

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

**APPLICATION NO. A/HSK/583**

- Applicant** : Mr TANG Yui Kan represented by Metro Planning & Development Company Limited
- Site** : Lots 3255 (Part), 3256 RP (Part) and 3257 RP (Part) in D.D. 129 and Adjoining Government Land (GL), Fung Kong Tsuen Road, Yuen Long, New Territories
- Site Area** : About 1,160m<sup>2</sup> (including GL of about 0.88m<sup>2</sup> or 0.08%)
- 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** : “Commercial (4)” (“C(4)”)  
*[restricted to a maximum plot ratio of 3 and a maximum building height of 50mPD]*
- Application** : Renewal of Planning Approval for Temporary Vehicle Repair Workshop for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks renewal of planning approval for temporary vehicle repair workshop for a period of three years at the application site (the Site) zoned “~~C(4)~~” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years within the zone requires planning permission from the Town Planning Board (the Board). The Site is currently used for the applied use with valid planning permission under application No. A/HSK/414 until 25.11.2025 (**Plans A-2 to A-4b**).
- 1.2 The Site is accessible from Ping Ha Road via Fung Kong Tsuen Road and the ingress/egress point is located at the northwestern corner of the Site (**Drawing A-1 and Plan A-2**). According to the applicant (**Drawing A-1**), four temporary structures (one to two storeys, not more than 7m in height) with a total floor area of 460m<sup>2</sup> are used for open sheds for storage of tools and spare parts, site office and toilet. Three parking spaces for medium goods vehicles (MGVs)/heavy goods vehicles (HGVs)/container tractors (each of 11m x 3.5m) and a loading/unloading space for MGVs/HGVs (11m x 3.5m) are also provided. No container trailer will be allowed to enter or park at the Site. The operation hours are from 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays with no operation on Sundays 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.

- 1.3 The Site, in part or in whole, was involved in eight previous applications for temporary open storage, container vehicle park and workshop uses, of which two applications involving vehicle repair workshop were approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2011 and 2022 (details at paragraph 6 below). Compared with the last application No. A/HSK/414 approved by the Committee on 25.11.2022, the current renewal 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 9.9.2025 (Appendix I)
  - (b) Supplementary Information (SI) received on 11.9.2025 (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 with attachments and SI at **Appendices I and Ia**. They can be summarised as follows:

- (a) the current renewal application is to provide vehicle repair services for MGVs, HGVs and container tractors for open storage yards, warehouses and logistics centres in the vicinity. Two previous applications for the same use had been approved by the Committee at the Site. All approval conditions of the previous application No. A/HSK/414 have been complied with;
- (b) the applied use is not incompatible with the surrounding areas which are predominantly occupied by open storage and port back-up uses;
- (c) the applied use is temporary in nature and would not jeopardise the long-term planning intention of the concerned zone; and
- (d) the applied use will have insignificant traffic, drainage and environmental impacts. The Site will serve at most three MGVs, HGVs and container tractors at the same time.

## **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 notice to Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. The “Owner’s Consent/Notification” Requirements under TPB PG-No. 31B 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, in part or in whole, was involved in eight previous applications (No. A/YL-HT/39, 100, 176, 363, 513, 598 and 749 and A/HSK/414) for various temporary open storage, container vehicle park and workshop uses which were approved by the Committee between 1998 and 2022. Details of these applications are summarised at **Appendix III** and their boundaries are shown on **Plan A-1b**.
- 6.2 Two applications (No. A/YL-HT/749 and A/HSK/414) involving vehicle repair workshop were approved with conditions by the Committee between 2011 and 2022 mainly on the considerations that the temporary use was not incompatible with the surrounding areas; and there were no major adverse comments from concerned government departments. However, one of the planning permissions (No. A/YL-HT/749) was subsequently revoked. As for the last application No. A/HSK/414, all the approval conditions have been complied with and the planning permission is valid until 25.11.2025.
- 6.3 The other six applications (No. A/YL-HT/39, 100, 176, 363, 513, 598) for various temporary open storage, container vehicle park and workshop uses were approved by the Committee/the Board between 1998 and 2009. The considerations for these applications are not relevant to the current application which is for a different use.

## 7. **Similar Applications**

There are five similar applications involving vehicle repair workshop or vehicle service centre within/partly within the same “C(4)” zone in the past five years. All applications were approved with conditions by the Committee on similar considerations as mentioned in paragraph 6.2 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-4b)**

8.1 The Site is:

- (a) accessible from Ping Ha Road via Fung Kong Tsuen Road; and
- (b) currently used for the applied use with valid planning permission under application No. A/HSK/414.

