

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TK/837

- Applicant** : Sino Express Intelligence Co., Limited represented by LCH Planning & Development Consultants Limited
- Site** : Lot 241 in D.D. 23, Ting Kok, Tai Po, New Territories
- Site Area** : About 337m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Solar Panels and Associated Filling of Land for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (PVP) (private cars only) with ancillary electric vehicle (EV) charging facilities and solar panels and associated filling of land for a period of three years at the application site (the Site) falling within an area zoned “AGR” 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 and filling of land within the “AGR” zone require planning permission from the Town Planning Board (the Board). The Site is currently vacant, largely filled and partly fenced-off (**Plan A-4**).
- 1.2 The Site is accessible via a local track leading to Tung Tsz Road (**Plan A-2**). According to the applicant, the proposed PVP comprises nine parking spaces for private cars (5m (L) x 2.5m (W) each) (**Drawing A-1**), mainly for serving the local residents and visitors in the area. All nine parking spaces will be served by ancillary EV charging facilities (including four 600kW high-speed chargers and one 7kW medium-speed charger), and covered by two single-storey canopies with a total floor area of about 120m² and a height of not more than 3m installed with ancillary solar panels (**Drawing A-1**) to supply electricity for the proposed PVP. Also, a single-storey electricity meter room (about 5m² in size and not more than 3m in height) and a movable electrical and mechanical facility (about 31.72m² in

size and not more than 2.5m in height) (**Drawing A-1**) for storage of batteries, distribution boards and cabling will be erected at the Site. Neither vehicle without valid licence under the Road Traffic Ordinance nor car washing, vehicle repair and other workshop activities will be allowed at the Site. The applicant will deploy a staff to manage vehicle movement to/from the Site and install warning signage to alert drivers and pedestrians along the local track. The operation hours of the proposed PVP will be 24 hours daily.

1.3 The applicant also applies for proposed filling of land of about 320m² (about 95% of the Site) by concrete with a depth of not more than 0.3m (**Drawing A-2**) to form the platform for parking, circulation and ancillary facilities. The layout plan and land filling plan submitted by the applicant are shown in **Drawings A-1** and **A-2** respectively.

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

- (a) Application Form with Supplementary Planning Statement (SPS) received on 18.6.2025 (**Appendix I**)
- (b) Supplementary Information (SI) received on 20.6.2025 (**Appendix Ia**)
- (c) Further Information (FI) received on 16.7.2025* (**Appendix Ib**)
- (d) FI received on 7.8.2025* (**Appendix Ic**)
- (e) FI received on 11.8.2025* (**Appendix Id**)
- (f) FI received on 14.10.2025* (**Appendix Ie**)
- (g) FI received on 28.1.2026* (**Appendix If**)
- (h) FI received on 4.2.2026* (**Appendix Ig**)

**accepted and exempted from publication and recounting requirements*

1.5 On 15.8.2025 and 5.12.2025, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months each as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SPS, SI and FIs at **Appendices I to Ig**, as summarised below:

- (a) the Site is situated at a convenient and highly accessible location near the intersection of Tung Tsz Road and Universal Gate Road (**Plan A-2**). Being adjacent to existing village clusters, the proposed PVP allows local residents to park close to their homes within a short walking distance (**Plans A-3** and **A-4**);
- (b) the proposed PVP will cater for increasing demand of parking spaces and EV charging facilities in the existing village clusters in Ting Kok area, which will also alleviate illegal parking problem and improve the traffic conditions along local roads. While sufficient spaces are reserved at the Site for preventing queuing back to the adjoining local track, the applicant has conducted swept path and sightline analysis (**Appendix Ig**) to support the application;

- (c) it is in line with the Government's policies to promote wider adoption of EVs, smart living and development of renewable energy to meet the goal of carbon neutrality in Hong Kong. Besides, there is disparity in the provision of EV charging facilities within the Tai Po District as compared to the North District and Yuen Long District;
- (d) the Site is not favourable for agricultural use taking into account its scale, location, topography and existing/surrounding conditions. According to aerial photos between 2000 and 2023, the Site has remained vacant with no active agricultural activities on site and in the surrounding areas. Noting that the Site is located on private land, the owner may consider converting their farmland for other non-agricultural development according to needs. Being temporary in nature, the proposed PVP would not jeopardise the long-term planning intention of the "AGR" zone;
- (e) there are seven approved applications (No. A/NE-TK/712, 782, 783 and 823, and A/NE-KLH/633, A/YL-KTN/1038 and A/YL-KTS/968) involving car park use within the "AGR" zones in the Ting Kok area¹ and other areas in New Territories; and
- (f) the applicant will follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' (COP) issued by the Environmental Protection Department, and ensure that free access will be made available at all times for the concerned party to carry out works for the water main encroached onto the Site. No adverse traffic, visual, landscape, environmental and drainage impacts are anticipated.

