

**Application for Renewal of Planning Approval
for Temporary Use
Under Section 16 of the Town Planning Ordinance**

Application No. A/TM-SKW/139

1. <u>Proposal</u>	
Applicant	Wu Ting Kun Tso (胡廷冠祖) alias Wu Kun Ting Tso (胡冠廷祖) represented by Mr. Wu Yat Ping (胡日平)
Site (Plan A-1)	Lot 241 in D.D. 385, Tai Lam Chung Tsuen, Tuen Mun, New Territories
Site Area	About 2,700m ²
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) zone on the approved So Kwun Wat OZP No. S/TM-SKW/15 <i>[Restricted to a maximum building height of 3 storeys (8.23m), except for those developments/uses specified in the Notes]</i>
Application	Renewal of Planning Approval for Temporary Private Vehicle Park for Private Cars and Light Goods Vehicles (Excluding Container Vehicles) for a Period of 3 Years
Site Context and the Current Proposal	The application site (the Site) is accessible via a local track leading from Tai Lam Chung Road (Plan A-1). According to the layout plan (Drawing A-1) submitted by the applicant, 36 private car parking spaces and 5 light goods vehicle parking spaces are provided at the Site to serve the members of Wu Ting Kwun Tso (胡廷冠祖).
Last Previous Relevant Application ¹	Application No. A/TM-SKW/118 approved on 17.3.2023 for a period of 3 years until 20.3.2026, which was submitted by the same applicant for the same use at the same site with the same layout and development parameters. (Please refer to

¹ Two previous relevant applications include No. A/TM-SKW/103 and A/TM-SKW/118 (including one renewal of temporary approval granted) which were all for the same use submitted by the same applicant as the current application.

	https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_TM-SKW_118/A_TM-SKW_118_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendix I)	(a) Wu Ting Kwun Tso (胡廷冠祖) has more than 670 members and the demand for parking space is acute. The private vehicle park will serve the members of the Wu Ting Kwun Tso (胡廷冠祖) on his own land, which will reduce illegal roadside parking. (b) The private vehicle park will not cause adverse environmental impact to the surrounding areas.
Compliance with the “Owner’s Consent/Notification” requirements ²	The applicant is the current land owner.

2. Planning Considerations and Assessments

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG No. 34D ³ , including: i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area or land uses of surrounding areas); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development);	✓		Whilst the applied use is not entirely in line with the planning intention of the “V” zone, it could serve the local villagers to meet their parking needs. Besides, District Lands Officer/Tuen Mun of Lands Department has no objection to the application and advises there is no Small House application approved or under processing at the Site. Approval of the application on a temporary

² As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance ([TPB PG-No. 31B](#)) and detailed information would be deposited at the meeting for Members’ inspection.

³ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

	<p>iii. all the time-limited approval conditions under the previous approval have been complied with</p> <p>iv. the 3-year approval period sought does not exceed the duration of the last approval.</p>			basis would not frustrate the long-term planning intention of the “V” zone.
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(c)	Any adverse departmental comments?		✓	<p>Relevant government departments consulted have no objection to or no adverse comment on the application (Appendix II). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below.</p> <p><u>PlanD’s Assessment</u></p> <p>To address the technical requirements of the concerned departments, relevant approval conditions are recommended at paragraph 4 below. The applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental nuisances on the surrounding areas.</p>
(d)	Public comments received during statutory publication period		✓	No public comment was received.

3. Planning Department’s View

- No objection to the application.

4. Decision Sought

- 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 21.3.2026 to 20.3.2029. The following conditions of approval and advisory clauses are 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 the commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or the Town Planning Board by 21.6.2026;
- (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 at **Appendix III**.

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

Attachments

Appendix I	Application Form with attachments received on 13.1.2026
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
MARCH 2026**