

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

Application No. A/HSK/605

1. <u>Proposal</u>	
Applicant	WU Siu Sing represented by R-riches Planning Limited
Site (Plan A-1)	Various Lots in D.D. 128 and D.D. 129, Lau Fau Shan, Yuen Long
Site Area	About 3,037m ²
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) <i>[Restricted to a maximum building height of 3 storeys (8.23m)]</i> on the draft Hung Shui Kiu and Ha Tsuen (HSK and HT) OZP No. S/HSK/3 <i>(currently in force and at the time of submission)</i>
Application	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Fung Kong Tsuen Road via a local track with the ingress/egress point at the western part of the Site (Plan A-2). According to the applicant, 40 private car parking spaces and 12 light goods vehicles (LGVs) parking spaces are provided. Three one to two-storey temporary structures (about 3.5-6.5m in height) with a total floor area of about 163m ² are provided for caretaker office, site office and covered parking spaces (Drawing A-2). Only licenced vehicles will be allowed to park at the Site. No medium and heavy goods vehicles, container tractors/trailers are allowed to enter/exit the Site. Besides, no car beauty services, vehicle repairing or other workshop activities will be carried out within the Site. The operation hours are 24 hours daily including public holidays. Plans showing the access leading to the Site, site layout and existing fire service installations (FSIs) submitted by the applicant are at Drawings A-1 to A-3 respectively.

Last Previous Relevant Application ¹	<p>Application No. A/HSK/308 approved on 25.6.2021 for a period of 5 years until 25.6.2026, which was submitted by the same applicant for the same use with the same layout and development parameters at the same site.</p> <p>(Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_HSK_308/A_HSK_308_MainPaper.pdf for details of the last previous relevant application)</p>
Justifications from the Applicant (Appendices I and Ia)	<p>(a) The application is for renewal of the planning approval for the same use with the same development parameters under the last application No. A/HSK/308 at the same site. The current application is to continue the applied use to alleviate the pressing demand for legal parking spaces in the area and bring convenience to the locals.</p> <p>(b) The applied use is in line with the planning intention of the “V” zone and is considered not incompatible with the surrounding areas with low-rise developments.</p> <p>(c) Adverse traffic impacts to the surrounding road network is not anticipated.</p> <p>(d) All time-limited approval conditions for the previous application No. A/HSK/308 have been complied with. In support of the current application, the applicant submitted the previously accepted drainage and FSIs proposals, corresponding F.S. 251 certificates and photo records of the implemented drainage facilities.</p> <p>(e) The applicant undertakes to comply with all environmental protection/pollution control ordinances and follow the “Code of Practice of Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“CoP”) to minimise adverse environmental impacts and nuisance to the surrounding areas.</p>
Compliance with the “Owner’s Consent/ Notification” requirements ²	Posted site notice and sent notice to the Ping Shan Rural Committee.

¹ The Site was involved in three previous applications (No. A/YL-HT/852, A/HSK/12 and 308) for temporary public vehicle park use (**Plan A-1**). Amongst them, two applications (No. A/HSK/12 and 308) involving parking of private cars and LGVs were approved between 2017 and 2021 and the remaining application No. A/YL-HT/852 involving parking of private cars, LGVs and medium goods vehicles was rejected in 2013.

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.

2. Planning Considerations and Assessments

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	<p>In line with TPB PG-No. 34D³, including:</p> <ul style="list-style-type: none"> 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); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 5-year approval period sought does not exceed the duration of the last approval. 	✓		<p>Whilst the applied use is not entirely in line with the planning intention of the “V” zone, according to the applicant, the temporary vehicle park can alleviate the pressing parking demand in the area. In this regard, the Commissioner for Transport (C for T) supports the application from traffic engineering perspective. Besides, the District Lands Officer/Yuen Long of the 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 for a period of five years would not jeopardise the long-term planning intention of the “V” zone.</p>
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(c)	Any adverse departmental comments?		✓	<p>Relevant government departments consulted, except C for T who supports the application, have no objection to or no adverse comment on the application (Appendix II).</p> <p><u>PlanD’s Assessment</u> To address the technical requirements of the concerned departments, relevant approval conditions are recommended at</p>

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

				paragraph 4 below. The applicant will also be advised to follow the latest “CoP” to minimise potential environmental nuisances on the surrounding areas.
(d)	Public comments received during statutory publication period	✓		<p>Total: 1</p> <p>- Adverse comment: 1 (Appendix III)</p> <p><u>Adverse comment</u></p> <ul style="list-style-type: none"> The approval conditions under previous application have not been complied with and hence renewal of planning application should not be granted. <p><u>Responses</u></p> <ul style="list-style-type: none"> While the previous application No. A/HSK/12 was revoked due to non-compliance with time-limited approval conditions, it was submitted by different applicant with different site boundary and layout covering a minor portion of the Site (Plan A-1). As of the last previous application No. A/HSK/308, it was submitted by the same applicant as the current application with the same layout and planning parameters at the same site, and all the time-limited approval conditions have been complied with.

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 five years, and be renewed from 26.5.2026 to 25.5.2031. The following conditions of approval and advisory clauses are suggested for Members’ reference:

Approval Conditions

- the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- 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 26.8.2026;

- (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 IV**.

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

Attachments

Appendix I	Application Form received on 24.3.2026
Appendix Ia	Supplementary Information received on 30.3.2026
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Public Comment
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Location Plan
Drawing A-2	Layout Plan
Drawing A-3	FSIs Plan
Plan A-1	Location Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
MAY 2026**