

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/789

- Applicant** : Mr. CHUNG Wing Fu
- Site** : Lot 152 RP (Part) in D.D. 18 and Adjoining Government Land (GL), Lam Tsuen, Tai Po, New Territories
- Site Area** : About 12.5m² (including GL of 4.17m² or 33.3% of the Site))
- 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 Car Only) for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for a temporary private vehicle park (PVP) (private car 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 hard-paved and currently occupied by the applied use without valid planning permission.
- 1.2 The Site is accessible via Tai Om Road leading to Lam Kam Road (**Plan A-2**). According to the applicant, the temporary PVP provides one parking space for private car (2.5m (W) X 5m (L)) serving himself and his family. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) will be allowed at the Site. A plan showing the layout and vehicular ingress/egress of the car park submitted by the applicant is shown in **Drawing A-1**.
- 1.3 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 17.3.2026 **(Appendix I)**
 - (b) Further Information (FI) received on 24.4.2026 **(Appendix Ia)**
**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 FI at **Appendix I** and **Ia**, as summarised below:

- (a) the temporary PVP only serves the applicant, who lives within the same lot, and his family. It will not be used by others. The movable carport canopy has been removed and no permanent structure will be erected at the Site;
- (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 open-air area within the same lot is already occupied by other vehicles and the Site is the only available parking space for the applicant; and
- (d) the vehicle will be parked properly to avoid encroaching onto the local access nearby.

3. Background

The Site forms part of an active enforcement case E/NE-LT/106 against unauthorized development (UD) involving use for place for parking of vehicles (**Plan A-2**). Enforcement Notice (EN) was issued to the landowners on 17.3.2026 requiring discontinuation of the UD by 17.6.2026. If the EN requirement is not complied with, prosecution action would be considered.

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

The applicant is not the “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 (the Ordinance) (TPB PG-No. 31B) by giving notification to the “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion within the Site, “Owner’s Consent/Notification” Requirements are not applicable.

5. Previous Application

There is no previous application at the Site.

6. Similar Applications

6.1 There are two similar applications (No. A/NE-LT/696 and 773) covering the same site falling within the same “V” zone of the Site for temporary public/ private vehicle park use for a period of three years (**Plan A-1**) which were approved with conditions by the Committee in 2021 and 2025 respectively mainly on the considerations that the applied uses were not incompatible with the surrounding areas; and they were not expected to cause significant adverse impacts on the surrounding areas.

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

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

7.1 The Site is:

- (a) hard-paved and currently occupied by the applied use without valid planning permission;
- (b) situated within the village proper of Ping Long;
- (c) accessible from Lam Kam Road via Tai Om Road; and
- (d) located within the upper indirect Water Gathering Grounds (WGG).

7.2 The surrounding areas are predominantly rural in character mainly comprising village houses. To its further west and northwest are a vacant school and Ping Long Playground respectively (**Plan A-2**).

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 below, 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 **Appendices III** and **IV** respectively.

9.2 The following government department supports the application:

Transport

Comment 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 IV**.

10. Public Comments Received During Statutory Publication Period

On 24.3.2026, the application was published for public inspection. During the statutory public inspection period, three public comments from local residents were received that they object to the application mainly on the grounds that the applied use is not in line with the planning intention of the “V” zone; and the proposed PVP located near a local access will block the vehicular traffic to the inner part of the village and manoeuvring of large vehicles such as delivery lorries and refuse collection vehicles thereby causing pedestrian safety and environmental hygiene issues (**Appendix V**).

11. Planning Considerations and Assessments

- 11.1 The application is for temporary PVP (private car only) for a period of three years at the Site zoned “V” on the OZP (**Plan A-1**). The Site occupies an area of 12.5m² including GL of 4.17m² only. While the applied use is not entirely in line with the planning intention of “V” zone, the applied use is to serve the applicant and his family according to the applicant and C for T supports the application in view of the parking demand in the vicinity. There is also no Small House application under processing for the Site as advised by the District Lands Officer/Tai Po of Lands Department. In view of the above and taking into account the planning assessments below, there is no objection to the applied use on a temporary basis for a period of three years.
- 11.2 The Site, being located on the southern part of Ping Long Village, is hard-paved and currently occupied by the applied use without valid planning permission. The temporary PVP is considered not incompatible with the surrounding village setting predominated by village houses (**Plans A-2 and A-3**).
- 11.3 There are two approved similar applications for temporary public/private vehicle park use for a period of three years falling entirely within the same “V” zone in the vicinity of the Site as detailed in paragraph 6.1 above. The planning circumstances of the current application are similar to those of the approved similar applications. As such, approval of the current application is in line with the Committee’s previous decisions.
- 11.4 Regarding the public comments as detailed in paragraph 10 above, according to the applicant, the vehicle will be parked at the site properly to avoid encroaching onto nearby local access.

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

Approval Conditions

- (a) the applied use should not cause any water pollution to the upper indirect Water Gathering Grounds at any time during the planning approval period; and
- (b) if the above planning condition (a) 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 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 received on 17.3.2026
Appendix Ia	FI received on 24.4.2026
Appendix II	Similar Applications
Appendix III	Government Departments’ General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
MAY 2026**