RNTPC Paper No. A/YL-SK/464A
For Consideration by the
Rural and New Town
Planning Committee
on 20.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-SK/464

Applicant : Chong Kee Development Company represented by Tensor Planning and Surveying Limited

Site : Lots 1054 S.B and 1056 S.B (Part) in D.D. 106, Shek Kong, Yuen Long

Site Area : About 3,221m^2

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/11

Zoning : "Agriculture" ("AGR")

Application : Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of Three Years

1. The Proposal

1.1 The applicant seeks planning permission for temporary public vehicle park (excluding container vehicle) and associated filling of land for a period of three years at the application site (the Site), which falls within an area zoned "AGR" on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). Filling of land within the "AGR" zone also requires planning permission from the Board. The Site is currently hard-paved with concrete, fenced-off and occupied by the applied use without valid planning permission (**Plans A-2 and A-4**).

1.2 The Site is accessible from Kam Sheung Road via a local track (**Plans A-1 to A-3**). According to the applicant, the applied use involves 60 parking spaces, including 45 for private cars and 15 for light goods vehicles (LGVs), and two single-storey structures with height of not more than 4m and a total floor area of about 100m^2 for ancillary office, shroff, store room and toilet (**Drawing A-1**). No vehicles other than private car and LGV will be allowed to enter and be parked at the Site. No parking/storage of unlicensed vehicle, car washing, repairing and other workshop activities will be allowed at the Site. An existing tree in the northern portion of the Site will be preserved and managed by the applicant during the planning approval period (**Drawings A-1 and A-2**). To minimise the potential disturbance to the watercourse along the southwestern boundary of the Site, a 5m-wide setback between the site boundary and the watercourse is proposed (**Drawing**

A-1). Besides, a metal fencing of 2.5m in height and a stone/concrete barrier of 0.3m in height will also be erected to separate the applied use from the watercourse (**Drawing A-1**). The applicant also applies for regularisation of filling of land for about 3,193m^2 (about 99.1% of the Site) with soil and concrete of not more than 0.6m in depth (to a site level of about +11.9mPD) for forming a flat surface for parking and vehicle circulation. No further land filling will be carried out upon obtaining the planning approval. The proposed operation hours are 24 hours daily, including Sundays and public holidays. The site layout plan and land filling plan submitted by the applicant are at **Drawings A-1 and A-2** respectively.

1.3 The Site is involved in a previous application (No. A/YL-SK/430) for the same use which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2025 (details in paragraph 5 below) **(Plan A-1)**. Compared with the previous application, the current application is submitted by a different applicant with increases in total floor area (+40m^2 or +66.7%), plot ratio (+0.01 or +50%) and site coverage (+1.1%).

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

(a)	Application Form with attachments and Supplementary Information (SI) received on 31.7.2026 and 4.8.2026	(**Appendix I**)
(b)	Further Information (FI) received on 1.9.2026 *	(**Appendix Ia**)
(c)	FI received on 4.9.2026 *	(**Appendix Ib**)
(d)	FI received on 30.9.2026 #	(**Appendix Ic**)

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

1.5 On 25.9.2026, the Rural and New Town Planning Committee (the Committee) of the Board agreed to the applicant's request 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, SI and FIs at **Appendices I to Ic**. They can be summarised as follows:

(a) The applied use can meet the parking demand of local residents of The Scenicwoods, Kam Tsin Wai Village and residential dwellings in the vicinity. It would also reduce the number of roadside parking in the surroundings and improve pedestrian safety in the area.

(b) The applied use is considered not incompatible with the surrounding areas, which are predominantly village houses, residential dwellings and agricultural uses. The temporary nature of the application would not frustrate the long-term planning intention of the "AGR" zone.

(c) The applicant also applies for regularisation of existing land filling at the Site, which is considered necessary to meet the operational needs by creating a flat surface for parking. The applicant also commits to reinstating the Site to an amenity area upon expiry of the planning permission.

(d) There are a previous application No. A/YL-SK/430 for the same use at the Site approved with conditions in 2025 and a similar application No. A/YL-SK/349 approved in 2024 in the same "AGR" zone. Approving the current application is in line with the previous decisions of the Committee and would not set an undesirable precedent.

(e) The applied use would not induce adverse traffic, environmental, ecological, drainage impacts and fire safety concerns on the surrounding areas. In support of the current application, the applicant has submitted and implemented a drainage proposal, which was considered acceptable by the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) under the previous approval (No. A/YL-SK/430), and the latest fire service installations (FSIs) proposal reflecting the current layout. The applicant will also follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('CoP') issued by the Environmental Protection Department (EPD) and relevant environmental protection/pollution control ordinances to minimise potential nuisance to the surrounding areas. The applicant will apply for Short Term Waiver (STW) from the Lands Department (LandsD) for permitting the relaxation of user restrictions on the concerned private lots within the Site.

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 the 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. Subject to collection of sufficient evidence, appropriate enforcement action under the Town Planning Ordinance would be undertaken.

5. Previous Application

The Site is the subject of a previous application (No. A/YL-SK/430) submitted by a different applicant as the current application for the same use, which was approved with conditions by the Committee in 2025, mainly on the considerations that approval of the application on temporary basis would not jeopardise the long-term planning intention of "AGR" zone; the applied use was considered not incompatible with the surrounding areas; and the relevant government departments consulted generally had no adverse comment on the application and/or their concerns could be addressed by approval conditions. The planning permission was subsequently revoked in 2026 due to non-compliance with the time-limited approval condition related to the submission of FSIs proposal. Compared with the last approved application, the

current application involves changes in development parameters as mentioned in paragraph 1.3 above. Details of the previous application are summarised in **Appendix II** and its location is shown on **Plan A-1**.