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 obtaining consent from the "current land owner". 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.

¹ The four applications (No. A/NE-TK/712, 782, 783 and 823) in the Ting Kok area for temporary barbecue sites with ancillary car parks as quoted by the applicant are not entirely comparable to the current application for temporary PVP. The applicant also quotes three other applications (No. A/NE-KLH/633, A/YL-KTN/1038 and A/YL-KTS/968) for temporary PVPs with EV charging station/facilities within other areas in New Territories, each of which was considered individually based on its own merits and circumstances.

6. Similar Applications

- 6.1 While there is no similar application within the same “AGR” zone in the vicinity of the Site in the past five years, there are three similar applications (No. A/NE-TK/824, 839 and 847) for proposed temporary vehicle parks (without ancillary EV charging facilities and solar panels) within the “AGR” zones to the further northwest and northeast of the Site respectively (**Plan A-1**).
- 6.2 Application No. A/NE-TK/824 for proposed temporary PVP for private cars and medium goods vehicles (MGVs) for a period of three years and associated filling of land was rejected by the Board on review on 7.3.2025, mainly for the reason of not having strong planning justification in the submission for a departure from the planning intention of the “AGR” zone. The site was mainly covered with grass/vegetation when planning control over filling of land in “AGR” zone was imposed in 2005 on the OZP and at the time of consideration on the review application.
- 6.3 Applications No. A/NE-TK/839 and 847 for proposed temporary private vehicle parks for private cars/light goods vehicles for a period of three years (without filling of land) were approved with conditions by the Committee on 19.9.2025 and 23.1.2026 respectively, mainly for the considerations on meeting the parking demand in the vicinity and serving the local villagers nearby; not being incompatible with the surrounding areas; and no anticipated adverse landscape impact.
- 6.4 Details of the similar applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

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

- 7.1 The Site is:
- (a) currently vacant, largely filled² and partly fenced-off;
 - (b) sandwiched between village clusters of Wai Ha and San Tau Kok (**Plans A-1 and A-3**); and
 - (c) accessible via a local track leading to Tung Tsz Road.
- 7.2 The surrounding areas are predominantly rural in character comprising village houses, open storage/storage, vacant/unused land, vegetated areas and active/fallow farmland. To its west and east are the village proper of Wai Ha and San Tau Kok respectively. To the south across Tung Tsz Road is the “Conservation Area” zone.

² The Site was mostly filled since 1997 before planning control over filling of land in “AGR” zone was imposed in 2005 on the OZP.

8. **Planning Intention**

- 8.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.2 According to the Explanatory Statement of the OZP, as filling of land within the “AGR” zone may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

9. **Comments from Relevant Government Bureau/Departments**

- 9.1 Apart from the government departments as set out in paragraphs 9.2 and 9.3 below, other government bureau/departments consulted have no objection to or no adverse comments on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided at **Appendices III** and **IV** respectively.
- 9.2 The following government department supports the application:

Traffic

Comments of the Commissioner for Transport (C for T):

- (a) she supports the application in view of the parking demand in the vicinity, noting that in accordance with the latest night-time illegal parking survey at Tung Tsz Road and Tung Tsz Shan Road (**Plan A-1**) on 16.1.2025, (i) 10 private cars and two heavy goods vehicles (HGVs)/MGVs were illegally parked at Tung Tsz Road, and (ii) one motorcycle, 17 private cars, three HGVs/MGVs and one container tractor were illegally parked at Tung Tsz Shan Road;
- (b) regarding swept path and sightline analysis in the FI received on 4.2.2026 (**Appendix Ig**), she has no further comment on the application from traffic engineering perspective; and
- (c) her advisory comments are at **Appendix IV**.
- 9.3 The following government department does not support the application:

Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

the Site is zoned “AGR” and is largely filled. There are some agricultural activities in the vicinity, and agricultural infrastructures such as road access and water source are available in the area. The Site can be used for agricultural activities such as greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the application is not supported from agricultural perspective.

