RNTPC Paper No. A/SK-HC/378
For Consideration by
the Rural and New Town
Planning Committee
on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/378

Applicants : Menhill Limited and Regional Limited represented by Knight Frank Petty Limited

Site : Various Lots in D.D. 244, Ho Chung, Sai Kung

Site Area : About 4,411m^2

Land Status : Block Government Lease (demised for agricultural use)

Plan : Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/13

Zonings : "Comprehensive Development Area" ("CDA") (about 3,898m^2 or 88.4%)
[restricted to a maximum plot ratio of 0.75, a maximum site coverage of 25% and a maximum building height of 12m with 3 storeys over one storey of carport]

"Village Type Development" ("V") (about 26m^2 or 0.6%)[1]

Area shown as 'Road' (about 485m^2 or 11%)

Application : Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years

1. The Proposal

1.1 The applicants seek planning permission for proposed temporary public vehicle park (excluding container vehicle) for a period of three years at the application site (the Site), which falls largely within the "CDA" zone and partly within an area shown as 'Road' on the OZP (**Plan A-1**). According to the Notes of the OZP, 'Public Vehicle Park (excluding container vehicle)' is a Column 2 use under "CDA" zone and is not always permitted in area shown as 'Road', which requires planning permission from the Town Planning Board (the Board). The Site is currently vacant, paved and covered with overgrown and is accessible from Hiram's Highway to its east (**Plans A-2** to **A-4b**).

1.2 According to the applicants, a total of 100 private car parking spaces (5m x 2.5m

[1] Only 0.6% of the Site falls within the "V" zone on the OZP which can be considered as minor boundary adjustment, and the planning assessment of the application will not take this into account.

each) will be provided. The operation hours of the public vehicle park are 24 hours daily (including public holidays). According to the layout plan submitted by the applicants (**Drawing A-1**), the proposed public vehicle park will not affect the existing local footpath along the northern boundary of the Site leading from Hiram's Highway to Ho Chung New Village, which is currently open for public and villagers. The layout plan and vehicular access plan submitted by the applicants are at **Drawings A-1** and **A-2** respectively.

1.3 Traffic Impact Assessment (TIA) and Drainage Analysis with drainage plan are submitted by the applicants to support the application (**Appendix I**). The TIA concludes that the concerned road junctions will operate with sufficient capacities and the proposed development has no adverse traffic impact. The drainage analysis concludes that with the implementation of the proposed drainage system, the proposed use would not cause adverse drainage impact on the local area or increase in the flooding susceptibility.

1.4 The Site is the subject of two previously approved applications, including Application No. A/SK-HC/356 submitted by the same applicants for the same proposed temporary use, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 8.11.2024. The planning permission was subsequently revoked on 9.5.2025 due to non-compliance of approval conditions. The layout and development parameters of the current application are the same as the previous application (No. A/SK-HC/356). Details of the previous applications are set out in paragraph 5 and **Appendix II**.

1.5 In support of the application, the applicants have submitted the following documents:

(a) Application Form with Supplementary Planning Statement (SPS) received on 10.8.2026 (**Appendix I**)
(b) Supplementary Information (SI) received on 18.8.2026 (**Appendix Ia**)
(c) Further Information (FI) received on 25.9.2026* (**Appendix Ib**)

** accepted but not exempted from publication and recounting requirements*

2. Justifications from the Applicants

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

(a) the proposed use could fully utilise the site potential and relieve the parking space shortfall in Ho Chung area in short term during the processing of land exchange application for Phase 2 residential development at the Site which is submitted in June 2026, and preparation of submission for discharging approval conditions. The applicants will commence the approved development immediately once the land exchange is approved. Approving this temporary application will not affect the implementation of the approved development submitted by the same applicants;

(b) the proposed use is not incompatible with the surrounding areas;

(c) the Site is covered by a previous planning permission (Application No. A/SK-HC/356) for the same use which was subsequently revoked. The applicants explain that the non-compliance of approval conditions is mainly due to their lack of experience in appointing appropriate consultants to prepare reports to fulfil the approval conditions. In support of the current application, the applicants advise that they have entered into an agreement with an experienced and reputable public vehicle park operator, who will assist in both the operation of the public vehicle park and the preparation of submission for compliance with the approval conditions. The applicants have also submitted a Drainage Analysis with drainage plan to demonstrate commitment to take forward the proposed temporary public vehicle park; and

(d) the submitted TIA demonstrates that no adverse impact would be brought about to the local traffic conditions. There are also no anticipated adverse drainage, sewerage, environmental, water and waste impacts.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicants are the sole "current land owners" of the respective lots of the Site. Detailed information would be deposited at the meeting for Members' inspection.

