

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-PK/230

- Applicants** : Messrs HAU Tim Hing and HAU Teng Fong represented by Mr. PANG Hing Yeun
- Site** : Lots 2367 S.A ss.2 (Part), 2367 S.A ss.3 (Part), 2367 S.B ss.1 and 2367 S.B ss.2 in D.D. 91, Ping Kong, Sheung Shui
- Site Area** : About 221m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Kong Outline Zoning Plan (OZP) No. S/NE-PK/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 applicants seek 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 covering 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 generally fenced-off, hard-paved and currently used for the applied use without valid planning permission (**Plan A-4**).
- 1.2 The Site is located at the northeastern fringe of Ping Kong Village and abutting Ping Kong Road to the north (**Plans A-1 and A-2**). According to the applicants, the applied use comprises six parking spaces for private cars (5m (L) x 2.5m (W) each) (**Drawing A-1**), which solely serve the residents of the adjoining 108 Ping Kong Road. No vehicle without a valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) is allowed to park at the Site. The private vehicle park operates 24 hours daily. The applicants propose traffic management measures, including installation of traffic warning signs at visible locations. The site layout plan submitted by the applicants is shown at **Drawing A-1**.

1.3 In support of the application, the applicants have submitted the following documents:

- (a) Application Form with attachments received on (Appendix I) 2.3.2026
- (b) Further information (FI) received on 30.3.2026* (Appendix Ia)

* *accepted and exempted from publication and recounting requirement*

2. **Justifications from the Applicants**

The justifications put forth by the applicants in support of the application are detailed in the Application Form and FI at **Appendices I to Ia**, as summarised below:

- (a) the Site is located in Ping Kong Village and within close proximity of Cheung Lung Wai Estate where residents currently utilise village areas for parking. There is a genuine demand for car parking spaces due to limited public/private vehicle parks in the area. The applied use helps relieve illegal parking and road safety problems in the area;
- (b) the Site has been used for vehicle park for years, and the applicants seek to regularise the said use for privately use. Hourly parking and parking of light goods vehicles (LGVs) will not be permitted. No gates and fences will be installed at the ingress/egress, and adequate manoeuvring space will be provided within the Site and at the entrance. Traffic management measures will also be implemented to minimise the potential traffic congestion and to safeguard both pedestrians and motorists; and
- (c) the applied use does not involve felling of trees and filling/excavation of land, and hence would not cause adverse environmental impacts.

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

The applicants are the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site is currently subject to active planning enforcement action against unauthorized development (UD) involving use for place for parking of vehicles under case No. E/NE-PK/58 (**Plan A-2**). Enforcement Notice (EN) was issued on 22.1.2026 requiring discontinuation of the UD by 22.4.2026. Prosecution action would be considered if the notice is not complied with.

5. **Previous Application**

There is no previous application at the Site.

6. Similar Applications

- 6.1 There are seven similar applications (No. A/NE-PK/156, 191, 192, 202, 213, 214 and 215) for temporary public/private vehicle parks (private cars and LGVs) covering five 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; being not 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) generally fenced-off, flat, hard-paved and currently used for the applied use without valid planning permission;
 - (b) located at the northeastern fringe of Ping Kong Village and situated to the immediate east of a village house; and
 - (c) abutting Ping Kong Road to the north.
- 7.2 The surrounding areas are predominantly rural in character mainly comprising village houses, car parks, open storage and unused land.

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 Comments Received During Statutory Publication Period

On 10.3.2026, the application was published for public inspection. During the statutory public inspection period, three public comments were received (**Appendix V**). Two comments from a North District Council member and an Indigenous Inhabitant Representative of Ping Kong Village support the application, mainly on the grounds that the Site comprises private lots and the applied use is essential for visitors. The remaining comment from an individual expresses views that the applied use should be regularised and compliance with the approval conditions should be closely monitored.

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 applicants state that the applied use can provide car parking spaces to alleviate illegal parking in the vicinity, and C for T supports the application in view of the parking demand in the vicinity. Also, the District Lands Officer/North of Lands Department has no comment on 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, located at the northeastern fringe of Ping Kong Village, is generally fenced off, hard-paved and currently used for the applied use without valid planning permission. Another temporary private vehicle park with valid planning permission under application No. A/NE-PK/202 is located adjoining the Site to the immediate south. The applied use is considered not incompatible with the surrounding village settings which are predominantly village houses, car parks, open storage and unused land (**Plans A-2 and A-3**).
- 11.3 Other relevant government departments consulted including the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) have no objection to or no adverse comment on the application. To address the technical requirements, appropriate approval conditions and advisory clauses are recommended in paragraph 12.2 below and **Appendix IV** respectively. Should the application be approved, the applicants will also be advised to follow the relevant requirements of the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ and to

meet the statutory requirements under relevant pollution control ordinances, in order to minimise any possible environmental nuisance on the surroundings.

- 11.4 There are seven approved similar applications for temporary public/private vehicle parks covering five sites within the same “V” zone in the vicinity of the Site in the past five years (**Plans A-1 and A-2**), 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.
- 11.5 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, 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 17.4.2029. 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 17.10.2026;
- (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 17.1.2027;
- (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) 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 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 applicants.

14. Attachments

Appendix I	Application Form with attachments received on 2.3.2026
Appendix Ia	FI received on 30.3.2026
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 applicants
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4	Site photo

**PLANNING DEPARTMENT
APRIL 2026**