

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

**APPLICATION NO. A/NE-TK/855**

- Applicant** : 暉傑農貿有限公司 represented by Innovative Land Use Planning Consultancy Co. Ltd.
- Site** : Lots 1611 and 1612 (Part) in D.D. 17, Ting Kok, Tai Po
- Site Area** : About 463m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Temporary Public Vehicle Park (Taxis and Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Solar Panels for a Period of Five Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (PVP) (taxis and private cars only) with ancillary electric vehicle (EV) charging facilities and solar panels for a period of five years at the application site (the Site) falling within an area zoned “REC” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “REC” zone, ‘PVP (excluding container vehicle)’ is a Column 2 use requiring planning permission from the Town Planning Board (the Board). The Site is currently fenced-off and largely vacant, with a container deposited at the southern periphery (**Plan A-4**).
- 1.2 The Site is accessible via a local track leading to Ting Kok Road (**Plan A-2**). According to the applicant, the proposed PVP comprises ten parking spaces for taxis and private cars (5.2m (L) x 2.8m (W) each)<sup>1</sup> (**Drawing A-1**), mainly for serving the local villagers and visitors in the area. All ten parking spaces with ancillary EV charging facilities (i.e. one 20kW EV charger each) will be covered by two canopies with a total floor area of about 300m<sup>2</sup> and a height of not more than 3m. Ancillary solar panels will be installed on top of the canopies (**Drawing A-1**) to supply electricity for the proposed PVP (i.e. lighting and EV chargers).

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<sup>1</sup> The applicant advises that larger dimension than standard parking space are proposed to allow the erection of poles for mounting EV chargers and solar panels.

Also, two single-storey transformer rooms with a total floor area of about 11.9m<sup>2</sup> and a height of not more than 2.44m will be erected at the Site under the above-mentioned canopies (**Drawing A-1**). No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicle) Regulations will be allowed to park at the Site. Signage facing Ting Kok Road will be installed to display the number of available parking spaces and EV chargers, and indicates that only taxis and private cars are allowed. The operation hours of the proposed PVP will be 24 hours daily. The layout plan 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 with Supplementary Planning Statement (SPS) received on 8.4.2026 (**Appendix I**)
- (b) Supplementary Information (SI) received on 14.4.2026 (**Appendix Ia**)
- (c) Further Information (FI) received on 14.5.2026\* (**Appendix Ib**)

*\*accepted and exempted from publication and recounting requirements*

## **2. Justifications from the Applicant**

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

- (a) the proposed PVP could meet the huge and increasing demand for EV charging facilities from local villagers and visitors, since the Site is located in proximity to the villages of Ting Kok, Lo Tsz Tin and Lung Mei with considerable population, and charging of EVs by household electricity supply with low voltage requires long charging hours. More supplies of EV charging facilities will encourage the replacement of fuel vehicles by EVs. The provisions of EV charging facilities and solar panels comply with government policies in energy saving and carbon emission reduction;
- (b) there are similar applications for vehicle parks in the vicinity of the Site approved by the Rural and New Town Planning Committee (the Committee) of the Board. No adverse traffic impact on local road is anticipated, since trip rate generated by the proposed PVP will be insignificant. A stop bar will be provided at the ingress/egress for electronic payment, and vehicles entering the Site less than 15 minutes will not be charged to avoid vehicle queue extending to local road. There will be sufficient manoeuvring space for vehicles supported by swept path analysis; and
- (c) the container and abandoned canopy currently at the Site will be removed upon the implementation of the proposed PVP, and drainage and fire service installations proposals will be submitted and implemented upon approval of the application.

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

The applicant is not a “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 (TPB PG-No. 31B) by posting site notice and sending notice to Tai Po District Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

**4. Background**

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

4.2 The Site is the subject of a previous enforcement case (No. E/NE-TK/153) involving unauthorized development (UD) of use for place for parking of vehicles (**Plan A-2**), in which the Enforcement Notice was issued on 14.7.2020 and the Compliance Notice was issued on 16.2.2021 upon discontinuance of the UD.

**5. Previous Application**

There is no previous application at the Site.

**6. Similar Applications**

6.1 There are five similar applications (No. A/NE-TK/741, 747, 775, 780 and 835) for temporary PVPs covering four sites within the same “REC” zone or straddling the same “REC” zone and the adjacent “Village Type Development” (“V”) zone in the vicinity of the Site in the past five years, which were all approved with conditions by the Committee between 2022 and 2025, mainly on the considerations that the long-term planning intention of the “REC” zone would not be jeopardised; the applied/proposed use would not be incompatible with the surrounding areas; there was parking demand in the area; the applied/proposed use could serve the villagers and visitors to the recreational facilities in the vicinity; and significant adverse impact on the surrounding areas would not be caused.

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

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

7.1 The Site is:

- (a) currently fenced-off and largely vacant, with a container deposited at the southern periphery; and
- (b) accessible via a local track leading to Ting Kok Road.

