

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/NE-LT/786

- Applicant** : Mr. CHUNG Tin Pui (manager of Chung Yeung Tsit Tso)
- Site** : Lot 824 in D.D. 10, Chai Kek, Lam Tsuen, Tai Po
- Site Area** : About 325 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
- Zoning** : “Village Type Development” (“V”)
- Application** : Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in ~~“Village Type Development” Zone~~

1. The Proposal

- 1.1 The applicant, the manager of Chung Yeung Tsit Tso (鍾揚捷祖), seeks planning permission for a temporary private vehicle park (PVP) (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 flat, mainly hard-paved and currently used as the applied use without valid planning permission.
- 1.2 The Site is accessible via a local track leading to Lam Kam Road via Chai Kek Road (**Plan A-2**). According to the applicant, the temporary PVP provides 10 parking spaces for private cars serving local villagers. The operating hours of the temporary car park would be 24 hours daily (including public holidays). No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) will be allowed at the Site. No toilet facilities will be erected on the Site and preventive measures such as erection of boundary fencing and grease trap and petrol interceptor have been provided to prevent water pollution in the upper indirect water gathering grounds (WGG). Plans showing the vehicular access and layout with ingress/egress of the car park submitted by the applicant are shown in **Drawings A-1** and **A-2** respectively.
- 1.3 The Site is the subject of two previous applications (No. A/NE-LT/661 and 714) (**Plans A-1** and **A-2**) for the same use submitted by the same applicant as the current application, which were approved with conditions by the Rural and New Town Planning Committee

(the Committee) of the Board in 2019 and 2022 respectively. Details of the previous applications are set out in paragraph 5 below.

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

- (a) Application Form with attachment received on 4.12.2025 **(Appendix I)**
- (b) Supplementary Information (SI) received on 8.12.2025 **(Appendix Ia)**
- (c) Supplementary Information (SI) received on 11.12.2025 **(Appendix Ib)**
- (d) Further Information (FI) received on 14.3.2026[^] **(Appendix Ic)**
^ accepted and exempted from publication and recounting requirement

1.5 On 23.1.2026, the Rural and New Town Planning Committee (the Committee) of the Board agreed to the applicant's request to defer making a decision on the application for two months.

2. Justifications from the Applicant

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

- (a) there are limited car parking spaces at Chai Kek Village for local villagers;
- (b) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) will be allowed at the Site;
- (c) the applicant has complied with all the approval conditions under previous approved application No. A/NE-LT/714. However, he missed the deadlines to apply for renewal of planning permission; and
- (d) the PVP has no drainage, environmental and landscape impacts.

3. Background

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

4. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner" of the Site. Detailed information would be deposited at the meeting for Members' inspection.

5. Previous Applications

- 5.1 The Site is the subject of two previously approved applications (No. A/NE-LT/661 and 714) submitted for the same use by the same applicant under the current application. Application No. A/NE-LT/661 was approved by the Committee on 8.3.2019 mainly on the considerations that approval of the applied use on a temporary basis would not jeopardize the long-term planning intention of “V” zone; and the applied use was not incompatible with the surrounding village setting and would unlikely cause adverse traffic, environmental, drainage and landscape impacts on the surrounding areas. For application No. A/NE-LT/714, it was a renewal of planning permission No. A/NE-LT/661 approved by the Committee on 4.3.2022 mainly on the same considerations as mentioned above. All approval conditions of the previous application No. A/NE-LT/714 have been complied with and the permission lapsed on 9.3.2025.
- 5.2 The applied use under the current application is largely the same as the previously approved scheme in terms of number of parking spaces and access arrangement, except slight adjustment in the site area as compared with the last previous application.
- 5.3 Details of the previous applications are summarized at **Appendix II** and the location is shown on **Plan A-1**.

