

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

**APPLICATION NO. A/YL-LFS/562**

- Applicant** : Mr. Ho Kwok Lun represented by Allgain Land Planning Limited
- Site** : Lots 2888 RP (Part) and 2889 RP (Part) in D.D. 129, Sha Kong Wai, Yuen Long
- Site Area** : About 2,646m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan & 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** : Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks renewal of planning approval for temporary public vehicle park for private cars and light goods vehicles for a period of three years at the application site (the Site) (**Plan A-1**) zoned “V” on the OZP. According to the Notes of the OZP for “V” zone, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use which requires 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/YL-LFS/427 valid until 16.8.2025 (**Plans A-2 and A-4**).
- 1.2 The Site is accessible from Tin Wah Road via Man Tak Road and a local track with the ingress/egress located at the northwestern boundary of the Site (**Plan A-2**). According to the applicant, no change is proposed to the layout and operation of the public vehicle park in this renewal application. The applied use involves 45 parking spaces for private cars (5m × 2.5m each) and two parking spaces for light goods vehicles (7m × 3.5m each). No structure is proposed at the Site (**Drawing A-1**). The operation hours are from 7 a.m. to 11 p.m. from Mondays to Sundays including public holidays. According to the applicant, no vehicles without valid licences issued under the Road Traffic Ordinance will be parked/stored on the Site; no vehicle repairing, dismantling, car beauty, car washing and workshop will be carried out at the Site, and no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance will be parked/stored on or enter/exit the Site. The layout plan, as-built drainage plan, existing landscape and tree preservation plan, vehicular access plan and fire service

installations plan submitted by the applicant are at **Drawings A-1 to A-5** respectively.

1.3 The Site was involved in three previous applications for temporary public vehicle park for private cars and light goods vehicles approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2016 and 2022 (details at paragraph 6 below). Compared with the last application No. A/YL-LFS/427 approved by the Committee on 29.7.2022, the current application is submitted by a different applicant for the same use at the same site, with the same layout and development parameters.

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

- (a) Application Form with attachments received on 25.6.2025 (Appendix I)
  - (b) Supplementary Information (SI) received on 2.7.2025 (Appendix Ia)
  - (c) Further Information (FI) received on 16.7.2025\* (Appendix Ib)
  - (d) FI received on 28.7.2025\* (Appendix Ic)
- \*accepted and exempted from publication requirements*

## **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 FIs at **Appendices I to Ic**. They can be summarised as follows:

- (a) The applied use can help relieve the huge parking demand of the villagers and visitors of Sha Kong Wai Village.
- (b) The applicant has complied with all the approval conditions of the previous planning permission under application No. A/YL-LFS/427.
- (c) The Board has granted permissions for a number of similar temporary public vehicle parks in the vicinity of the Site. Similar treatment should also be granted to the current application.

## **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 posting site notice and sending notification letter to Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Town Planning Board Guidelines**

The Town Planning Board Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) are 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**

The Site was involved in three previous applications (No. A/YL-LFS/281, 345 and 427) for temporary public vehicle park for private cars and light goods vehicles. All three applications were approved by the Committee between 2016 and 2022 mainly on the considerations that temporary use would not jeopardise the long-term planning intention of the “V” zone; the applied use was not incompatible with the surrounding land uses; and there were no adverse comments from concerned government departments and technical concerns could be addressed by approval conditions. Details of the previous applications are summarised in **Appendix III** and their locations are shown on **Plan A-1**. As for the last renewal application No. A/YL-LFS/427, all time-limited approval conditions have been complied with and the permission is valid until 16.8.2025.

## 7. **Similar Applications**

7.1 Within/straddling the same “V” zone, there are 15 similar applications (No. A/YL-LFS/388, 390, 394, 429, 431, 464, 467, 480, 483, 485, 528, 533, 535, 536 and 548) involving temporary public vehicle park for private cars and/or light goods vehicles and/or medium goods vehicles with or without other use, filling and/or excavation of land and/or filling of pond in the past five years. Details of these applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

7.2 All 15 applications were approved with conditions by the Committee between 2021 and 2025 on similar considerations as stated in paragraph 6 above.

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

8.1 The Site is:

- (a) accessible from Tin Wah Road via Man Tak Road and a local track; and
- (b) being used for the applied use with valid planning permission under application No. A/YL-LFS/427.

8.2 The surrounding areas are predominantly occupied by village houses and vehicle parks, with vacant premises of the former Sha Kong Public Luen Yick School located to the west across the local track. Some scattered unused land and storage yards are also found in the vicinity.

## 9. **Planning Intention**

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.

## **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 III and IV** 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; and
- (b) her advisory comments are in **Appendix IV**.

## **11. Public Comment Received During Statutory Publication Period**

On 4.7.2025, 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 for private cars and light goods vehicles for a period of three years at the Site zoned “V” on the OZP. Although the applied use is not entirely in line with the planning intention of the “V” zone, it could serve the local villagers/residents for meeting their car parking needs. In this regard, C for T supports the application from traffic engineering perspective. Besides, the District Lands Officer/Yuen Long of 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 of a further period of three years would not jeopardise the long-term planning intention of the “V” zone.

12.2 The Site is located at the southern part of the recognised village of Sha Kong Wai. The surroundings are predominated by village houses and vehicle parks. The applied use is considered not incompatible with the surrounding environment (**Plan A-2**).

12.3 The application is in line 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/YL-LFS/427 in 2022; the applicant has complied with all the approval conditions; there is no adverse departmental comment on the renewal application; and the three-year approval period sought is of the same time frame as

the previous approval and is considered reasonable.

12.4 Other relevant government departments consulted, including the Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services, have no objection to or no adverse comment on the application from environmental, drainage and fire safety perspectives respectively. To address the technical requirements of the concerned government departments, relevant approval conditions have been recommended in paragraph 13.2 below. The applicant will also be advised to follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental nuisances to the surrounding areas.

12.5 The Site is the subject of three previous approvals for the same applied use and the Committee has approved 15 similar applications within the same “V” zone in the past five years. Approval of the current application is in line with the previous decisions of the Committee.

### **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 17.8.2025 until 16.8.2028**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

#### **Approval Conditions**

- (a) 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 **17.11.2025**;
- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the existing fire service installations on the site shall be maintained at all times during the planning approval period;
- (d) if any of the above planning condition (b) or (c) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if the above planning condition (a) 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 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 "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.

#### **14. Decision Sought**

14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning 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 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**

<b>Appendix I</b>	Application Form received on 25.6.2025
<b>Appendix Ia</b>	SI received on 2.7.2025
<b>Appendix Ib</b>	FI received on 16.7.2025
<b>Appendix Ic</b>	FI received on 28.7.2025
<b>Appendix II</b>	Relevant extracts of Town Planning Board Guidelines for 'Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use of Development' (TPB PG-No. 34D)
<b>Appendix III</b>	Previous and Similar Applications
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	As-built Drainage Plan
<b>Drawing A-3</b>	Existing Landscape and Tree Preservation Plan
<b>Drawing A-4</b>	Vehicular Access Plan
<b>Drawing A-5</b>	Fire Service Installations Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
AUGUST 2025**