4. Background

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

5. Previous Applications

5.1 The Site is subject of three previous applications (No. A/SK-HC/123, 340 and 356).

Approved Applications

5.2 The Site covers the Phase 2 development of application No. A/SK-HC/340[2] for proposed comprehensive residential development with minor relaxation of building height restriction approved by the Committee on 9.6.2023. The planning considerations are not relevant to the current application due to different applied uses.

5.3 The Site is also the subject of a previous application (No. A/SK-HC/356) submitted by same applicants for the same use and layout which was approved with conditions by the Committee on 8.11.2024, mainly on the considerations that the approval of the application on a temporary basis would not frustrate the long-term development of the "CDA" zone; the proposed use was not incompatible with the surrounding land uses and adverse impacts were not envisaged. Since the time-limited approval conditions regarding the submission of drainage proposal and fire service installations (FSIs) proposal have not been complied with by the specified date, the planning permission was revoked on 9.5.2025.

[2] Phase 1 comprehensive residential development to the north of the same "CDA" zone is covered by approved applications No. A/SK-HC/124-2 and 340 and is now under construction (**Plan A-2**).

Rejected Application

5.4 Application No. A/SK-HC/123 covering the southern portion of the Site for proposed low-density residential development was rejected by the Board on review on 22.9.2006. The considerations are not relevant to the current application due to different use involved.

5.5 Details of these previous applications are summarised at **Appendix II** and their locations are shown on **Plans A-1** and **A-2**.

6. Similar Application

There is no similar application for temporary public vehicle park within the same "CDA" zone on the OZP.

7. The Site and Its Surrounding Areas (**Plans A-1** and **A-2**, aerial photo on **Plan A-3** and site photos on **Plans A-4a** and **A-4b**)

7.1 The Site is:

(a) largely vacant, paved and covered with overgrown weeds without trees;

(b) covered by an existing footpath connecting Ho Chung New Village to Hiram's Highway along its northern boundary;

(c) largely within the village 'environs' of Ho Chung; and

(d) near the roundabout of Nam Pin Wai and is adjacent to and accessible from Hiram's Highway to its east.

7.2 The surrounding areas are of settled valley landscape comprising village houses, tree clusters and road. To the immediate north within the same "CDA" zone is Phase 1 of the comprehensive residential development under construction (**Plans A-1** and **A-2**). To the east and further east are Hiram's Highway, Ho Chung Welfare Facilities Block, and some existing low to medium-rise residential developments; to the immediate south is the Nam Pin Wai roundabout; to the further south is an existing low-rise residential development namely Villa Royale; and to the immediate west is Ho Chung New Village within the "V" zone.

8. Planning Intention

8.1 The planning intention of the "CDA" zone is for comprehensive development/ redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

8.2 The area shown as 'Road' is to reserve land for the improvement of Hiram's Highway. The road improvement works concerned (i.e. Hiram's Highway Improvement Stage 1 Project) were completed in February 2021.

9. Comments from Relevant Government Departments

9.1 Apart from the government departments as set out in paragraphs 9.2 and 9.3 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and recommended advisory comments are provided in **Appendices III** and **IV** respectively.

9.2 The following government department supports the application:

Traffic

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

(a) in view of the parking demand in the vicinity, she supports the application and has no comment on the submitted TIA; and

(b) there is currently no implementation programme for planned bus and minibus stop in close proximity to the ingress/egress of the proposed temporary public vehicle park. Meanwhile, the provision of bus or minibus stop would be reviewed from time to time.

9.3 The following government department has comments on the application:

Drainage

Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

(a) no in-principle objection to the application and no comment on the drainage analysis provided that adequate stormwater drainage and sewerage facilities are implemented, with a view to avoid causing any adverse drainage impact to the areas or nuisance to the adjoining areas; and

(b) should the application be approved by the Board, approval condition regarding the submission and implementation of the revised drainage proposal within or in the vicinity of the Site to his satisfaction is required.

10. Public Comments Received During Statutory Publication Periods

10.1 On 28.8.2026 and 9.10.2026, the application and the submitted FI were published for public inspection. During the statutory public inspection periods, eight public comments were received from individuals (**Appendix V**).