8.2 The surrounding areas are predominantly occupied by warehouses, vehicle repair workshops, storage facilities, logistics use, open storage yard and car servicing intermixed with residential dwellings and eating place.

## **9. Planning Intention**

The planning intention of the “C” zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre and regional or district commercial/shopping centre.

## **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 departments have reservation/do not support on the application:

### **Land Administration**

10.2.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) the Site comprises Old Schedule Agricultural Lots (OSALs) and GL. The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for the occupation of the GL (about 0.88m<sup>2</sup> subject to verification) included in the Site. The act of occupation of GL without Government’s prior approval is an offense under Cap. 28;
- (b) LandsD has reservation on the application since there are unauthorized structures on Lots 3256 RP and 3257 RP in D.D. 129, which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify and/or apply for regularization of the lease breaches as demanded by LandsD; and
- (c) the lot owner(s) should apply to his office for Short Term Waiver(s) (STWs) and Short Term Tenancies (STTs) to permit the structures erected or to be erected within the Site, if any and the occupation of the GL. The application(s) for STW(s) and STT(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s) and STT(s), if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered.

### **Environment**

10.2.2 Comments of the Director of Environmental Protection (DEP):

- (a) while the applied use does not involve dusty operation, he does not support the application as the applied use would generate traffic of

heavy vehicles and there are residential uses in vicinity of the Site (the nearest residential dwelling being about 45m away) (**Plan A-2**); and

- (b) no environmental complaints pertaining to the Site were received in the past three years.

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

On 16.9.2025, 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 vehicle repair workshop for a period of three years at the Site zoned “C(4)” on the OZP. Whilst the applied use is not in line with the planning intention of the “C” zone, there is no known development programme at the Site. The Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the study area of Lau Fau Shan Development of which the implementation programme and land resumption/clearance programme are currently being reviewed under the relevant investigation study and subject to change. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the Site. Nonetheless, should the application be approved, the applicant should be reminded that the Site may be resumed by the Government at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.
- 12.2 The applied use is considered not incompatible with the surrounding areas which are predominantly occupied by warehouses, vehicle repair workshops, storage facilities, logistics use, open storage yard and car servicing intermixed with residential dwellings and eating place (**Plan A-2**).
- 12.3 The application also 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/414; all time-limited approval conditions under the previous approval have been complied with; there is no adverse departmental comment on the renewal application, except DLO/YL, LandsD and DEP; 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 Commissioner for Transport, Director of Fire Services and the Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment on the application from traffic, fire safety and drainage perspectives respectively. While DEP does not support the application as the applied use involves the use of heavy vehicles and environmental nuisance to the sensitive uses in the vicinity of the Site (**Plan-A-2**) is anticipated, no environmental complaint pertaining to the Site has been received in the past three years. To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 13.2 below. Should the application be approved, the applicant will 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. Regarding DLO/YL, LandsD’s comments on illegal

occupation of GL and unauthorized structures at Lots 3256 RP and 3257 RP in D.D. 129, the applicant will be advised to liaise with LandsD on the land administrative matters should the Committee approve the application.

- 12.5 The Committee has approved two previous applications involving vehicle repair workshop or vehicle service centre at the Site and five similar applications within/partly within the same “C(4)” zone in the past five years. Approval of the current renewal 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 26.11.2025 to 25.11.2028**. 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 **26.2.2026**;
- (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**

|                            |                                                        |
|----------------------------|--------------------------------------------------------|
| <b>Appendix I</b>          | Application Form with Attachments received on 9.9.2025 |
| <b>Appendix Ia</b>         | SI received on 11.9.2025                               |
| <b>Appendix II</b>         | Relevant Extracts of 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>         | Drainage Plan                                          |
| <b>Drawing A-3</b>         | FSIs Plan                                              |
| <b>Plan A-1a</b>           | Location Plan with Similar Applications                |
| <b>Plan A-1b</b>           | Previous Applications Plan                             |
| <b>Plan A-2</b>            | Site Plan                                              |
| <b>Plan A-3</b>            | Aerial Photo                                           |
| <b>Plans A-4a and A-4b</b> | Site Photos                                            |

**PLANNING DEPARTMENT  
NOVEMBER 2025**