

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KLH/661

- Applicant** : Mr. ZHANG Zhewei represented by Mr. WONG Sun Wo William
- Site** : Lots 125 S.A.B.C.F.G.H RP (Part) and 126 RP (Part) in D.D. 7, Tai Wo, Tai Po
- Site Area** : About 1,290m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11
- Zoning** : “Village Type Development” (“V”)
- Application** : Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Facilities for a Period of Five Years

1. The Proposal

- 1.1 The applicant seeks permission for proposed temporary public vehicle park (PVP) (private cars only) with ancillary facilities for a period of five 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 for “V” zone, ‘public vehicle park (excluding container vehicle)’ is a Column 2 use requiring planning permission from the Town Planning Board (the Board). The Site is currently vacant and covered with soil/sand (**Plan A-4**).
- 1.2 The Site is accessible via a local track leading to Tai Wo Service Road East (**Plan A-2**). According to the applicant, the proposed use will provide 31 parking spaces for private cars (5m (L) x 2.5m (W) each). Also, two single-storey (about 3.5m high) ancillary structures for meter room and watchman room (**Drawing A-1**) are proposed at the Site, resulting in a total floor area of about 35m². No vehicle without valid licence issue under the Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) will be allowed at the Site. Vehicle repairing, scrapping and washing as well as parking of oil tankers will not be allowed on site. The proposed PVP will operate 24 hours daily, including public holidays. The layout plan submitted by the applicant is shown at **Drawing A-1**.
- 1.3 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on (**Appendix I**) 29.12.2025

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| (b) Further information (FI) received on 9.1.2026* | (Appendix Ia) |
| (c) FI received on 22.1.2026* | (Appendix Ib) |
| (d) FI received on 4.2.2026* | (Appendix Ic) |
| (e) FI received on 12.2.2026 and 13.2.2026* | (Appendix Id) |

** 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 FIs at **Appendices I to Id** as summarised below:

- (a) the Site is situated in close proximity to various villages, where vehicle parks are limited in the area. The proposed use helps alleviate the problem of illegal parking in the area; and
- (b) vehicle repairing, scrapping and washing as well as parking of oil tankers will not be allowed on site. The applicant will also comply with all relevant Government requirements, which include reserving sufficient vehicle turning spaces within the Site, and implementing preventive, control and mitigation measures to protect the Water Gathering Grounds (WGG) from pollution or contamination.

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 notices at the Site and sending notices to Tai Po Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

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

5. Previous Application

There is no previous application at the Site.

6. Similar Application

There is no similar application for PVP use within the same “V” zone in the vicinity in the past five years.

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

7.1 The Site is:

- (a) vacant and covered with soil/sand (**Plan A-4**);
- (b) within village ‘environs’ of Tai Wo (**Plan A-2**); and
- (c) accessible via a local track leading to Tai Wo Service Road East (**Plan A-2**).

7.2 The surrounding areas are predominantly rural in character mainly comprising village houses, active/fallow farmland, open storage for construction materials as well as vacant land (**Plans A-2 and A-3**).

8. Planning Intention

The planning intention of the “V” zone is primarily 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.

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 at **Appendices II and III** respectively.

9.2 The following government department supports the application:

Traffic

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 Comment Received During Statutory Publication Period

On 6.1.2026, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual (**Appendix VI**) was received, questioning why there is no provision of electric vehicle charging facilities and when the relevant regulations would be updated in order to provide more pleasant

living environment in rural areas.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary PVP (private cars only) with ancillary facilities for a period of five years at the Site zoned “V” on the OZP (**Plan A-1**). Whilst the proposed use is not entirely in line with the planning intention of the “V” zone which is primarily for development of Small Houses by indigenous villagers, the applicant states that the proposed use can provide car parking spaces to meet the local parking demand. In this regard, C for T supports the application in view of the parking demand in the vicinity. Besides, the District Lands Officer/Tai Po of Lands Department has no objection to the application and advises that no small house grant application was received at the Site. Taking into account the above and the planning assessments below, there is no objection to the proposed use on a temporary basis of five years.
- 11.2 The Site is currently vacant and covered with soil/sand (**Plan A-4**). The proposed use is considered not incompatible with the surrounding village settings which are predominantly rural in character mainly comprising village houses, active/fallow farmland, open storage and vacant land (**Plans A-2 and A-3**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) considers that significant adverse impact on existing landscape resources arising from the proposed use is not anticipated, and has no adverse comment on the application from landscape planning perspective.
- 11.3 Noting that the Site falls within the upper indirect WGG, the Chief Engineer/Construction of Water Supplies Department has no objection to the application on the condition that the applicant shall implement preventive, control and mitigation measures identified in the accepted risk assessment report on pollution or contamination to the WGG, and the proposed 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 departments, appropriate approval conditions and advisory clauses are recommended in paragraph 12.2 below and **Appendix III** respectively. The applicant is also advised to follow the relevant mitigation measures and requirements in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site’ and to meet the statutory requirements under relevant pollution control ordinances.
- 11.4 Regarding the public comment 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 above and having taken into account the public comment mentioned in paragraph 10 above, PlanD 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 **27.2.2031**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Board by 27.8.2026;
- (b) in relation to (a) above, the implementation of the revised 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 27.11.2026;
- (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 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 27.8.2026;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 27.11.2026;
- (f) the implementation of preventive, control and mitigation measures on pollution or contamination to the Water Gathering Grounds (WGG) as identified in the accepted risk assessment report within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 27.11.2026;
- (g) in relation to (f) above, the proposed use should not cause any water pollution to the upper indirect WGG at any time during the planning approval period;
- (h) if any of the above planning condition (a), (b), (d), (e) or (f) 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
- (i) if any of the above planning condition (c) or (g) 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.

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 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 29.12.2025
Appendix Ia	FI received on 9.1.2026
Appendix Ib	FI received on 22.1.2026
Appendix Ic	FI received on 4.2.2026
Appendix Id	FI received on 12.2.2026 and 13.2.2026
Appendix II	Government departments' general comments
Appendix III	Recommended advisory clauses
Appendix IV	Public comment
Drawing A-1	Layout plan submitted by the applicant
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4	Site photo

**PLANNING DEPARTMENT
FEBRUARY 2026**