

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/588

- Applicant** : AX XECO Limited
- Site** : Lot 2210 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 180m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Temporary Electric Vehicle (EV) Charging Station for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary EV charging station for a period of three years at the application site (the Site) zoned “REC” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board (the Board). The Site is currently hard paved and mostly vacant with a small structure used for meter room (**Plans A-2 and A-4**).
- 1.2 The Site is accessible from Lau Fau Shan Roundabout via a local track (**Drawing A-2**). As shown on the layout plan at **Drawing A-1**, two single-storey structures (not more than 3.5m in height) are used for meter room and power unit, while three user units (i.e. EV chargers) will be erected to support six EV charging spaces for private cars, each equipped with an EV charger with output power of not less than 40kW. The total floor area is about 9.32m². The operation hours of the charging station are 24 hours daily, including public holidays. The charging station is fee-paying and will utilise an online booking system providing real-time information on availability of EV charging space at the Site to prevent users from queuing. The Site would not be operated as a car park. To ensure users would leave after charging is completed, a penalty system would be implemented. The proposed layout plan and vehicular access plan submitted by the applicant are at **Drawings A-1 and A-2** respectively.
- 1.3 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 3.12.2025 (**Appendix I**)

(b) Supplementary Information (SI) received on 9.12.2025 (Appendix Ia)

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form and SI at **Appendices I to Ia**. They can be summarised as follows:

- (a) the proposed use is temporary in nature, and the applicant has no intention to use the Site permanently for the proposed use;
- (b) there are no public EV charging stations nearby. The proposed use can meet the demand for EV charging facilities from nearby residents, visitors and diners. It would not significantly increase traffic generation;
- (c) the applicant has experience in operating other EV charging stations in Hong Kong, including a quick charging station for commercial vehicles in Tsing Yi;
- (d) the proposed use would promote green travel and contribute to the goal of achieving zero vehicular emissions by 2050; and
- (e) the meter room at the Site is already connected to the electrical power network of CLP Power Hong Kong Limited and the Site could commence operation within six months from the approval of this application.

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 Ordinance (TPB PG-No. 31B) by obtaining owners’ consent. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

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

5. **Previous Application**

The Site is not involved in any previous application.

6. **Similar Application**

There is no similar application for EV charging station within the same “REC” zone.

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

7.1 The Site is:

- (a) hard paved and mostly vacant with a small structure used for meter room; and
- (b) accessible from Lau Fau Shan Roundabout via a local track.

7.2 The surrounding areas are predominated by warehouses, vehicle parks, plant nurseries, eating places, shops and vacant land. Residential dwellings are found near the Lau Fau Shan Roundabout.

8. Planning Intention

The “REC” zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

9. Comments from Relevant Government Bureau/Departments

9.1 Apart from the government bureau as set out in paragraph 9.2 below, other 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 bureau provides comments on the application:

Policy Aspect

9.2.1 Comments of the Secretary for Environment and Ecology (SEE):

- (a) It is noted from the applicant’s submission that each EV charger is equipped with output power of not less than 40kW, which is in line with his general comment that “EV chargers with output power of not less than 7kW (i.e. medium chargers) should be installed in all parking spaces for private cars, light goods vehicles and motorcycles at the Site”. In this connection, he has no adverse comment from EV charging policy perspective.
- (b) His advisory comments are detailed in **Appendix III**.

10. Public Comment Received During Statutory Publication Period

On 12.12.2025, 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 proposed temporary EV charging station for a period of three years at the Site zoned “REC” on the OZP (**Plan A-1**). Although the proposed use is not in line with the planning intention of the “REC” zone, there is no known development proposal to use the Site for recreational purpose. The proposed EV charging station can meet the demand for such facilities from nearby residents and visitors. In this regard, SEE has no adverse comment on the application from EV charging policy perspective. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intention of the “REC” zone. Notwithstanding the above, the Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the study area of Lau Fau Shan Development in which the implementation and land resumption/clearance programme is currently being reviewed under the relevant investigation study and subject to change. Should the application be approved, the applicant should be reminded that the Site may be resumed by the Government at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.
- 11.2 The Site is located within an area predominated by warehouses, vehicle parks, plant nurseries, eating places, shops and vacant land and in proximity to residential dwellings near the Lau Fau Shan Roundabout. The proposed use is considered generally not incompatible with the surrounding land uses.
- 11.3 Concerned government departments consulted including the Commissioner for Transport, 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 from traffic, environmental, drainage and fire safety perspectives respectively. The technical requirements of concerned departments could be addressed by approval conditions recommended in paragraph 12.2 below. To minimise any possible environmental nuisance, the applicant will be advised to follow the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 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 **23.1.2029**. 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 **23.7.2026**;
- (b) in relation to (a) above, the implementation of the 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 **23.10.2026**;

- (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 attached 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 use is not in line with the planning intention of the "Recreation" zone, which is primarily for recreational developments for the use of the general public. 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 planning 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 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 3.12.2025
Appendix Ia	SI received on 9.12.2025
Appendix II	Government Departments' General Comments
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Vehicular Access Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo

Plan A-4

Site Photos

**PLANNING DEPARTMENT
JANUARY 2026**