

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-SK/454

- Applicant** : Chong Kee Development Company represented by R-riches Planning Limited
- Site** : Lot 354 (Part) in D.D. 112, Shui Lau Tin, Shek Kong, Yuen Long
- Site Area** : About 3,467 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/11
(currently in force)
- Draft Shek Kong OZP No. S/YL-SK/10
(at the time of submission)
- Zoning** : “Village Type Development” (“V”)
[restricted to a maximum building height of 3 storeys (8.23m)]
(no change on the current OZP)
- Application** : Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary shop and services and public vehicle park (excluding container vehicle) with ancillary facilities and associated filling of land for a period of five years at the application site (the Site) falling within an area zoned “V” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “V” zone, ‘Shop and Services’ (being not on the ground floor of a New Territories Exempted House (NTEH)) and ‘Public Vehicle Park (excluding container vehicle)’ (PVP), which are Column 2 uses, and filling of land in the “V” zone require planning permission from the Town Planning Board (the Board). The Site is currently vacant and mostly covered by vegetation (**Plans A-2 to A-4**).
- 1.2 The Site is accessible from Shek Kong Airfield Road via a local track (**Plans A-1 to A-3**). According to the applicant, the proposed shop and services use, which comprises five two-storey structures with height of not more than 8m for shop and services with ancillary offices and washrooms and one single-storey structure with height of not more than 3m for meter room, involves a total floor area of about

1,137m² and two loading/unloading (L/UL) spaces for light goods vehicles (LGVs) (7m x 3.5m each), while the proposed PVP involves 15 private car parking spaces (5m x 2.5m each) (**Drawing A-1**). Sufficient manoeuvring space will be provided within the Site to ensure that no vehicle will turn back onto the local access road. A separate entrance/exit designated for pedestrians will be provided at the southern end of the Site. LGVs will be used to transport the goods supporting the daily operation of the proposed shop and services during non-peak hours (i.e. outside 8:00 a.m. to 9:00 a.m and 6:00 p.m. to 7:00 p.m.). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined under the Road Traffic Ordinance, will be allowed at the Site at all times. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicle) Regulations is allowed to be parked/stored at the Site. Besides, no open storage, storage of unlicensed vehicle, vehicle repairing, dismantling or other workshop uses will be carried out and no public announcement system or any form of audio amplification system will be allowed at the Site at all times. The applicant also applies for filling of land for the entire Site with concrete of not more than 0.2m in depth (to level of about +18.9mPD to +19.4mPD) for site formation for erection of structures, parking and L/UL spaces within the PVP and circulation space to meet the operational needs. The proposed operation hours for shop and services will be from 8:00 a.m. to 9:00 p.m. daily (including Sunday and public holidays), whereas the proposed PVP would operate 24 hours daily. It is estimated that the proposed shop and services could accommodate about 40 customers per day. The site layout plan and land filling plan 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 supplementary planning statement (SPS) and attachments received on 28.4.2026 (**Appendix I**)
- (b) Further Information (FI) received on 21.5.2026 * (**Appendix Ia**)
- (c) FI received on 26.5.2026 # (**Appendix Ib**)
- (d) FI received on 27.7.2026 # (**Appendix Ic**)
- (e) FI received on 20.8.2026 * (**Appendix Id**)

* *accepted and exempted from publication and recounting requirements*

accepted but not exempted from publication and recounting requirements

1.4 On 24.7.2026, the Rural and New Town Planning Committee (the Committee) of the Board agreed to the applicant's requests to defer making a decision on the application for two months.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SPS and FIs at **Appendices I to Id**. They can be summarised as follows:

- (a) The proposed uses could address the local demand for shop and services and parking spaces arising from the nearby residential settlements and villages. The Site is situated

next to the Pat Heung Central Primary School and the proposed PVP could alleviate the illegal on-street parking, serve the parking needs and provide comfortable waiting space for parents who drive their vehicles to pick-up/drop-off their children for school.

