

**Application for Renewal of Planning Approval
for Temporary Use**
Under Section 16 of the Town Planning Ordinance

Application No. A/NE-TKL/823

<u>1. Proposal</u>	
Applicants	Messrs. CHOY Wai Hang and CHOY Yuk WaH represented by Ms. LEE Ha Yu Venus
Site (Plan A-1)	Lot 365 S.C (Part) in D.D. 84, Tai Po Tin Village, Ping Che, New Territories
Site Area	About 370m ²
Zoning and Outline Zoning Plan (OZP) No.	“Agriculture” (about 96.4%) and “Village Type Development” (about 3.6%) zones on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14
Application	Renewal of Planning Approval for Temporary Private Car Park for a Period of Three Years
Site Context and the Current Proposal	The application (the Site) is accessible via a local track leading to Ping Che Road (Plan A-1). According to the applicants, the applied use involves five parking spaces for private cars solely for the use of the applicants and their family members. Three single-storey structures with a total floor area of about 140.12m ² and a building height of not more than 2.75m for the canopy of the car parking spaces, a dog house and a meter room are erected within the Site. Fencing is erected along the site boundary. Only vehicles with valid licence issued under the Road Traffic Ordinance will be parked at the Site. The applicants will replace all of the 12 existing trees at the Site with another species. The operation hours of the applied use are 24 hours daily. The layout plan submitted by the applicants is shown in Drawing A-1 .
Last Previous Relevant Application ¹	Application No. ANE-TKL/712 approved on 17.2.2023 for a period of three years until 11.3.2026, which was submitted by the same applicants for the same use at the same site. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_NE-TKL_712_A/NE-TKL_712_A_MainPaper.pdf for details of the last previous relevant application)

¹ Seven previous relevant applications include No. A/NE-TKL/263, 301, 340, 461, 557, 631 and 712.

Justifications from the Applicants (Appendices I to Ic)	<ul style="list-style-type: none"> (a) the applied use is for private use of the applicants and their family members, not for commercial use; (b) the applied use at the Site has been approved since 2005. Compared with the last previous application, there is no change in the applied use and the layout in the current application. All the approval conditions under the previous approval have been complied with; (c) the applied use has not caused any obstruction to other villagers or vehicles. The applicants have been maintaining the trees, drains and fire service installations at the Site regularly; and (d) the applicants have obtained Short Term Waiver from the Lands Department (LandsD) to erect the structures at the Site in 2023.
Compliance with the “Owner’s Consent/Notification” requirements ²	The applicants are the current land owners.

2. Planning Considerations and Assessments

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	<p>In line with TPB PG No. 34D³, including:</p> <ul style="list-style-type: none"> i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); 	✓		

² As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance ([TPB PG-No. 31B](#)). Detailed information would be deposited at the meeting for Members’ inspection.

³ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

	<p>iii. all the time-limited approval conditions under the previous approval have been complied with; and</p> <p>iv. the 3-year approval period sought does not exceed the duration of the last approval.</p>			
(b)	In line with TPB PG-No.13G⁴			Not applicable.
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(d)	Any adverse departmental comments?		✓	Relevant government departments consulted have no objection to or no adverse comment on the application (Appendix II). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below.
(e)	Public comments received during statutory publication period	✓		<p>Total: 1</p> <p>- Providing View: 1 (indicating no comment on the application) (Appendix III)</p>

3. Planning Department's View

- No objection to the application.

4. Decision Sought

- 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, and be renewed from 12.3.2026 to 11.3.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the submission of a condition record of the 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 12.6.2026;
- (b) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;

⁴ TPB Guidelines No. 13G for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance.

- (c) 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;
- (d) if the above planning condition (a) 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
- (e) upon expiry of the planning permission, the reinstatement of the “AGR” portion of the Site, including the removal of fill materials and hard-paving, 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**.

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

Attachments

Appendix I	Application Form received on 14.11.2025
Appendix Ia	Supplementary Information received on 19.11.2025
Appendix Ib	Further Information (FI) received on 15.12.2025 (accepted and exempted from publication and recounting requirements)
Appendix Ic	FI received on 23.12.2025 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Public Comment Received During Statutory Publication Period
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plans A-2	Site Plan

PLANNING DEPARTMENT
JANUARY 2026