

- (a) accessible from Ha Mei Road; and
- (b) currently occupied by the applied use with valid planning permission under application No. A/HSK/386.

8.2 The surrounding areas are predominantly occupied by residential dwellings, car parks and an eating place intermixed with community and recreational facilities and unused land.

9. Planning Intention

The planning intention of the “V” zone is to designate both existing recognized 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.

Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted Houses. Other commercial, community and recreational uses may be permitted on application to the Board.

10. Comments from Relevant Government Departments

10.1 Apart from the government department as set out in paragraph 10.2 below, other 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 IV** and **V** respectively.

10.2 The following government department supports the application:

Traffic

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

- (a) she supports the application from traffic engineering perspective to meet the public demand on parking spaces; and
- (b) should the application be approved, the applicant should note her advisory comments at **Appendix V**.

11. Public Comment Received During Statutory Publication Period

On 27.5.2025, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

12. Planning Considerations and Assessments

12.1 The application is for renewal of planning approval for temporary public vehicle park (private car and LGV) for a period of three years at the Site zoned “V” on the OZP. Whilst the applied use is not in line with the planning intention of the “V” zone, the temporary public vehicle park can help meet the parking demand in the area. In this regard, C for T supports the application from traffic engineering perspective. The District Lands Officer/Yuen Long, Lands Department advises that no Small House application has been approved or is under processing for the Site. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the “V” zone.

12.2 The applied use is considered not incompatible with the surrounding areas which are predominantly residential dwellings, car parks and an eating place intermixed with community and recreational facilities and unused land (**Plan A-2**).

12.3 The application complies with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application No. A/HSK/386; all approval conditions under the previous approval have been complied with; there is no adverse departmental comment on the renewal application; and the three-year approval period sought which is the same as the last

approval granted by the Committee is considered reasonable.

- 12.4 Other relevant government departments consulted including the Director of Environmental Protection, Director of Fire Services and Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment on the application from environmental, fire safety and drainage perspectives respectively. To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 13.2 below. Should the 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 the potential environmental nuisance on the surrounding areas.
- 12.5 The Committee has approved three previous applications for temporary public vehicle park at the Site between 2017 and 2022 and six similar applications within the same “V” zone in the past five years. Approval of the current application is in line with the Committee’s previous decisions.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above, the Planning Department has no objection to the application.
- 13.2 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, and be renewed **from 13.8.2025 to 12.8.2028**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within **3** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **13.11.2025**;
- (c) if the above planning condition (a) 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
- (d) if the above planning condition (b) 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**.

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

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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.
- 14.3 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.

15. Attachments

Appendix I	Application Form with Attachments received on 20.5.2025
Appendix Ia	SI received on 23.5.2025
Appendix II	Relevant Extracts of TPB PG-No. 34D
Appendix III	Previous and Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Proposed Layout Plan
Drawing A-2	As-built Drainage Plan
Drawing A-3	FSIs Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4	Site Photos

**PLANNING DEPARTMENT
JULY 2025**