

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/813

- Applicant** : Wealth Generation International Limited represented by Lawson David & Sung Surveyors Limited
- Site** : Taxlord Lot 464 S.A RP (Part) in D.D.83 and Adjoining Government Land (GL), Lung Yeuk Tau, Fanling, New Territories
- Site Area** : About 4,180m² (including GL of about 680m² or about 16.3% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP)
No. S/NE-TKL/14
- Zoning** : “Open Storage” (“OS”)
- Application** : Proposed Temporary Green Fuel Station (Electric Vehicle Charging Station for Electric Taxi), Vehicle Repair Workshop, Shop and Services (Motor Vehicle Showroom) and Eating Place with Ancillary Office for a Period of Five Years

1 The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary green fuel station (electric vehicle (EV) charging station for electric taxi), vehicle repair workshop, shop and services (motor vehicle showroom) and eating place with ancillary office for a period of five years at the application site (the Site) falling within an area zoned “OS” on the OZP (**Plan A-1**). According to the Notes of the OZP for “OS” zone, ‘Vehicle Repair Workshop’ is a Column 1 use always permitted, while ‘Petrol Filling Station’¹, ‘Shop and Services (not elsewhere specified)’ and ‘Eating Place (not elsewhere specified)’ are Column 2 uses requiring planning permission from the Town Planning Board (the Board). The Site is currently being used as vehicle repair workshops, warehouses and domestic dwelling, and occupied by some temporary structures.
- 1.2 The Site is accessible from Sha Tau Kok Road – Lung Yeuk Tau (**Plan A-1**). According to the applicant, it is in partnership with one of the five taxi fleet operators selected by the Government, Sino Development (International) Company Limited. The proposed uses involve a temporary one-stop EV service depot, which includes EV charging station,

¹ According to the Definition of Terms promulgated by the Town Planning Board, the scope of ‘Petrol Filling Station’ has been expanded to cover the supply of electricity to EVs in 2022 and was subsequently renamed as ‘Petrol Filling Station/Green Fuel Station’ in 2024.

vehicle repair workshop, motor vehicle showroom, eating place and ancillary office, to serve the electric taxis of the partnered taxi fleet. The proposed uses include six one to two-storey structures for a motor vehicle showroom of electric taxis, a vehicle repair workshop for electric taxis, an eating place mainly serving taxi drivers and staff, an ancillary office, a transformer room/switch room and three containers for EV chargers, as well as a total of 54 car parking spaces including 18 fee-paying EV charging spaces for electric taxis. The major development parameters are as follows:

	Proposed Scheme
Site Area	About 4,180m ² (including 680m ² of GL)
Total Floor Area	About 2,377m ²
No. of Structures	6 <ul style="list-style-type: none"> - 1 one-storey motor vehicle showroom - 1 two-storey vehicle repair workshop (G/F), eating place and ancillary office (1/F) - 3 one-storey containers for EV chargers - 1 one-storey transformer room/switch room
Building Height	About 3 – 7m
No. of Parking Spaces	54 <ul style="list-style-type: none"> - 18 EV charging spaces for electric taxis (with direct current ultra-fast chargers with output power of 120kW) - 15 parking/waiting spaces for electric taxis - 21 parking spaces for visitors and staff
No. of Loading/Unloading Space	1 for light goods vehicles

1.3 According to the applicant, the proposed uses will only provide EV charging facilities, parking and supplementary services for electric taxis of the partnered taxi fleet. Only electric taxis and private vehicles with valid licenses issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked at the Site, except those which are to be stored in the vehicle showroom for sale. Upon approval of the application, the applicant will demolish all the existing structures and convert the Site for the proposed uses. The operation hours of the proposed EV charging station are 24 hours daily (including public holidays), while the operation hours of the proposed supplementary services (i.e. vehicle repair workshop, motor vehicle showroom, eating place and ancillary office) are between 7 a.m. and 8 p.m. from Mondays to Sundays (including public holidays). The layout plan submitted by the applicant is shown in **Drawing A-1**.

1.4 The applicant proposes a mobile application for real-time availability of EV charging space at the Site to facilitate electric taxi drivers to locate the available EV chargers. Drivers will be directed to the nearest alternative sites if all the EV chargers at the Site are in use. Ultra-fast chargers will be used and waiting spaces will be provided at the Site. As such, no electric taxi will be queuing outside the Site. On-site staff will manage the traffic flow and request electric taxis to depart promptly after charging. Environmental mitigation measures including erection of 2.5m tall metal fencing along the site boundary and confining all workshop activities within the enclosed structure at the Site are also proposed. The applicant will preserve the existing trees within the Site as far as possible and will not disturb the existing trees outside the Site. Septic tank and soak away pits

will be provided for sewage treatment. The applicant has submitted a Traffic Impact Assessment (TIA) and a drainage proposal (**Drawing A-2**) to support the application. Upon approval of the application, the applicant will submit a revised drainage proposal and a fire service installations proposal to comply with the drainage and fire safety requirements.

