

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

**APPLICATION NO. A/HSK/611**

- Applicant** : Mr LAM Hong Ching Andy represented by FiBi International Project Consultancy Co. Ltd.
- Site** : Lot 919 RP (Part) in D.D. 125 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long
- Site Area** : About 184m<sup>2</sup> (including GL of about 114m<sup>2</sup> or 62%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/3  
(currently in force and at the time of submission)
- Zoning** : “Village Type Development” (“V”)  
[Restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Temporary Public Vehicle Park (Private Cars) with Ancillary Electric Vehicle (EV) Charging Facilities for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (private cars) with ancillary EV charging facilities 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 for “V” zone, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use requiring planning permission from the Town Planning Board (the Board). The Site is currently paved and vacant (**Plans A-2 to A-4**).
- 1.2 The Site is accessible from Ping Ha Road via a local track with the ingress/egress point at the southern part of the Site (**Drawing A-1** and **Plan A-2**). According to the applicant, four parking spaces for private cars with two EV charging facilities will be provided. All four parking spaces will be covered by a canopy (not more than 3m in height) with a floor area of 79.8m<sup>2</sup>. Also, a single-storey structure for transformer room and storage use (not more than 3m in height) with a floor area of 2.7m<sup>2</sup> will be erected at the Site under the above-mentioned canopy. Only licenced vehicles will be parked at the Site and no container tractors will be allowed to park at the Site. No dismantling, car beauty or other industrial activities will be allowed at the Site. The operation hours are 24 hours daily including Sundays and public holidays. Plans showing the access leading to the Site, site layout and drainage proposal submitted by the applicant are at **Drawings A-1 to A-3** respectively.

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

- (a) Application Form with attachments received on 29.4.2026 (Appendix I)
- (b) Further Information (FI) received on 3.6.2026\* (Appendix Ia)
- (c) FI received on 11.6.2026\* (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 and FIs at **Appendices I to Ib**. They can be summarised as follows:

- (a) the proposed use is intended to provide parking spaces for nearby villagers, which is temporary in nature and would not jeopardise the long-term planning intention of the “V” zone;
- (b) sufficient maneuvering spaces will be provided. Adverse traffic, environmental, drainage, landscape and visual impacts are not anticipated;
- (c) the applicant supports the target to achieve carbon neutrality before 2050 as set out in the Hong Kong Roadmap on Popularisation of Electric Vehicles. The proposed use can alleviate the demand for EV charging by expanding the charging network in the locality and encourage the use of EV; and
- (d) the applicant undertakes to comply with approval conditions stipulated by the Board.

## **3. 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. The “Owner’s Consent/Notification” Requirements under Town Planning Board Guidelines PG-No. 31B are not applicable to the GL portion.

## **4. Background**

The Site is currently not subject to planning enforcement action.

## **5. Previous Application**

There is no previous application at the Site.

## **6. Similar Applications**

6.1 There are eight similar applications (No. A/HSK/324, 359, 383, 386, 408, 449, 519 and 570) involving temporary public vehicle parks within the same “V” zone or straddling the same “V” zone and the adjacent area shown as ‘Road’ in the vicinity of the Site in past five years. All of them were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board between 2021 and 2025, mainly on considerations that the long-term planning intention of the “V”

zone would not be jeopardised; the applied/ proposed use would not be incompatible with the surrounding areas; and no major adverse comments from concerned government departments. Details of these applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

- 6.2 For members' information, application No. A/HSK/610 for renewal of planning approval for temporary public vehicle park (private car) for a period of three years within the same "V" zone will be considered at the same meeting (**Plan A-1**).

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

7.1 The Site is:

- (a) accessible from Ping Ha Road via a local track; and
- (b) currently hard paved and vacant.

7.2 The surrounding areas are predominantly occupied by residential dwellings, recreational facilities, parking of vehicles and logistics centre.

## **8. Planning Intention**

The planning intention of the "V" zone is 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 (SHs) 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. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

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

All Government bureau/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 in **Appendices III** and **IV** respectively.

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

On 8.5.2026, the application was published for public inspection. During the statutory public inspection period, two public comments were received (**Appendix V**). An individual supports the application while another individual objects to the application mainly on the grounds that the Site is small in size and inefficient use of GL.

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

- 11.1 The application is for proposed temporary public vehicle park (private cars) with ancillary EV charging facilities for a period of three years at the Site zoned “V” on the OZP. Whilst the proposed use is not entirely in line with the planning intention of the “V” zone, according to the applicant, the proposed temporary public vehicle park can help meet the parking demand in the area. In this regard, the Commissioner for Transport has no adverse comment from the traffic engineering perspective. The District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) advises that there is no SH application under processing or approved at the Site. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intention of the “V” zone.
- 11.2 The proposed use is considered not incompatible with the surrounding areas which are predominantly occupied by residential dwellings, recreational facilities, parking of vehicles and logistics centre (**Plan A-2**).
- 11.3 Other relevant government departments consulted, including the Director of Fire Services, Director of Environmental Protection and Chief Engineer/Mainland North of Drainage Services Department, have no objection to or no adverse comment on the application from fire safety, environmental and drainage aspects respectively. To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 12.2 below. Should the application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise the potential environmental nuisance on the surrounding areas.
- 11.4 There are eight similar applications within/ straddling the subject “V” zone approved in the past five years as detailed at paragraph 6 above (**Plan A-1**). Approval of the current application is in line with the previous decisions of the Committee.
- 11.5 Regarding the public comments as summarised in paragraph 10 above, DLO/YL, LandsD has no adverse comment on the application. The planning considerations and assessments in paragraphs 11.1 to 11.4 above are also relevant.

## **12. Planning Department’s Views**

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10, 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 **26.6.2029**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

### Approval conditions

- (a) the submission of a revised drainage proposal within **6** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **26.12.2026**;
- (b) in relation to (a) above, the implementation of the revised drainage proposal

within **9** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **26.3.2027**;

- (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) 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 **26.12.2026**;
- (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 **26.3.2027**;
- (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 attached 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 "V" zone which is primarily to designate both existing recognized villages and areas of land considered suitable for village expansion. 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**

<b>Appendix I</b>	Application Form with Attachments received on 29.4.2026
<b>Appendix Ia</b>	FI received on 3.6.2026
<b>Appendix Ib</b>	FI received on 11.6.2026
<b>Appendix II</b>	Similar Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comments
<b>Drawing A-1</b>	Location Plan with Vehicular Access
<b>Drawing A-2</b>	Proposed Layout Plan
<b>Drawing A-3</b>	Drainage Proposal
<b>Plan A-1</b>	Location Plan with Similar Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4</b>	Site Photos

**PLANNING DEPARTMENT  
JUNE 2026**