10. Public Comments Received During Statutory Publication Period

On 27.6.2025, the application was published for public inspection. During the statutory public inspection period, three public comments were received (**Appendix V**). One comment from a Tai Po District Council member supports the application as the proposed PVP could meet the demand of parking spaces in the concerned village area. The other two comments from individuals object to the application on the grounds that the Site is located within a proposed Agricultural Priority Area (APA) and approval of the application would set an undesirable precedent to the APA policy; and TD's efforts in ensuring proper regulation of village parking are doubted.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary PVP (private cars only) with ancillary EV charging facilities and solar panels and associated filling of land for a period of three years at the Site which is zoned "AGR" on the OZP (**Plan A-1**). The proposed use is not in line with the planning intention of the "AGR" zone, and DAFC does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation. Nevertheless, the applicant advises that the proposed use can serve the parking demand of local residents and visitors in the area, and alleviate illegal parking problem and improve the traffic conditions along local roads. In this regard, C for T supports the application in view of the parking demand in the vicinity, noting that there was illegal parking at Tung Tsz Road and Tung Tsz Shan Road (**Plan A-1**) according to the latest night-time survey. Taking into account the above and the planning assessments below, there is no objection to the proposed use on temporary basis of three years.
- 11.2 The Site, which is currently vacant, largely filled and partly fenced-off (**Plan A-4**), is sandwiched between village clusters of Wai Ha and San Tau Kok (**Plan A-1**). The proposed use comprising nine parking spaces for private cars is not considered incompatible with the surrounding areas which are predominantly rural in character with village houses, open storage/storage, vacant/unused land, vegetated areas and active/fallow farmland (**Plans A-2** and **A-3**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and considers that significant adverse landscape impact arising from the proposed use is not anticipated.
- 11.3 The proposed use also involves proposed filling of land of about 320m² (about 95% of the Site) by concrete with a depth of not more than 0.3m (**Drawing A-2**). Filling of land within the "AGR" zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Director of Environmental Protection and Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment on the proposed filling of land from environmental planning and public drainage perspectives respectively. It should be noted that the Site was mostly filled since 1997 before planning control over filling of land in "AGR" zone was imposed in 2005 on the OZP. As the Site is zoned "AGR", an approval condition requiring the reinstatement of the Site upon expiry of the

planning permission so as to uphold the planning intention of the “AGR” zone and restore the greenery of the area is recommended should the Committee decide to approve the application.

- 11.4 Other relevant government departments consulted, including the Director of Fire Services and Director of Electrical and Mechanical Services, have no objection to or no adverse comment on the application. To address the technical requirements of the concerned government departments, relevant 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 relevant mitigation measures and requirements in the COP and to meet the statutory requirements under relevant pollution control ordinances.
- 11.5 While there is no similar application within the same “AGR” zone in the vicinity of the Site in the past five years, there are three similar applications (No. A/NE-TK/824, 839 and 847) for proposed temporary vehicle parks within the “AGR” zones to the further northwest and northeast of the Site respectively (**Plan A-1**). Applications No. A/NE-TK/839 and 847 for proposed temporary private vehicle parks were approved with conditions by the Committee in 2025 and 2026 respectively as detailed in paragraph 6.3 above. The planning circumstances of the approved similar applications are similar to those of the current application. Approving the current application is in line with the Committee’s previous decisions.
- 11.6 Regarding the public comments 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 and having taken into account the public comments 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 three years until **13.3.2029**. The following approval conditions and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) the submission of a revised drainage proposal before the commencement of any operation and land filling works to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (b) in relation to (a) above, the implementation of the revised drainage proposal before the commencement of any operation and land filling works to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (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 13.9.2026;
- (e) in relation to (d) 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 13.12.2026;
- (f) if any of the above planning condition (a) or (b) is not complied with before the commencement of any operation and land filling works, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (g) 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;
- (h) if any of the above planning condition (d) or (e) 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) upon the expiry of the planning permission, the reinstatement of the Site, including the removal of fill materials and hard paving, and grassing 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**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use with associated filling of land is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. 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 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 SPS received on 18.6.2025
Appendix Ia	SI received on 20.6.2025
Appendix Ib	FI received on 16.7.2025
Appendix Ic	FI received on 7.8.2025
Appendix Id	FI received on 11.8.2025
Appendix Ie	FI received on 14.10.2025
Appendix If	FI received on 28.1.2026
Appendix Ig	FI received on 4.2.2026
Appendix II	Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Layout Plan submitted by the Applicant
Drawing A-2	Land Filling Plan submitted by the Applicant
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
MARCH 2026**