- (b) The approval of the application on a temporary basis will not frustrate the long-term planning intention of the “V” zone and could utilise the precious land resources in the New Territories.
- (c) The proposed uses are considered not incompatible with the surroundings, which are predominantly rural in character with mainly domestic dwellings and village houses with a maximum building height of 3 storeys (8.23m) in the same “V” zone.
- (d) The existing pedestrian footpath along the western boundary of the Site will be retained for the use of local residents. Besides, to provide a convenient access to the Site for nearby residents and visitors, a separate entrance/exit designated for pedestrians will be provided at the southern end of the Site.
- (e) The proposed uses will not induce adverse traffic, environmental, landscape and drainage impacts on the surroundings. In support of the application, the applicant has submitted a drainage proposal. Adequate mitigation measures, such as implementation of drainage proposal and fire service installations, will be provided by the applicant to mitigate any anticipated adverse impacts from the proposed uses. The applicant will also comply with all environmental protection/pollution control ordinances and follow the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘CoP’).
- (f) A similar application (No. A/YL-SK/411) for the same proposed uses at a Site located within the same “V” zone was approved by the Committee for a period of five years in April 2025. There are also other similar applications for ‘shop and services’ and/or ‘public vehicle park’ within the same “V” zone approved by the Committee in the past five years. Approval of the current application would not set an undesirable precedent.

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 posting site notice and sending notice to Pat Heung Rural Committee. 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

The Site is not the subject of any previous application.

6. Similar Applications

There are four similar applications covering four sites (No. A/YL-SK/405, 409, 411 and 435) for temporary shop and services and/or public vehicle park for a period of three or five years within the same “V” zone in the vicinity of the Site in the past five years. All these applications were approved with conditions by the Committee in 2025 and 2026 mainly on the considerations that the planning permission on temporary basis will not jeopardise the long-term planning intention of “V” zone; the proposed/applied use(s) was/were considered not incompatible with the surroundings; relevant government departments consulted generally had no adverse comments on the application or their concerns could be addressed by approval conditions. Details of the previous applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

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

7.1 The Site is:

- (a) currently vacant and mostly covered by vegetation;
- (b) accessible from Shek Kong Airfield Road via a local track; and
- (c) located within the Shui Lau Tin Site of Archaeological Interest (**Plan A-1**).

7.2 The surrounding areas comprise predominantly village settlements of Shui Lau Tin, the Pat Heung Central Primary School, parking of vehicles, fallow agricultural land and vacant land (**Plan A-2**). To the north of the Site across the nullah is the Shek Kong Airfield (Shek Kong Barracks) (**Plans A-1 and A-2**).

8. Planning Intention

The planning intention of the “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

9. Comments from Relevant Government Bureau and Departments

9.1 Apart from the government departments as set out in paragraphs 9.2 and 9.3 below, other bureau/departments (B/Ds) 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, if any, are provided in **Appendices III and IV** respectively.

9.2 The following government department supports the application:

Traffic

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

- (a) supports the application from traffic engineering perspective as it could address local parking demand; and
- (b) advisory comments are in **Appendix IV**.

9.3 The following government department has conveyed local adverse comments on the application:

District Officer's Comments

9.3.1 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- (a) no departmental comment on the application;
- (b) his office has received adverse comment from rural representatives of Lin Fa Tei on the application¹; and
- (c) his office is aware that the community hold strong views on the application.

10. Public Comments Received During Statutory Publication Periods

On 5.5.2026, 2.6.2026 and 31.7.2026, the application and FIs were published for public inspection. During the statutory public inspection periods, six public comments objecting to the application were received from a District Council member, rural representatives from Lin Fa Tei², and three from individuals, objecting the application on the grounds that the proposed development would bring adverse drainage, sewerage, flooding, and environmental impacts on the surroundings; it will obstruct an existing local footpath used by villagers for many years; the proposed uses will pose road safety risks to students and staff from the adjoining Pat Heung Central Primary School; the scale of the proposed shop and services use is not in proportion to that adjacent small house/NTEH and that the Site should be used as a buffer between the primary school and the village settlements. Besides, one of individuals also enquires if there is any available data on the remaining “V” zone land available for small house/NTEH developments (**Appendix V**).

