

Similar Applications

Approved Applications

Application No.	Proposed Use(s) / Development(s)	Date of Consideration
A/NE-TK/741 ¹	Temporary Public Vehicle Park (Private Cars Only) for a Period of Three Years	18.2.2022
A/NE-TK/747	Proposed Public Vehicle Park (Private Cars Only)	1.4.2022 (approved for a period of five years) (revoked on 1.4.2023)
A/NE-TK/775	Temporary Public Vehicle Park (Private Cars Only) for a Period of Three Years	22.9.2023 (revoked on 22.9.2024)
A/NE-TK/780	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars only) for a Period of Three Years	25.8.2023
A/NE-TK/835 ¹	Temporary Public Vehicle Park (Private Cars Only) for a Period of Three Years	4.7.2025

Remarks:

¹ Applications No. A/NE-TK/741 and 835 cover the same site.

Government Bureau/Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 1611 and 1612 (Part) in D.D. 17 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the dimension of each proposed car parking space is 2.8m (W) x 5.2m (L) which is larger than the standard car parking space. Comments should be sought from departments concerned whether it is justified;
- there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access; and
- his advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no adverse comment on the application; and
- his advisory comments are at **Appendix IV**.

3. Environment

Comments of the Secretary for Environment and Ecology (SEE):

- no adverse comment from electric vehicle (EV) charging policy perspective; and
- his advisory comments are at **Appendix IV**.

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective;
- no environmental complaint in relation to the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2025, the Site is located in an area of rural coastal plain landscape character comprising village houses, temporary structures, tree clusters and parking areas. The proposed use is not entirely incompatible with the surrounding environment;
- with reference to site photos taken on 17.4.2026 and the site inspection on 21.4.2026, the Site is generally vacant and some trees of common species were found at the southern periphery of the Site. According to the Application Form, no tree felling will be involved; and
- in view of the above, significant adverse landscape impact arising from this application is not anticipated.

5. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- approval conditions on submission and implementation of drainage proposal for the Site are recommended to ensure that it will not cause adverse drainage impact to the adjacent areas; and
- her advisory comments are at **Appendix IV**.

6. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations and water supplies for fire-fighting being provided to his satisfaction; and
- his advisory comments are at **Appendix IV**.

7. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- it is noted that two transformer rooms, two ancillary solar panels and ten poles for mounting the EV chargers are proposed in the application, before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works or commenced under the simplified

requirement under the Minor Works Control System. Otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and

- his advisory comments are at **Appendix IV**.

8. Other Departments

The following departments have no objection to or no comment on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD);
- Head of Geotechnical Engineering Office (H(GEO)), CEDD;
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD); and
- Director of Electrical and Mechanical Services (DEMS).

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the development with concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the lot owners shall apply to his office for a Short Term Waiver (STW) to permit structures including electric vehicle (EV) chargers erected or to be erected on the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;
 - (ii) the applicant will likely make use of the adjoining private lots and unleased/unallocated Government land (GL) as vehicular access to and from the Site. The maintenance and management responsibility of the said GL and any other GL leading to the Site should be sorted out with the relevant government departments, prior to the use of the access purpose. Moreover, access to the Site may also fall on adjoining private lots all in DD. 17. The applicant should sort out the relevant issues with the lot owners concerned; and
 - (iii) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- (c) to note the comments of the Commissioner for Transport (C for T) that the village access road and village areas are not under the Transport Department (TD)'s management. It is suggested that the land status, management and maintenance responsibilities of the areas should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Ting Kok Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Ting Kok Road;
- (e) to note the comments of the Secretary for Environment and Ecology (SEE) that:
 - (i) the Government announced the Green Transformation Roadmap of Public Buses and Taxis in December 2024, including measures to realise the target of introducing about 3,000 electric taxis by end-2027. A comprehensive fast charging network is needed to effectively support the operations of electric taxis and achieve the aforesaid target. In addition, the

Government announced the Updated Version of the Hong Kong Roadmap on Popularisation of EVs in February 2026, which states that the Government will leverage market forces in the future to build a public charging network with fast chargers as the backbone. In this connection, he recommends that the applicant to consider installing some fast chargers with a rated output power of 100kW or higher at the Site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis, electric light goods vehicles;

- (ii) the applicant is also suggested to consider arranging some of the chargers to also be compatible with Guobiao charging standard to support southbound vehicles; and
 - (iii) it is recommended to provide charger information, including the real-time availability data of each charger, through the government-designated mobile applications such as “HKeMobility” of TD. For any queries, please contact the Environmental Protection Department’s EV hotline at 3757 6222 or email to ev@epd.gov.hk;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to follow the relevant mitigation measures and requirements in 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;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) while there are DSD’s public stormwater drains in this area, the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;
 - (ii) there are existing public sewers in the vicinity of the Site. The drainage record plan is at **Attachment 1** for ease of reference; and
 - (iii) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD’s permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on GL (where required) outside the Site;

- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for his approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of the proposed FSIs to be installed should be clearly marked; and
 - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) if the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260501-225406-53865

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 01/05/2026 22:54:06

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/855

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Mr. Choi

意見詳情
Details of the Comment :

I live in Lo Tze Tin Village. Love to see there is EV charger parking. Very supportive to EV users in Lo Tze Tin.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260501-225659-36348

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 01/05/2026 22:56:59

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/855

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Ms. Sze

意見詳情
Details of the Comment :

I recently bought an electric car. I live in Tai Mei Tuk. I support this EV charger parking. I need this service.

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260501-230106-88221

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 01/05/2026 23:01:06

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/855

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 陳女士

意見詳情
Details of the Comment :

本人陳女士,

非常贊同在我住的附近有這個電車又電設施；期待快一些投入服務。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260501-230721-46558

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 01/05/2026 23:07:21

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/855

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 張女士

意見詳情
Details of the Comment :

這些叉電設施政府未能提供足夠設施，我們有電車的人士要在商場排隊很久才能夠把電車叉電，實屬非常不方便，這些私人電車叉電設施，本人非常期待使我們能夠方便在住處附近可處理到電車叉電問題，希望叉電設施能早日投入服務。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260501-231216-02355

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 01/05/2026 23:12:16

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/855

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. CHIU

意見詳情
Details of the Comment :

Noted the posting for EV charging parking. I support this as it will provide me convenience for charging my electric car. I live in a village house in Lung Mei but my car has to park it not in front of my house. I cannot charge my electric car at home. The EV charging parking can provide convenience. I strongly support this facility.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260501-231558-30753

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 01/05/2026 23:15:58

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/855

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss 司徒小姐

意見詳情
Details of the Comment :

我是一個兼職的士司機，我家住在這個申請地點附近，我開工的時候可以一早就去叉滿電才開工這個地點使我非常方便，非常期待。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260507-133502-50527

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 07/05/2026 13:35:02

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/855

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. KAM

意見詳情
Details of the Comment :

EV charger parking is welcome. 9000 something EV were sold in March 2026. Our city needs more EV charger station to support EV. Government does not provide sufficient support to EV so far.

7

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260507-133816-97919

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 07/05/2026 13:38:16

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/855

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. KONG

意見詳情
Details of the Comment :

I recently bought a new EV. I need this service in my living area. The EV charging station is support and welcome.

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260507-134032-45538

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 07/05/2026 13:40:32

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/855

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. WU

意見詳情
Details of the Comment :

I know there is solar panel covering the carpark. It is energy saving project. Solar light and Electric charge are all for energy saving and air pollution free. I support.

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260507-134521-08931

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 07/05/2026 13:45:21

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/855

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. CHAN

意見詳情
Details of the Comment :

I miss the subsidy plan of Electric vehicle in March 2026. I live in a village house which my vehicle not able to reach. That is why I did not buy a EV in March. But now I know there is a EV charger parking nearby. I will think about buying an EV. Thank you. I love to save money on gas consumption. With this EV charging station/parking. I can conveniently charging an EV nearby.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260507-135558-72749

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 07/05/2026 13:55:58

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/855

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. WONG

意見詳情
Details of the Comment :

I live in Sai Kung. But I frequently visit Tai Mei Tuk as I have relatives living there. I like this charging facilities as when I visit my relatives I can charge my car there. It is win win. I therefore support this EV charging facilities in Tai Mei Tuk.

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月08日星期五 22:12
收件者: tpbpd/PLAND
主旨: A/NE-TK/855 DD 17, Ting Kok
類別: Internet Email

A/NE-TK/855

Lot 1611 and 1612 (part) in DD 17, Ting Kok, Tai Po

Site area: About 463sq.m

Zoning: "Recreation"

Applied use: 10 Vehicle Park / 5 Years

Dear TPB Members,

So another parking scam goes legit.

"It has been used for parking of vehicles previously without planning application"

On adjoining lots there is 780 for 40 vehicles approved 25 Aug 2023 and due for renewal soon

835 for 12 vehicles approved 4 July 2025. Both applicants Mr. Chung.

In terms of efficient land use and upgrading facilities to take NT into the 21st Century, we cannot be too ambitious, surely it would make sense to amalgamate the three lots and develop a unified parking lot with all the bells and whistles, 5G, EV meters, etc.

It is high time that members evaluate not only the applications but ensure also that they are contributing to an upgrading of our very backward facilities.

Members could question the rationale of having so many parking lots, some owned by the same persons, operating on an individual basis.

Mary Mulvihill