

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/621

- Applicant** : Mr TANG Kam Chai represented by Metro Planning and Development Company Limited
- Site** : Lot 1898 RP in D.D. 124, Hung Shui Kiu, Yuen Long
- Site Area** : About 890m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/3
- Zoning** : “Residential (Group B) 3” (“R(B)3”)
[Restricted to a maximum plot ratio of 1.26, maximum site coverage of 40% and a maximum building height of 6 storeys over single-storey car park]
- Application** : Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (private cars) for a period of three years at the application site (the Site) falling within an area zoned “R(B)3” on the OZP (**Plan A-1**). According to the Notes of the OZP for “R(B)3” zone, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use requiring planning permission from the Town Planning Board (the Board). The Site is currently hard-paved and vacant (**Plans A-3 and A-4**).
- 1.2 The Site is accessible from Hung Yu Road via an existing pedestrian sidewalk at its northwest. According to the applicant, a new run-in/out is proposed to connect the Site with Hung Yu Road as vehicular ingress and egress at the northwest part of the Site (**Plan A-2**), and a total of 18 parking spaces for private cars (5m x 2.5m) will be provided. A temporary single-storey structure (not more than 3.5m in height) with a floor area of about 20m² is proposed for guard room. Only licenced vehicles will be parked at the Site. No light, medium, heavy goods vehicle and container tractor/trailer will be allowed to park at the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. The operation hours are 24 hours daily including Sundays and public holidays. Plans showing the site with vehicular access and the site layout submitted by the applicant are at **Drawings A-1 and A-2** respectively.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 26.6.2026 (Appendix I)
- (b) Supplementary Information (SI) received on 30.6.2026 (Appendix Ia)
- (c) Further Information (FI) received on 31.7.2026* (Appendix Ib)
- (d) FI received on 7.8.2026* (Appendix Ic)

**accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the Applicant in support of the application are detailed in the Application Form, SI and FI at **Appendices I to Ic**. They can be summarised as follows:

- (a) the proposed use is intended to provide parking spaces to meet the parking demand of nearby residents and visitors and fully utilise the development potential of the Tso/Tong land. The proposed use is temporary in nature and in line with the planning intention of the “R(B)3” zone which is to serve the residential neighbourhood;
- (b) the proposed use is compatible with the surrounding areas. Similar planning applications for public vehicle park use have been approved in other “R(B)” zones; and
- (c) the proposed development is small in scale and the traffic generation is comparatively low. Adverse traffic impacts to the surrounding road networks are not anticipated. There will also be insignificant environmental and noise impacts induced by the proposed use.

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 obtaining consents of four current land owners. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is currently not subject to any active planning enforcement action.

5. Previous Application

There is no previous application within the Site.

6. Similar Application

There is no similar application within the subject “R(B)3” zone in the past five years.

7. The Site and Its Surrounding Areas (Plans A-1 to A-4)

7.1 The Site is:

- (a) accessible from Hung Yu Road via an existing pedestrian sidewalk; and
- (b) currently hard-paved and vacant.

7.2 The surrounding areas are predominantly occupied by residential developments and dwellings intermixed with sitting-out area, shops, amenity and unused land. To its immediate east and south is the residential development of Casa De Oro.

8. Planning Intention

The planning intention of the “R(B)” zone is primarily for medium-density residential development where commercial uses serving the residential neighbourhood may be permitted with or without application to the Board.

9. Comments from Relevant Government Departments

9.1 Apart from the government department as set out in paragraph 9.2 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 II and III** respectively.

9.2 The following government department supports the application:

Traffic

9.2.1 Comments of the Commissioner for Transport (C for T):

- (a) she supports the application to meet the local parking demand from traffic engineering perspective; and
- (b) her advisory comments are at **Appendix III**.

10. Public Comments Received During Statutory Publication Period

On 3.7.2026, the application was published for public inspection. During the statutory public inspection period, two public comments from individuals were received. An individual from Casa De Oro objects to the application mainly on the reason that the proposed use will cause adverse environment, noise and traffic impacts to the surroundings. The other individual provides views on site utilisation and possible provision of electric-vehicle charging facilities at the Site.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary public vehicle park (private cars) for a period of three years at the Site zoned “R(B)3” on the OZP. Whilst the proposed use is not in line with the planning intention of the “R(B)” zone, there is no known development proposal at the Site. According to the applicant, the temporary public vehicle park can help meet the parking demand in the area. In this regard, C for T supports the application from traffic engineering perspective. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the “R(B)” zone.
- 11.2 The proposed use is considered not incompatible with the surrounding areas which are predominantly occupied by residential developments and dwellings intermixed with sitting-out area, shops, amenity and unused land (**Plan A-2**).
- 11.3 Other relevant government departments consulted, including the Director of Fire Services, Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department and Chief Highway Engineer/New Territories West, Highways Department have no objection to or no adverse comment on the application from fire safety, environmental, drainage and highways maintenance perspectives respectively. To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 12.2 below. Should the application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisances on the surrounding areas.
- 11.4 Regarding the public comments as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.3 above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 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 until **14.8.2029**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the submission of a drainage proposal within **6** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **14.2.2027**;
- (b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **14.5.2027**;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;

- (d) the submission of a run-in/out proposal within **6** months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board by **14.2.2027**;
- (e) in relation to (d) above, the implementation of the run-in/out proposal within **9** months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board by **14.5.2027**;
- (f) if the above planning condition (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
- (g) if any of the above planning condition (a), (b), (d), (e) 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 III**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use is not in line with the planning intention of the "Residential (Group B)" zone which is primarily for medium-density residential development. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 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.
- 13.3 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.

14. Attachments

Appendix I	Application Form with Attachments received on 26.6.2026
Appendix Ia	SI received on 30.6.2026
Appendix Ib	FI received on 31.7.2026
Appendix Ic	FI received on 7.8.2026
Appendix II	Government Departments' General Comments
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comments
Drawing A-1	Site Plan with Vehicular Access
Drawing A-2	Proposed Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
AUGUST 2026**