6. Similar Application

There is a similar application (No. A/YL-SK/349) for temporary public vehicle park with electric vehicle charging facility and filling of land within the same "AGR" zone in the vicinity of the Site in the past five years. The application was approved with conditions by the Committee in 2024 mainly on the similar considerations as mentioned in paragraph 5 above. The planning permission was subsequently revoked in 2025 due to non-compliance with the time-limited approval conditions related to implementation of the drainage and FSIs proposals. Details of the similar application are summarised in **Appendix II** and its location is shown on **Plan A-1**.

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

7.1 The Site is:

(a) accessible from Kam Sheung Road via a local track; and

(b) currently hard-paved with concrete, fenced-off and occupied by the applied use without valid planning permission (**Plan A-4**).

7.2 The surrounding areas are rural in character with mainly the village settlements of Kam Tsin Wai (including The Scenicwoods), parking of vehicles, plant nursery, fallow agricultural land and vacant land. A watercourse is located to the southwest of the Site. Across the nullah and Shek Kong Airfield Road to the north of the Site is the Shek Kong Airfield (Shek Kong Barracks) **(Plans A-1 to A-3)**.

8. Planning Intention

8.1 The planning intention of the "AGR" zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

8.2 According to the Explanatory Statement of the OZP for the "AGR" zone, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

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 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 of the Commissioner for Transport (C for T):

(a) supports the application from traffic engineering perspective to address the local demand; and

(b) advisory comments are at **Appendix IV**.

9.3 The following government department does not support the application:

Agriculture and Nature Conservation

9.3.1 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

(a) does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation;

(b) no comment on the application from nature conservation perspective; and

(c) the Site falls within the "AGR" zone and is generally vacant. Agricultural infrastructures such as road access and water source are available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses and plant nurseries, etc.

10. Public Comment Received During Statutory Publication Periods

On 7.8.2026 and 6.10.2026, the application and FI were published for public inspection. During the statutory public inspection period, one public comment was received from an individual objecting to the application mainly on the grounds that the application is intended to pave way for brownfield operation; and it is expected that the application will be subject to future revocations due to non-compliance with time-limited approval conditions (**Appendix V**).

11. Planning Considerations and Assessments

11.1 The application is for temporary public vehicle park (excluding container vehicle) and associated filling of land for a period of three years at the Site zoned "AGR" (**Plan A-1**). Whilst the applied use is not in line with the planning intention of "AGR" zone and DAFC does not support the application from agricultural perspective, according to the applicant, the applied use can serve the parking demand of local residents, reduce the number of roadside parking and improve pedestrian safety. C for T also supports the application as the applied use could help address the local parking demand. Taking into account the above and the planning assessments below, there is no objection to the applied use with associated filling of land on a temporary basis of three years.

11.2 Filling of land within the "AGR" zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the surrounding areas. In this regard, CE/MN, DSD and Director of Environmental Protection have no objection to the application from public drainage and environmental planning perspectives respectively. As the Site is zoned "AGR", an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the "AGR" zone and restore the greenery of the area is recommended should the Committee decide to approve the application. The applicant has also committed to the reinstatement of the Site to an amenity area upon expiry of the approval period given.

11.3 The applied use is considered not incompatible with the surrounding areas which are rural in character with mainly the village settlements of Kam Tsin Wai, Shek Kong Airfield (Shek Kong Barracks), parking of vehicles, plant nursery, fallow agricultural land, a nullah, a watercourse and vacant land. The applicant also proposes mitigation measures, which include a 5m-wide setback between the site boundary and the watercourse, a metal fencing of 2.5m in height and stone/concrete barrier of 0.3m in height, to avoid disturbance to the watercourse to the southwest of the Site (**Drawing A-1**). 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 applied use is not entirely incompatible with the surrounding environment and significant adverse landscape impact arising from applied use is not anticipated. DAFC also has no comment on the application from nature conservation perspective noting that the applicant will adopt necessary measures mentioned above to avoid disturbance to the adjoining watercourse to the southwest of the Site.

11.4 Other relevant government departments consulted, including the Director of Fire Services, who considers the submitted FSIs proposal acceptable, Chief Engineer/New Territories West of Highways Department, and Director-General of Civil Aviation have no objection to or no adverse comment on the application. To address the technical requirements of the 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' issued by EPD and other relevant environmental guidelines and legislations to minimise any potential environmental nuisance caused by the applied use on the surrounding areas.

11.5 There are an approved previous application for the same use and associated filling of land at the Site and an approved similar application within the same "AGR" zone in the vicinity of the Site in the past five years as mentioned in paragraphs 5 and 6 above. Approving the current application is in line with the Committee's previous decisions.

11.6 Regarding the public comment as mentioned in paragraph 10 above, the departmental comments and planning assessments above are relevant. Moreover, any unauthorised development at the Site will be subject to planning enforcement action.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comment 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 20.11.2029. 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 20.8.2027;

(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 implementation of the accepted 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 20.8.2027;

(d) 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;

(e) if any of the above planning condition (a) or (c) 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; and

(f) upon expiry of the planning permission, the reinstatement of the site, including the removal of hard paving and fill materials, and grassing of the site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are 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 applied use with associated filling of land is not in line with the planning intention of the "Agriculture" zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. 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 31.7.2026 and SI received on 4.8.2026
Appendix Ia	FI received on 1.9.2026
Appendix Ib	FI received on 4.9.2026
Appendix Ic	FI received on 30.9.2026
Appendix II	Previous and Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment
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
NOVEMBER 2026