7.2 The surrounding areas are predominantly rural in character with village houses, car parks, shops, barbecue sites, eating place, vacant/unused land and clusters of trees (**Plans A-2 and A-3**). To the north of the Site is the village proper of Lo Tsz Tin (**Plans A-2 and A-3**). To the further south across Ting Kok Road are Tai Po Lung Mei Beach and its adjoining public car park (**Plans A-2 and A-3**).

## **8. Planning Intention**

The planning intention of the “REC” zone is primarily for recreational developments for the use of general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

## **9. Comments from Relevant Government Bureau/Departments**

9.1 Apart from the government department as set out in paragraph 9.2 below, other government bureau/departments consulted have no objection to or no adverse comments 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**

Comments of the Commissioner for Transport (C for T):

(a) she supports the application in view of the parking demand in the vicinity. The Site is near the villages of Lo Tsz Tin and Lung Mei and some recreation facilities along Ting Kok Road. The provision of parking facilities alleviates the parking demand in the village area and recreation area; and

(b) her advisory comments are at **Appendix IV**.

## **10. Public Comments Received During Statutory Publication Period**

On 17.4.2026, the application was published for public inspection. During the statutory public inspection period, 12 public comments from individuals were received (**Appendix V**). 11 comments support the application mainly on the considerations that EV charging facilities will be installed at the Site providing convenience for local villagers and visitors; and the provision of solar panels would promote energy saving without air pollution. The remaining comment expresses concerns that the Site was used for vehicle park without planning permission; and the vehicles parks in the area (including those approved under applications No. A/NE-TK/780 and 835) should be amalgamated as a unified one for more efficient land use.

## **11. Planning Considerations and Assessments**

- 11.1 The application is for proposed temporary PVP (taxis and private cars only) with ancillary EV charging facilities and solar panels for a period of five years at the Site falling within an area zoned “REC” on the OZP (**Plan A-1**). While the proposed use is not entirely in line with the planning intention of the “REC” zone which is primarily for recreational developments for the use of general public, there is no known proposal for recreational development at the Site, and the applicant advises that the proposed PVP could meet the parking demand of local villagers and visitors to the recreational facilities nearby. C for T supports the application in view of the parking demand in the vicinity. Taking into account the above and planning assessments below, there is no objection to the proposed use on temporary basis of five years.
- 11.2 The Site, which is currently fenced-off and largely vacant (**Plan A-4**), is located to the south of the village proper of Lo Tsz Tin and to the north of Tai Po Lung Mei Beach (**Plans A-2** and **A-3**). The Site is situated in an area which is predominantly rural in character comprising village houses, car parks, shops, barbecue sites, eating place, vacant/unused land and clusters of trees (**Plans A-2** and **A-3**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective, and considers that the proposed use is not entirely incompatible with the surrounding environment and significant adverse landscape impact arising from this application is not anticipated.
- 11.3 Other relevant government bureau/departments consulted including the Secretary for Environment and Ecology, Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department, Director of Fire Services and Director of Electrical and Mechanical Services, have no objection to or no adverse comment on the application. To address the technical requirements of concerned government departments, relevant approval conditions and advisory clauses are recommended in paragraph 12.2 below and **Appendix IV** respectively. Should the application be approved, the applicant will also be advised to follow the environmental mitigation measures as set out 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 to minimise any possible environmental nuisance.
- 11.4 There are five similar applications (No. A/NE-TK/741, 747, 775, 780 and 835) for temporary PVPs covering four sites within the same “REC” zone or straddling the same “REC” zone and the adjacent “V” zone in the vicinity of the Site in the past five years (**Plan A-1**), which were approved by the Committee between 2022 and 2025 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 comment expressing concerns as detailed in paragraph 10 above, the government bureau/departments’ comments and the 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, 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 five years until 5.6.2031. The following approval conditions 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 Town Planning Board by 5.12.2026;
- (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 5.3.2027;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 5.12.2026;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 5.3.2027;
- (f) 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
- (g) if any of the above planning condition (a), (b), (d) or (e) 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 proposed use is not in line with the planning intention of the "REC" zone which is primarily for recreational developments for the use of general public.

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 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**

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| <b>Appendix I</b>   | Application Form with SPS received on 8.4.2026  |
| <b>Appendix Ia</b>  | SI received on 14.4.2026                        |
| <b>Appendix Ib</b>  | FI received on 14.5.2026                        |
| <b>Appendix II</b>  | Similar Applications                            |
| <b>Appendix III</b> | Government Bureau/Departments' General Comments |
| <b>Appendix IV</b>  | Recommended Advisory Clauses                    |
| <b>Appendix V</b>   | Public Comments                                 |
| <b>Drawing A-1</b>  | Layout Plan submitted by the Applicant          |
| <b>Plan A-1</b>     | Location Plan                                   |
| <b>Plan A-2</b>     | Site Plan                                       |
| <b>Plan A-3</b>     | Aerial Photo                                    |
| <b>Plan A-4</b>     | Site Photos                                     |

**PLANNING DEPARTMENT  
JUNE 2026**