10.2 Six comments object to the application mainly on the grounds that the proposed public vehicle park would affect the planned bus station and would pose risk to

pedestrian using the lift and footbridge; adverse traffic, noise, light, air quality, drainage, water quality impacts would be anticipated; not in line with relevant planning intentions of the Site; the submitted TIA does not accurately reflect the traffic conditions at peak hours and lack of corresponding mitigation measures; the submitted Drainage Analysis does not accurately reflect the impact of the proposed use to the surface runoff and hence the potential risk of flooding; setting of an undesirable precedent of approving applications which were previously revoked due to incompliance of approval conditions; and incompatible with the surrounding rural environment.

10.3 One comment provides view that there is an urgent demand for the proposed residential development under application No. A/SK-HC/340, and queries the applicants' claim on commercial hardship, operational considerations and genuine efforts to fulfil approval conditions for the previous approved application.

10.4 One enclosing a jointly signed letter of 91 villagers expresses concern over pedestrian safety hazard with insufficient space for pedestrian access within the Site connecting Hiram's Highway and Ho Chung New Village.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary public vehicle park (excluding container vehicle) for a period of three years at the Site falling within the "CDA" zone and an area shown as 'Road' on the OZP. The planning intention of "CDA" zone is for comprehensive development/redevelopment of the area for residential and/or commercial uses. The Site is part of the previous planning application (No. A/SK-HC/340) for comprehensive residential development which was approved with conditions by the Committee on 9.6.2023. According to the applicants, a longer time is required for processing the land exchange application, which has just been submitted to Lands Department in June 2026 and for the subsequent handling of the compliance with approval conditions. The current application for proposed temporary public vehicle parking can fully utilise the site potential and relieve the parking shortfall in Ho Chung area during the processing of land administrative procedures. C for T supports the application in view of the parking demand in the area. In this regard, approval of the application on a temporary basis for a period of three years will not frustrate the long-term development of the "CDA" zone.

11.2 The Site is currently vacant, paved and covered with overgrown weeds and mainly surrounded by the village houses of Ho Chung New Village to the west and Phase 1 of the approved development under construction to the north (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) has no comment on the application and considers that the proposed use is not incompatible with the landscape character of the area and significant adverse landscape impact arising from the proposed use is not anticipated.

11.3 Other relevant government departments consulted including the Director of Environmental Protection, Chief Highway Engineer/New Territories of Highways Department, Director of Fire Services and CE/MS, DSD have no objection to or no adverse comment on the application. Should the application be approved, relevant approval conditions are recommended in paragraph 12.2 below to address

the technical requirements of the concerned department. The applicants will also be advised to follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise any possible environmental nuisance on the surrounding areas.

11.4 The Site is the subject of a previous application (No. A/SK-HC/356) covering the same site area submitted by the same applicants for the same use, which was approved with conditions by the Committee on 8.11.2024. However, the planning permission was subsequently revoked in May 2025 due to non-compliance with time-limited approval conditions regarding the submission of drainage proposal and FSIs proposal. The applicants explain that the approval conditions could not be complied with due to their lack of experience in appointing appropriate consultants to prepare reports to fulfil the approval conditions. In support to the current application, the applicants advise that they have entered into an agreement with an experienced and reputable public vehicle park operator to assist in both the operation of the public vehicle park and the preparation of submission for compliance with the approval conditions. Should the application be approved, the applicants will be advised that failure to comply with any of the approval conditions will result in revocation of the planning permission and sympathetic consideration may not be given to any further applications.

11.5 Regarding the public comments received as stated in paragraph 10 above, as for the concern over the provision of public access and local footpath, according to the layout plan submitted by the applicants (**Drawing A-1**), no alteration will be made to the existing local footpath connecting Hiram's Highway and Ho Chung New Village, and 24-hour public access will be maintained. On other opposing views on the application, government departments' comments and planning assessments 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, 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 three years until 6.11.2029. The following approval conditions and advisory clauses are also suggested for Members' reference:

Approval Conditions

(a) the submission of a revised drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.5.2027;

(b) in relation to (a) above, the implementation of the revised 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 6.8.2027;

(c) in relation to (b) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;

(d) 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

(e) if any of the above planning condition (a) or (b) is not complied with by the above 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 use is not in line with the planning intention of "Comprehensive Development Area" zone which is primarily for comprehensive development/ redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. No strong justification has been given 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 applicants.

14. Attachments

Appendix I	Application Form with SPS received on 10.8.2026
Appendix Ia	SI received on 18.8.2026
Appendix Ib	FI received on 25.9.2026
Appendix II	Previous Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Layout Plan

Drawing A-2	Vehicular Access Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and **A-4b**	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026