

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KLH/662

- Applicant** : 文惠光先生 represented by WinLi Group Limited T/A WinLi Consulting Engineers
- Site** : Lot 1738 in D.D. 7, Tai Hang Tsuen, Tai Po
- Site Area** : About 53.77m²
- 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** : Temporary Private Vehicle Park (Private Cars Only) for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary private vehicle park (private cars only) for a period of three 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, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently hard-paved and used for the applied use without valid planning permission (**Plan A-4**).
- 1.2 The Site is accessible via a local track leading to Tai Wo Service Road West (**Plans A-1 and A-2**). According to the applicant, the applied use will comprise three parking spaces for private cars (5m (L) x 2.5m (W) each) (**Drawing A-1**). No vehicle without valid licence issue under the Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) will be allowed at the Site. The private vehicle park operates 24 hours daily. The site 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)**
27.1.2026
 - (b) Further information (FI) received on 3.3.2026* **(Appendix Ia)**
 - (c) FI received on 11.3.2026* **(Appendix Ib)**

(d) FI received on 13.3.2026*

(Appendix Ic)

* *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 Ic**, as summarised below:

- (a) the applied use could meet the increasing parking demand of the villagers in Tai Hang Village;
- (b) the applicant has reserved an access of at least 3m in width for pedestrians and vehicles to access to the adjacent private lots (i.e. Lots 1739 S.A and S.B in D.D. 7) (**Drawing A-1**); and
- (c) the applicant will comply with relevant requirements and carry out preventive, control and mitigation measures on pollution or contamination to the Water Gathering Grounds (WGG).

3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “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.

6. **Similar Applications**

6.1 There are nine similar applications (No. A/NE-KLH/601, 606, 607, 645, 646, 647, 649, 653 and 655) for temporary public/private vehicle parks (with or without ancillary electric vehicle (EV) charging facilities and solar photovoltaic system) covering six sites within the same “V” zone in the vicinity of the Site in the past five years (**Plan A-1**). The applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board between 2021 and 2025 mainly for the reasons of not frustrating the long-term planning intention of the “V” zone; not being incompatible with the surrounding areas; no significant adverse impact arising from the applied/proposed use anticipated; and addressing local parking demand in the area.

6.2 Details of the similar applications are summarised at **Appendix II** and their locations are shown on **Plans A-1** and **A-2**.

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

7.1 The Site is:

- (a) flat, hard-paved and currently used for the applied use without valid planning permission (**Plan A-4**); and
- (b) accessible via a local track leading to Tai Wo Service Road West (**Plans A-1** and **A-2**).

7.2 The surrounding areas are predominantly rural in character with village houses, parking of vehicles, plant nurseries, active farmland and unused 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 III** and **IV** 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 IV**.

10. Public Comment Received During Statutory Publication Period

On 3.2.2026, 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 temporary private vehicle park (private cars only) for a period of three years at the Site zoned “V” on the OZP (**Plan A-1**). Whilst the applied use is not 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 applied 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 so far. Taking into account the above and the planning assessments below, there is no objection to the applied use on a temporary basis of three years.
- 11.2 The Site is currently hard-paved and used for the applied use without valid planning permission. It is situated in an area of rural character mainly comprising village houses, parking of vehicles, plant nurseries, active farmland and unused land (**Plans A-2** and **A-3**). The Chief Town Planning/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective, and considers that the applied use is not entirely incompatible with the surrounding environment and significant adverse landscape impact arising from the application is not anticipated.
- 11.3 While 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 applied 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 IV** respectively. The applicant is also advised to follow the relevant requirements of 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 There are nine similar applications for temporary public/private vehicle parks covering six sites within the same “V” zone in the vicinity of the Site in the past five years (**Plans A-1** and **A-2**), which were approved with conditions by the Committee as detailed in paragraph 6.1 above. The planning circumstances of the current application are similar to those of the approved similar applications. Approval of the current application is in line with the Committee’s previous

decisions.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11, 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 27.3.2029. 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 Board by 27.9.2026;
- (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 27.12.2026;
- (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 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 27.12.2026;
- (e) in relation to (d) above, the applied use should not cause any water pollution to the upper indirect WGG at any time during the planning approval period;
- (f) if any of the above planning condition (c) or (e) 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
- (g) if any of the above planning condition (a), (b) 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 IV**.

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

the applied 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 27.1.2026
Appendix Ia	FI received on 3.3.2026
Appendix Ib	FI received on 11.3.2026
Appendix Ic	FI received on 13.3.2026
Appendix II	Similar applications
Appendix III	Government departments' general comments
Appendix IV	Recommended advisory clauses
Drawing A-1	Site 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
MARCH 2026**