¹ The public comment from rural representatives conveyed by DO(YL), HAD is the same as one of the public comments received by the Board during the statutory public inspection period (**Appendix V**). The submission is therefore counted as one of the public comments received and the details are summarised at paragraph 10.

² Two submissions are in similar letter formats submitted by the rural representatives within the two statutory public inspection periods respectively (**Appendix V**). One of the submissions is the same as the one conveyed by DO(YL), HAD as mentioned in paragraph 9.3.1(b) above.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary shop and services and public vehicle park (excluding container vehicle) with ancillary facilities and associated filling of land for a period of five years at the Site zoned “V” (**Plan A-1**). Whilst the proposed uses are not entirely in line with the planning intention of the “V” zone, according to the applicant, the application could address the local demand for shop and services and parking spaces arising from the nearby residential settlements and villages. In this regard, C for T supports the application as the proposed PVP could address the local demand for car parking spaces. The District Lands Officer/Yuen Long of Lands Department also advises that there is no Small House application approved or under processing at the Site. It is considered that approving the application on a temporary basis would not frustrate the long-term planning intention of the “V” zone. Taking into account the above and the planning assessments below, there is no objection to the proposed uses with ancillary facilities and associated filling of land on a temporary basis of five years.
- 11.2 Filling of land within the “V” zone requires planning permission from the Board. In this regard, the Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection have no objection to the application from public drainage and environmental planning perspectives respectively.
- 11.3 The proposed uses are considered not incompatible with the surrounding areas which comprise predominantly village settlements of Shui Lau Tin, the Pat Heung Central Primary School, the Shek Kong Airfield (Shek Kong Barracks), parking of vehicles, fallow agricultural land, vacant land and a nullah (**Plans A-1 and A-2**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and considers that the proposed uses are not entirely incompatible with the surrounding environment and significant adverse landscape impact arising from the application is not anticipated.
- 11.4 Other relevant government B/Ds consulted, including the Director of Fire Services, Executive Secretary (Antiquities and Monument) of Antiquities and Monuments Office of Development Bureau and Director-General of Civil Aviation, have no objection to or no adverse comment on the application. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 12.2 below. It is also recommended to advise the applicant to follow the latest ‘CoP’ to minimise any potential environmental nuisance caused by the proposed uses.
- 11.5 There are four approved similar applications within the same “V” zone in the vicinity of the Site in the past five years as mentioned in paragraph 6 above. Approving the current application is in line with the Committee’s previous decisions.
- 11.6 Regarding the public comments as stated in paragraphs 9.3 and 10 above, the planning considerations and departmental comments above are relevant. For the concerns regarding an existing local footpath being affected by the application, the existing footpath along the western boundary of the Site, according to the applicant, is excluded from the site boundary and retained for use by the locals (**Appendix Ic**). Upon development, the local residents and visitors will have one more convenient access available, by walking through the Site via the proposed pedestrian entrance/exit at the southern end of the Site (**Drawing A-1**).

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 paragraphs 9.3 and 10 above, PlanD 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 five years until 25.9.2031. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the implementation of the accepted drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 25.6.2027;
- (b) in relation to (a) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 25.3.2027;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 25.6.2027;
- (e) if the above planning condition (b) 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
- (f) if any of the above planning condition (a), (c) or (d) 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 IV**.

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

the proposed uses with associated filling of land are not in line with the planning intention of the "Village Type Development" zone, which is to provide land primarily for development of Small Houses by indigenous villagers. 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 SPS and attachments received on 28.4.2026
Appendix Ia	FI received on 21.5.2026
Appendix Ib	FI received on 26.5.2026
Appendix Ic	FI received on 27.7.2026
Appendix Id	FI received on 20.8.2026
Appendix II	Similar Applications
Appendix III	Government Bureau and Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Site Layout Plan
Drawing A-2	Land Filling Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**