

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/NE-KLH/655

- Applicant** : MAN Pok Hau Tong represented by Mr. LAU Chee Sing
- Site** : Lots 50 S.A (Part), 50 RP (Part) and 68 RP in D.D. 7, Tai Hang Village, Tai Po, New Territories
- Site Area** : About 620m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11
- Zoning** : “Village Type Development” (“V”)
- Application** : Renewal of Planning Approval for Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval for temporary private vehicle park (private cars only) for a period of three years at the application site (the Site) zoned “V” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently used for the applied use with a valid planning permission under application No. A/NE-KLH/606 until 10.6.2025.
- 1.2 The Site is accessible via a local track leading to Tai Wo Service Road West (**Plan A-1**). According to the applicant, the private vehicle park comprises 28 parking spaces (i.e. 19 at the western portion and nine at the eastern portion) for private cars (5m (L) x 2.5m (W) each) (**Drawing A-1**) with retractable/removable canopies over the parking spaces (**Plan A-4**). The vehicle park operates 24 hours daily. The layout plan submitted by the applicant is shown in **Drawing A-1**.
- 1.3 The Site is the subject of a previous application No. A/NE-KLH/606 for the same use for a period of three years submitted by the same applicant as the current application, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 10.6.2022. Compared with the previous application, all development parameters and the site layout under the current application remain unchanged. The applicant has complied with all approval conditions under the previous application. Details of the previous application are set out in paragraph 6 below.

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

- (a) Application Form with attachments received on 9.4.2025 (**Appendix I**)
- (b) Further information (FI) received on 26.5.2025* (**Appendix Ia**)

** 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 and FI at **Appendices I** and **Ia**, as summarised below:

- (a) the Site has been used as a car parking space for more than ten years;
- (b) the applied use would not cause additional traffic and adverse environmental impacts. No tree felling and diversion of stream is involved; and
- (c) there is no change to the layout and applied use as compared to the previous application No. A/NE-KLH/606, and all approval conditions under the previous application had been complied with. The applicant commits to maintain the existing car parking facilities to the satisfaction of relevant government departments.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines on ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) is relevant to this application. The relevant assessment criteria are at **Appendix II**.

5. Background

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

6. Previous Application

- 6.1 The Site is the subject of a previous application No. A/NE-KLH/606 for the same use for a period of three years submitted by the same applicant, which was approved with conditions by the Committee on 10.6.2022, mainly on

considerations that the applied use would not frustrating the long-term planning intention of the “V” zone and was not incompatible with the surrounding areas; there was no significant adverse impact arising from the applied use was anticipated; and approving the application would facilitate regularisation of the use and put them under proper control and monitoring through imposition of planning conditions. The planning permission is valid up to 10.6.2025, and all the approval conditions in relation to submission and implementation of drainage proposal, fire service installations (FSI) proposal and risk assessment on contamination of Water Gathering Grounds (WGG) have been complied with. As compared with the previous application, the site layout and key development parameters under the current application remain unchanged.

- 6.2 Details of the previous application are at **Appendix III** and its location is shown on **Plans A-1** and **A-2**.

7. Similar Applications

- 7.1 There are five similar applications (No. A/NE-KLH/601, 607, 645, 647 and 649) for temporary public vehicle parks within the same “V” zone in the vicinity of the Site in the past five years. All applications were approved by the Committee mainly on considerations as mentioned in paragraph 6.1 above.
- 7.2 Details of the similar applications are at **Appendix IV** and their locations are shown on **Plans A-1** and **A-2**.

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

- 8.1 The Site is:
- (a) flat, hard paved and currently used for the applied use with a valid planning permission (**Plan A-4**); and
 - (b) accessible via an adjacent temporary public car park covered by a valid planning permission (No. A/NE-KLH/647) and a local track leading to Tai Wo Service Road West (**Plans A-1** and **A-2**).
- 8.2 The surrounding areas are predominantly rural in character with village houses, car parks, active/fallow agricultural land and vacant land (**Plans A-2** and **A-3**).

9. Planning Intention

The planning intention of the “V” zone is primarily to designate both existing recognized villages and areas of land considered suitable for village expansion. 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.