6. Similar Applications

- 6.1 There are two similar applications (No. A/NE-LT/695 and 764) both covering the same site for a temporary private car park providing a total of 27 parking spaces straddling “Agriculture” (“AGR”) and the same “V” zones (**Plan A-2**). Both applications were approved with conditions by the Committee on 26.2.2021 and 1.3.2024 respectively mainly on the considerations that the proposed temporary use would not frustrate the long-term planning intentions of the “V” and “AGR” zones and would unlikely cause adverse traffic, environmental, drainage, landscape and sewerage impacts on the surrounding areas.
- 6.2 Details of the applications are summarized at **Appendix III** and the location is shown on **Plan A-2**.

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

- 7.1 The Site is:
 - (a) generally flat, mainly hard-paved and currently used as a private car park without valid planning permission;
 - (b) situated within the village proper of Chai Kek and surrounded by village houses to its immediate north and west; and
 - (c) abutting a local track leading to Chai Kek Road.

7.2 The surrounding areas are predominantly rural in character with village houses, fallow/active agricultural land and tree groups. Another temporary private car park approved under Application No. A/NE-LT/764 is located about 90m to the northwest.

8. Planning Intention

The planning intention of the “V” zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. 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, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and recommended advisory clauses are provided at **Appendix IV** and **V** respectively.

9.2 The following government department supports the application:

Transport

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 set out at **Appendix V**.

10. Public Comment Received During Statutory Publication Period

On 2.1.2026, 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 PVP (private cars only) for a period of three years at the Site zoned “V” on the OZP (**Plan A-1**). While the applied use is not entirely in line with the planning intention of “V” zone, the applied use is to serve the local villagers of Chai Kek, and C for T supports the application in view of the parking demand in the vicinity. Also, there is no Small House application received for the Site as advised by the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD). In view of the above and

taking into account the planning assessments below, there is no objection to the applied use on temporary basis for a period of three years.

- 11.2 The Site, being located within the village proper of the “V” zone of Chai Kek, is hard-paved and currently occupied by the applied use without valid planning permission. The temporary PVP will provide a total of 10 parking spaces for private cars and is considered not incompatible with the surrounding village setting which are predominantly village houses (**Plans A-2 and A-3**). The current application is largely the same as the last approved planning application (No. A/NE-LT/714) in terms of the number of parking spaces and access arrangement. All approval conditions of the previous application have been complied with and there has been no material change in planning circumstances since the approval of the previous application.
- 11.3 The Site is located within the upper indirect WGG and the applicant has confirmed that no toilet facility will be erected and preventive measures such as erection of boundary fencing have been provided to prevent water pollution in the upper indirect WGG (**Appendix Ic**). In this connection, the Chief Engineer/Construction of Water Supplies Department has no objection to the application on condition that the applicant shall maintain the preventive measures against the upper indirect WGG under the previous application No. A/NE-LT/714 and ensure that the applied use should not cause any water pollution to the upper indirect WGG. Other relevant government departments consulted including the Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no objection to the application. To address the technical requirements of concerned government departments, appropriate approval conditions and advisory clauses are recommended in paragraph 12.2 below and **Appendix V** respectively.

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 8.5.2029. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) the existing preventive measures on the site against water pollution to the upper indirect water gathering grounds (WGG) shall be maintained at all times during the planning approval period;
- (b) in relation to (a) above, the applied use should not cause any water pollution to the upper indirect WGG at any time during the planning approval period;
- (c) the submission of a condition record of the existing drainage facilities within 3 months from the date of commencement of the renewed planning approval to the

satisfaction of the Director of Drainage Services or of the Town Planning Board by 8.8.2026;

- (d) in relation to (c) above, the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (e) if any of the above planning condition (a), (b) or (d) 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
- (f) if the above planning condition (c) 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 V**.

- 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 4.12.2025
Appendix Ia	SI received on 8.12.2025
Appendix Ib	SI received on 11.12.2025
Appendix Ic	FI received on 12.3.2026
Appendix II	Previous Applications

Appendix III	Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Site Plan
Drawing A-2	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
MAY 2026**