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

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|-----|---|------------------------|
| (a) | Application Form with attachments received on 14.8.2025 | (Appendix I) |
| (b) | Further Information (FI) received on 19.9.2025 [^] | (Appendix Ia) |
| (c) | FI received on 7.11.2025 [^] | (Appendix Ib) |
| (d) | FI received on 3.12.2025 [^] | (Appendix Ic) |

[^]accepted and exempted from publication and recounting requirements

1.6 On 10.10.2025, 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 and FIs at **Appendices I to Ic**, as summarised below:

- (a) the applicant will provide various quick EV charging facilities in various locations in Hong Kong. The proposed uses align with the Government's initiative to expand the charging network for EVs in Hong Kong. Support on the collaboration has been received from the Transport Department (**Appendix I**);
- (b) the proposed uses can meet the demand for EV charging in the locality and quick charging EV facilities for electric taxis in Hong Kong;
- (c) the Site is a piece of flat land and is largely paved, which allows smooth conversion for the proposed uses. Besides, as the Site is situated close to densely populated areas, the proposed uses will be able to meet the growing demand for EV charging facilities and EV maintenance services in these areas. The proposed uses will also utilise the adjoining GL;
- (d) compared with current uses on the Site, the proposed vehicle repair workshop will only serve electric taxis and all workshop activities will only be conducted within the enclosed structure. The proposed uses are considered a cleaner and more environmentally-friendly use;
- (e) the proposed uses are not incompatible with the surrounding land uses which consist mainly of warehouses, logistics centre, open storage/storage yards, vehicle repair workshops, parking of vehicles and village houses. Approval of the application would therefore not result in any interface problems with the surrounding areas. The tenancy agreement between the owners of the Site and the tenants at the Site have already ended and the owners of the Site will take appropriate follow-up action. The proposed uses will not contravene with the planning intention of the "OS" zone. As the proposed uses are temporary in nature, they will not jeopardise the long-term planning intention of the "OS" zone; and

- (f) no adverse traffic, environmental and drainage impacts on the surrounding areas are anticipated with the applicant's proposed mitigation measures. No noise and air pollution nuisance arising from the EV chargers are anticipated. Besides, small cooling fans for ventilating the produced heat from the EV chargers will be installed inside the containers such that no noise nuisance will be expected. During evening and night, only basic lighting for electric taxis will be provided. The Site is hard-paved and the number of vehicles is controlled. The applicant will follow the mitigation measures and requirements in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' (COP), Professional Persons Environmental Consultative Committee Practice Notes No. 1/23 for sewage treatment and disposal at the Site, 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business', and obtain the necessary licence under the Water Pollution Control Ordinance.

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

The applicant is not the "current land owner" but have 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 Fanling District Rural Committee. Detailed information would be deposited at the meeting for Members' inspection. For the GL portion, TPB PG-No. 31B is not applicable.

4 Background

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

5 Previous Application

The Site is not the subject of any previous application.

6 Similar Application

There is no similar application within the same "OS" zone in the vicinity of the Site in the past five years.

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

7.1 The Site is:

- (a) being used as vehicle repair workshops and warehouse, and occupied by temporary structures. Part of the Site is also occupied by a domestic dwelling; and
- (b) accessible from Sha Tau Kok Road – Lung Yeuk Tau.

- 7.2 The surrounding areas are of rural character comprising mainly a logistic centre, an open storage yard and domestic structures within the same “OS” zone. A residential dwelling within the “Residential (Group C)” zone and Ng Tung River are located to the north. A car repairing workshop, a football field and a children’s playground, as well as the site of Application No. A/NE-LYT/860 for proposed temporary green guel station (EV charging station for electric taxi) submitted by the same applicant of the current application which will be considered in the same meeting (**Plan A-1**) are located to the south across Sha Tau Kok Road – Lung Yeuk Tau.

8 Planning Intention

The planning intention of the “OS” zone is primarily for the provision of land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.

9 Comments from Relevant Government Bureau/Departments

- 9.1 Apart from the government department as set out in paragraph 9.2 below, other government bureau/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 at **Appendices II** and **III** respectively.

- 9.2 The following government department objects to the application:

Land Administration

- 9.2.1 Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) he objects to the application;
- (b) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site at the proposed ingress/egress point;
- (c) part of the private lot is covered by Short Term Wavier (STW) No. 1226 for the purpose of storage of rattan furniture. Part of GL within the Site is covered by Short Term Tenancy (STT) No. 1108 for the purposes of storage of rattan furniture. The proposed sizes and uses of the structures and GL involved in the Site do not tally with those permitted under the said STW and STT;
- (d) the application lot is partly covered by Letter of Approval (LoA) No. 2713 and Modification of Tenancy (MOT) No. 35316 for erection of temporary structures for dwelling, kitchen, pigsty and shed. His office reserves the

rights to take enforcement action for any irregularities and cancel the LoA\MoT as appropriate;

- (e) the following irregularities covered by the planning application have been detected by his office:

unauthorised structures within the said private lot covered by the planning application