10. Comments from Relevant Government Departments

10.1 Apart from the government department as set out in paragraph 10.2 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in Recommended Advisory Clauses are provided at **Appendices V** and **VI** respectively.

10.2 The following government department supports the application:

Traffic

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

- (a) she supports the application in view of the parking demand in the vicinity; and
- (b) her advisory comments are at **Appendix VI**.

11. Public Comment Received During Statutory Publication Period

On 22.4.2025, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

12. Planning Considerations and Assessments

12.1 This application is for renewal of planning permission for a temporary private vehicle park (private cars only) for a period of three years at the Site zoned “V” on the OZP (**Plan A-1**). Whilst the applied use is not entirely in line with the planning intention of the “V” zone which is primarily for development of Small Houses by indigenous villagers, it can provide parking spaces to meet the local parking demand. C for T supports the application in view of the parking demand in the vicinity. Besides, the District Lands Officer/Tai Po of Lands Department has no objection to the application and advises that there is no Small House application received for the Site. Taking into account the planning assessments below, approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intention of the “V” zone.

12.2 The Site is flat, hard paved and currently used for applied use with valid planning permission (**Plans A-1** and **A-2**). The applied use is considered not entirely incompatible with the surrounding land uses which are predominantly village houses, car parks, active/fallow agricultural land and vacant land.

12.3 The Director of Environmental Protection has no comment on the application and advises that there is no environmental complaints related to waste received in the past three years. Whilst the Site falls within the WGG, the Chief Engineer/Construction, Water Supplies Department has no objection to the application and advises that the applicant shall maintain the preventive measures against the upper indirect WGG under the previous application No. A/NE-

KLH/606 and ensure that the applied use should not cause any water pollution to the upper indirect WGG. Other relevant government departments including the Chief Engineer/Mainland North, Drainage Services Department and Director of Fire Services have no objection to or no adverse comment on the application.

- 12.4 The Site is the subject of a previous application No. A/NE-KLH/606 for the same use submitted by a different applicant for a period of three years up to 10.6.2025 as detailed in paragraph 6. Compared with previous application, the site layout and key development parameters under the current application remain unchanged. All the approval conditions under the previous application had been complied with. There is no major change in planning circumstances since the approval of the previous application.
- 12.5 There are five similar applications (No. A/NE-KLH/601, 607, 645, 647 and 649) for temporary public vehicle parks (private cars only) within the same “V” zone in the past five years. All were approved by the Committee mainly on similar considerations as stated in paragraph 6.1 above. The planning circumstances of these applications are similar to those of the current application. Approving the current application is in line with the Committee’s previous decisions.
- 12.6 In view of the above, the application generally complies with TPB PG-No. 34D in that there has been no material change in planning circumstances since the previous approval granted under Application No. A/NE-KLH/606; there are no major adverse departmental comments on the renewal application; all approval conditions under the previous approval had been complied with; and the three-year approval period sought is the same as the previous approval and is considered reasonable.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above, the Planning Department has no objection to the application.
- 13.2 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 3 years, and be renewed from **11.6.2025 until 10.6.2028**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) the existing drainage facilities on the Site should be maintained at all times during the planning approval period;
- (b) the submission of a record of 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 **11.9.2025**;
- (c) the existing preventive measures on the Site against water pollution to the upper indirect water gathering ground (WGG) shall be maintained at all

times during the planning approval period;

- (d) the applied use shall not cause any water pollution to the upper indirect WGG at any time during the planning approval period;
- (e) if any of the above planning condition (a), (c) or (d) 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 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 attached at **Appendix VI**.

- 13.3 There is no strong reason to recommend rejection of the application.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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.
- 14.3 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.

15. Attachments

Appendix I	Application form with attachments received on 9.4.2025
Appendix Ia	FI received on 26.5.2025
Appendix II	Relevant extract of TPB PG-No. 34D
Appendix III	Previous application
Appendix IV	Similar applications
Appendix V	Government departments' general comments
Appendix VI	Recommended advisory clauses
Drawing A-1	Layout plan – Site layout plan submitted by the applicant
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4	Site photos

**PLANNING DEPARTMENT
JUNE 2025**