

RNTPC Paper No. A/HSK/610
for Consideration by
the Rural and New Town
Planning Committee on 26.6.2026

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

Application No. A/HSK/610

1. <u>Proposal</u>	
Applicant	Mr TANG Ming Hei Roy represented by Ever United Planning and Development Limited
Site (Plan A-1)	Lot 1159 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long
Site Area	About 1,150m 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 (Private Car) for a Period of 3 Years
Site Context and the Current Proposal	The application site (the Site) is accessible from San Sik Road via a local track with the ingress/egress point at the northern part of the Site (Plan A-2). According to the applicant, 24 private car parking spaces are provided. Only private cars 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 repairing, dismantling, assembling or other workshop activities will be carried out within the Site. The operation hours are 24 hours daily including public holidays. Plans showing the location with vehicular access, site layout, as-built drainage and existing fire service installations (FSIs) submitted by the applicant are at Drawings A-1 to A-4 respectively.
Last Previous Relevant Application ¹	Application No. A/HSK/449 approved on 9.6.2023 for a period of 3 years until 26.6.2026, which was submitted by the same applicant for the same use with the same layout and development

¹ The Site was involved in two previous applications (No. A/HSK/226 and 449) (**Plan A-1**) for temporary public vehicle park (private car) use. Both applications were submitted by the same applicant and approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) in 2020 and 2023 respectively.

	<p>parameters at the same site.</p> <p>(Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_HSK_449/A_HSK_449_MainPaper.pdf for details of the last previous relevant application)</p>
<p>Justifications from the Applicant (Appendices I to Ib)</p>	<p>(a) The application is for renewal of the planning approval for the same use with the same development parameters and layout under the last application No. A/HSK/449 at the same site. The current application is to continue the applied use to serve the needs of local villagers in the vicinity.</p> <p>(b) The applied use is in line with the planning intention of the “V” zone and is considered compatible with the surrounding areas comprising village houses. The applied use is temporary in nature and would not jeopardise the long-term planning intention of the “V” zone. Similar planning applications for the same use within the same “V” zone have been approved by the Committee.</p> <p>(c) All time-limited approval conditions for the previous application No. A/HSK/449 have been complied with. In support of the current application, the applicant has submitted the previously accepted drainage, FSIs proposals and corresponding F.S. 251 certificates (Appendices I and Ia).</p> <p>(d) Insignificant traffic, environmental and drainage impacts are anticipated.</p> <p>(e) The applicant undertakes to 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>
<p>Compliance with the “Owner’s Consent/ Notification” requirements²</p>	<p>Published newspaper notice and posted site notice.</p>

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 ,	✓		Whilst the applied use is not entirely in

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>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 3-year approval period sought does not exceed the duration of the last approval. 			<p>line with the planning intention of the “V” zone, according to the applicant, the temporary vehicle park can alleviate the strong parking demand in the area. In this regard, the Commissioner of 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 three 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 Assessments</u></p> <p>To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 4 below. The applicant will also be advised to follow the latest “CoP” to minimise potential environmental nuisance 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 27.6.2026 to 26.6.2029. 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 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 27.9.2026;
- (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 received on 27.4.2026
Appendix Ia	Supplementary Information received on 30.4.2026
Appendix Ib	Further Information received on 2.6.2026 (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	Location Plan with Vehicular Access
Drawing A-2	Layout Plan
Drawing A-3	As-built Drainage Plan
Drawing A-4	Existing FSIs Plan
Plan A-1	Location Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
JUNE 2026**