

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/785

- Applicant** : Mr. WONG Chi Hing represented by Mr. WONG Chee Keung
- Site** : Lot 276 S.B RP in D.D. 8, Tai Yeung Che, Lam Tsuen, Tai Po, New Territories
- Site Area** : About 792.8m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
- Zoning** : “Village Type Development” (“V”)
- Application** : Temporary Private Vehicle Park (Private Cars Only) for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for a temporary private vehicle park (PVP) (private cars only) for a period of three years at the application site (the Site). The Site falls 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 requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use without valid planning permission.
- 1.2 The Site is accessible via a local track leading to Tai Yeung Che Road (**Plan A-2**). According to the applicant, the temporary PVP provides 20 parking spaces for private cars serving local villagers. The temporary car park would operate 24 hours daily (including public holidays). No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) will be allowed at the Site. A plan showing the layout and vehicular ingress/egress of the car park submitted by the applicant is shown in **Drawing A-1**.
- 1.3 The Site forms part of two previous applications (No. A/NE-LT/671 and 730) for the same use, which were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2019 and 2022 respectively and the planning permissions already lapsed. Compared with the previous applications, the site area, number of parking spaces and types of vehicles under the current application are changed. Details of the previous applications are set out in paragraph 5.1 below.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachment received on 10.10.2025 **(Appendix I)**
 - (b) Further Information (FI) received on 26.11.2025* **(Appendix Ia)**
* *accepted and exempted from publication and recounting requirement*

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 temporary PVP aims to address the parking needs of local villagers as there are very limited parking spaces in the vicinity; and
- (b) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) will be allowed at the Site.

3. Background

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

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

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

5. Previous Applications

- 5.1 The Site forms part of two previous applications (No. A/NE-LT/671 and 730) for the same use, which were both submitted by the same applicant as the current application and another applicant. Application No. A/NE-LT/671 was approved by the Committee on 20.9.2019 mainly on the ground that the temporary nature of the proposed use would not jeopardize the long-term planning intention of the “V” zone, and the proposed use was considered not incompatible with the surrounding village setting. The planning permission was renewed under application No. A/NE-LT/730 for further three years and lapsed on 27.8.2025. All time-limited approval conditions of the above previous applications have been complied with. Compared with the previous applications, the site area of the current application has been reduced from 1,392.3m² to 792.8m² with reduction in parking spaces from 32 to 20, and the types of vehicles are changed from private cars and light goods vehicles to private cars only.
- 5.2 Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

6. Similar Application

There is no similar application within the same “V” zone on the OZP.

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

7.1 The Site is:

- (a) generally flat and paved, and currently used as the applied use without valid planning permission;

- (b) situated within the village proper of Tai Yeung Che and the upper indirect water gathering ground (WGG); and
 - (c) accessible from Tai Yeung Che Road via a local track.
- 7.2 The surrounding areas are predominantly rural in character with village houses and farmlands (**Plan A-2**).

8. Planning Intention

The planning intention of the “V” zone is to reflect existing recognized 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.

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 recommended advisory clauses are provided at **Appendices III** and **IV** respectively.
- 9.2 The following government department supports the application:

Transport

Comment 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 set out at **Appendix IV**.

10. Public Comment Received During Statutory Publication Period

On 17.10.2025, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary PVP (private cars only) for a period of three years at the Site zoned “V” on the OZP (**Plan A-1**). While the applied use is not entirely in line with the planning intention of “V” zone which is primarily intended for development of Small Houses by indigenous villagers, the applied use is to serve the local villagers of Tai Yeung Che Village according to the applicant and C for T supports the application in view of the parking demand in the vicinity. There is also no Small House application received for the Site as advised by the District Lands Officer/Tai Po, Lands Department. In view of the above and 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, being located within the village proper of Tai Yeung Che, is hard-paved and currently occupied by the applied use without valid planning permission. The temporary PVP, which will provide a total of 20 parking spaces for private cars, is considered not incompatible with the surrounding village setting predominated by village houses and farmlands (**Plans A-2 and A-3**).
- 11.3 The Site is located within the upper indirect WGG. Given that the location and uses remain unchanged as the previous applications and all time-limited approval conditions under the last previous application had been complied with, the Chief Engineer/Construction of Water Supplies Department has no objection to the application on condition that the applied use should not cause any water pollution to the upper indirect WGG. Other relevant government departments consulted, including the Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services, have no objection to or no adverse comment on the application. To address the technical requirements of concerned government departments, appropriate approval conditions and advisory clauses are recommended in paragraph 12.2 below and **Appendix IV** respectively. 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 The Site forms part of two approved previous applications for the same use as detailed in paragraph 5.1 above. Approval of the current application is in line with the Committee's previous decisions.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11, 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 5.12.2028. The following conditions of approval and advisory clauses are also 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 5.6.2026;
- (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 5.9.2026;
- (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) the applied use should not cause any water pollution to the upper indirect Water Gathering Ground at any time during the planning approval period;
- (e) if any of the above planning condition (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 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 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 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 the 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 10.10.2025
Appendix Ia	FI received on 26.11.2025
Appendix II	Previous Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Drawings A-1 to A-2	Layout Plans
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
DECEMBER 2025**