

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

Application No. A/YL-SK/453

1. Proposal	
Applicant	SAR Engineering Limited represented by Goldrich Planners and Surveyors Limited
Site (Plan A-1)	Lot 782 (Part) in D.D. 114 and Adjoining Government Land (GL), Kam Sheung Road, Yuen Long, New Territories
Site Area	About 1,465.5m ² (including GL of about 25m ² or 1.7%)
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) zone on the draft Shek Kong OZP No. S/YL-SK/10 <i>[restricted to a maximum building height of 3 storeys (8.23m)]</i>
Application	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Kam Sheung Road via a local track (Plan A-2). According to the applicant, the applied use involves a total of 27 parking spaces, including 15 for private cars and 12 for light goods vehicles (LGVs), and one single-storey structure (not more than 3m in height) with a floor area of about 54m ² for ancillary office and storeroom. All 30 existing trees within the Site are preserved and will be properly maintained by the applicant at all times. Sufficient vehicle manoeuvring space is provided within the Site. No parking, reversing or turning of vehicles on public road is expected, and no container vehicles and vehicles exceeding 5.5 tonnes are allowed to be parked at the Site. Besides, no car beauty services, vehicle repairing, dismantling or other workshop activities, as well as the use of public announcement systems, whistle blowing or portable loudspeaker, will be allowed at the Site at all times. The operation hours are from 8:00 a.m. to 10:00 p.m. daily, including Sundays and public holidays. The layout plan submitted by the applicant is at Drawing A-1 .

<p>Last Previous Relevant Application¹</p>	<p>Application No. A/YL-SK/344 approved on 9.6.2023 for a period of three years until 9.6.2026, which was submitted by the same applicant for the same use at the same site with the same development parameters and layout.</p> <p>(Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-SK_344/A_YL-SK_344_MainPaper.pdf for details of the last previous relevant application)</p>
<p>Justifications from the Applicant (Appendices I to Ib)</p>	<p>(a) The applied use is temporary in nature and the approval of the renewal of the planning approval on a temporary basis will not frustrate the long-term planning intention of the “V” zone. The Site has been continuously using for parking of private cars and LGVs. The public vehicle park intends to meet the parking demand of residents in the vicinity and help alleviate the illegal roadside parking problem in the area.</p> <p>(b) The last application No. A/YL-SK/344 for the same applied use submitted by the same applicant was approved by the Committee on 9.6.2023. Compared with the last application, the applied use, development parameters and layout of the current application remain unchanged. All the approval conditions under the last approved application have been complied with.</p> <p>(c) The applied use will not induce any adverse environmental, drainage, traffic, visual and landscape impacts on the surroundings. All the drainage facilities and fire service installations (FSIs) at the Site will be properly maintained. In support of the current application, the applicant submitted the latest set of valid FSIs and Equipment Certificates (F.S. 251).</p> <p>(d) The applicant has also committed to undertaking the environmental mitigation measures in accordance with the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘CoP’) and complying with all environmental protection/pollution control ordinances in carrying out the applied use.</p>

¹ The Site is involved in ten previous applications No. A/YL-SK/1, 29, 53, 117, 137, 158, 196, 221, 278 and 344 (including two for renewal of planning approval granted (No. A/YL-SK/278 and 344)) (**Plan A-1b**). Three of them (No. A/YL-SK/1, 29 and 53) are for temporary workshop or temporary flea market uses that the considerations of which are irrelevant to the current application, while the remaining seven are for the same applied use as the current application, with one of them (No. A/YL-SK/117) rejected by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) in 2003 and the other six (No. A/YL-SK/137, 158, 196, 221, 278 and 344) approved with conditions by the Committee/upon review by the Board between 2007 and 2023.

Compliance with the “Owner’s Consent/Notification” requirements ²	Obtained consent from the current land owner by posting site notice at the Site and sending notice to the Pat Heung Rural Committee.
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2. <u>Planning Considerations and Assessments</u>				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG No. 34D ³ , including: <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 3-year approval period sought does not exceed the duration of the last approval. 	✓		Whilst the applied use is not entirely in line with the planning intention of the “V” zone, according to the applicant, the applied use is intended to meet the parking demand of the residents nearby and help alleviate the illegal roadside parking problem in the area. Besides, District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) 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 three years would not jeopardise the long-term planning intentions of the “V” zone.
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	Nil
(d)	Any adverse departmental comments?		✓	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.

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](#)).

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

				<u>PlanD's Assessments</u> To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 4 below, and the applicant will also be advised to follow the revised 'CoP' to minimise any potential environmental nuisance caused by the applied use.
(e)	Public comment 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 **10.6.2026 to 9.6.2029**. 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 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 **10.9.2026**;
 - (c) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
 - (d) if any of the above planning condition (a) or (c) 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
 - (e) 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 9.4.2026
Appendix Ia	Further Information received on 14.5.2026 (accepted and exempted from publication and recounting requirements)
Appendix Ib	Further Information received on 22.5.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
JUNE 2026**