LandsD has reservation on the planning application since there are unauthorised structures within the said private lot which are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD;

unlawful occupation of GL with unauthorised structures covered by the planning application

part of the GL within the Site (about 680m² as mentioned in the applicant's submission) has been illegally occupied with unauthorised structures without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (f) the following irregularities not covered by the planning application have been detected by his office:

unauthorised structures within the said private lot not covered by the planning application

there are unauthorised structures within the said private lot not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

unlawful occupation of GL not covered by the planning application

the GL adjoining the said private lot has been illegally occupied with unauthorised structures without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (g) the lot owners shall either (i) remove the unauthorised structures and cease the illegal occupation of the GL not covered by the planning application immediately; or (ii) include the unauthorised structures and the adjoining GL being illegal occupied in the planning application for further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the

rectification or amendment as aforesaid required, apply to his office for modification/new STW and STT to permit the structures erected/to be erected and the occupation of GL. The applications for modification/new STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. Besides, the STW would be processed on whole lot basis. And the STW and the STT, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date when the unauthorised structures were erected and the occupation of GL as well as administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and

- (h) unless and until the unauthorised structures and the unlawful occupation of GL are duly rectified by the lot owners or entirely included in the planning application, his office objects to the application which must be brought to the attention of the Board when they consider the application.

10 Public Comments Received During Statutory Publication Period

On 22.8.2025, the application was published for public inspection. During the statutory public inspection period, four comments were received (**Appendix IV**). Three comments from individuals object to the application mainly on the grounds that the proposed uses will cause noise, air and light pollution, adverse traffic, pedestrian safety, sewerage, waste and ecological impacts and fire hazard; no mitigation measures are proposed to address the adverse impacts; there is no information on whether the proposed uses would be open to the public; and the proposed uses will displace the residents residing at the Site. 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 proposed temporary green fuel station (EV charging station for electric taxi), vehicle repair workshop, shop and services (motor vehicle showroom) and eating place with ancillary office for a period of five years at the Site zoned “OS” on the OZP. The proposed uses are not entirely in line with the planning intention of the “OS” zone. Nevertheless, according to the applicant, the proposed uses are to provide quick EV charging facilities in collaboration with one of the taxi fleet operators selected by the Government to serve only the partnered taxi fleet, and is not open to the public. The proposed uses can meet the demand for EV charging in the locality and quick charging EV facilities for electric taxis in Hong Kong. Taking into account the planning assessments below, there is no objection to the proposed uses on a temporary basis of five years.

11.2 The Site is situated in an area of rural character comprising mainly a logistic centre, an open storage yard and domestic structures within the same “OS” zone. The proposed uses are considered not incompatible with the surrounding areas. Environmental mitigation measures

including erection of 2.5m tall metal fencing along the site boundary and confining all workshop activities within the enclosed structure at the Site are proposed to minimise potential noise and environmental impacts on the surrounding areas. The Director of Environmental Protection (DEP) has no objection to the application from the environmental planning perspective and adverse noise impact from the EV charging facilities is not envisaged. The proposed uses will only provide EV charging facilities, parking and supplementary services for electric taxis of the partnered taxi fleet. According to the applicant, traffic management measures such as mobile application for real-time availability of EV charging space at the Site and deploying staff to manage traffic are proposed and no queuing of electric taxi outside the Site is anticipated. The Commissioner for Transport (C for T) has no comment on the application.

- 11.3 Other relevant government departments consulted, including the Chief Engineer/Mainland North of Drainage Services Department, Director of Food and Environmental Hygiene, Director of Electrical and Mechanical Services, Director of Fire Services (D of FS), Chief Engineer/Construction of Water Supplies Department and Director of Agriculture, Fisheries and Conservation have no objection to or no adverse comment on the application. To address the technical requirements of the concerned government departments, appropriate 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 COP and other relevant guidelines and ordinances to minimise any potential environmental nuisance. Regarding DLO/N, LandsD's concern on the unauthorised structures erected within the Site and illegal occupation of GL, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 11.4 Regarding the public comments as detailed in paragraph 10 above, comments from the government bureau and departments and planning assessments above are relevant. With regard to the traffic and environmental concerns, the applicant proposes mitigation measures as mentioned in paragraph 1.4 above. Relevant departments including C for T and DEP have no adverse comment on the application. Regarding fire safety concern, D of FS has no in-principle objection to the application and relevant approval conditions are recommended. Regarding public comments on the displacement of the current residents at the Site, the applicant advises that the tenancy agreements at the Site have already ended. The applicant will be advised to liaise with the concerned residents on the proposed uses at the Site in the Recommended Advisory Clauses.

12 Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments 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 five years until 19.12.2030. The following conditions of approval and advisory clauses are 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 19.9.2026;

- (b) in relation to (a) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (c) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 19.6.2026;
- (d) in relation to (c) above, the implementation of the 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 19.9.2026;
- (e) 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; and
- (f) if any of the above planning condition (a), (c) or (d) 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 proposed uses are not in line with the planning intention of the "OS" zone which is primarily for the provision of land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses, and provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises. 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 14.8.2025
Appendix Ia	FI received on 19.9.2025
Appendix Ib	FI received on 7.11.2025
Appendix Ic	FI received on 3.12.2025
Appendix II	General Comments from Government Bureau/Departments
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comments
Drawing A-1	Layout Plan
Drawing A-2	Drainage Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
DECEMBER 2025**