

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/818

<u>Applicant</u>	: Ping Yeung Village Rural Committee
<u>Site</u>	: Lots 193 RP (Part), 197 RP and 198 (Part) in D.D. 79, Ping Yeung, Ta Kwu Ling, New Territories
<u>Site Area</u>	: About 785.53m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
<u>Zoning</u>	: “Village Type Development” (“V”)
<u>Application</u>	: Temporary Private Vehicle Park (Private Cars Only) for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary private vehicle park (private cars only) for a period of three 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, temporary use or development of any land or building not exceeding a period of three years within the “V” zone requires planning permission from the Town Planning Board (the Board). The Site is currently hard-paved and used for the applied use without valid planning permission.
- 1.2 The Site is accessible via a local track leading to Ping Yuen Road (**Plan A-2**). According to the applicant, the applied use involves a total of 20 private car parking spaces to serve the villagers of Ping Yeung, and no parking space will be provided to the public. No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked at the Site. No structure is erected within the Site and no electric vehicle (EV) charging facility will be provided. The operating hours of the applied use are 24 hours daily (including public holidays). The layout plan submitted by the applicant is shown in **Drawing A-1**.
- 1.3 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachment received on 16.9.2025 **(Appendix I)**
 - (b) Further Information (FI) received on 30.10.2025[^] **(Appendix Ia)**
^ accepted and exempted from the 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) Ping Yeung is one of the largest villages in Ta Kwu Ling area, and there is an increasing number of cars in the village due to village expansion. Many villagers need to commute by private cars daily. Besides, the public transport serving Ping Yeung is limited. Hence, there is an urgent need for parking facilities in the vicinity; and
- (b) impacts on environment, landscape, drainage and fire safety are not anticipated.

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 Ta Kwu Ling District Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

Recent site inspection revealed that vehicles were found at the Site. Warning poster was posted at the Site and warning letters were issued to the registered owners of the Site. The Site and its vicinity will be monitored according to the established practice.

5. Previous Application

The Site is not the subject of any previous application.

6. Similar Application

There is no similar application within the same “V” zone in the vicinity of the Site in the past five years.

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

7.1 The Site is:

- (a) hard-paved and used for the applied use without valid planning permission; and
- (b) accessible via a local track leading to Ping Yuen Road.

7.2 The surrounding areas are rural in character comprising mainly village houses and parking of vehicles. A “Green Belt” zone is located to the southeast of the Site.

8. **Planning Intention**

The planning intention of the “V” zone is 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. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on 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 government 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:

Transport

9.2.1 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 III**.

10. **Public Comments Received During Statutory Publication Period**

On 23.9.2025, the application was published for public inspection. During the statutory public inspection period, two public comments were received (**Appendix IV**). One comment from an individual provides view that the application does not provide information on the provision of EV charging facility at the Site, which should be a mandatory requirement for new approval for car parks. The remaining comment from a member of the North District Council indicates no comment on the application.

11. **Planning Considerations and Assessments**

11.1 The application is for temporary private vehicle park (private cars only) for a period of three years at the Site falling within an area zoned “V” on the OZP. While the applied use is not entirely in line with the planning intention of the “V” zone, the applicant states that the applied use is to serve the villagers of Ping Yeung. C for T supports the application in view of the parking demand in the vicinity. The District Lands Officer/North of Lands Department also advises that there is no Small House application received or being

processed at the Site. Taking into account the planning assessments below, there is no objection to the applied use on a temporary basis for a period of three years.

- 11.2 The Site is located within the “V” zone of Ping Yeung. The applied use involving provision of 20 private car parking spaces is considered not incompatible with the surrounding village setting predominated by village houses and parking of vehicles.
- 11.3 Other concerned government departments consulted, including the Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department and Chief Engineer/Construction of Water Supplies Department have no objection to or no adverse comment on the application. To address the technical requirements of the concerned government department, relevant approval conditions are recommended in paragraph 12.2 below. Should the application be approved, the applicant will be advised to follow the environmental mitigation measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site’ to minimise any potential nuisance.
- 11.4 Regarding the public comments as detailed in paragraph 10 above, the government departments’ comments and planning assessments above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 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 7.11.2028. The following conditions of approval and advisory clauses are suggested for Members’ reference:

Approval Conditions

- (a) the submission of a 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 7.5.2026;
- (b) in relation to (a) above, the provision of drainage facilities 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 7.8.2026;
- (c) in relation to (b) above, the implemented drainage facilities 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 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 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 applied use is not in line with the planning intention of the "V" 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 attachments received on 16.9.2025
Appendix Ia	FI received on 30.10.2025
Appendix II	Government Departments' General Comments
Appendix III	Recommended Advisory Clauses
Appendix IIIa	Mains Record Plan
Appendix IV	Public Comments
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2025**