

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TK/860

- Applicant** : 吳俊雄先生 represented by 海願規劃發展公司
- Site** : Lots 1657 (Part), 1658 (Part), 1663 RP (Part), 1672 (Part), 1674 (Part), 1675 (Part) and 1676 (Part) in D.D. 17, Ting Kok, Tai Po
- Site Area** : About 3,156m²
- 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 (Private Cars Only) for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (PVP) (private cars only) for a period of three 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 largely vacant and occupied by few structures (**Plans A-4a** and **A-4b**).
- 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 32 parking spaces for private cars (5m (L) x 2.5m (W) each) (**Drawing A-1**), mainly for serving the local villagers. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicle) Regulations (Cap. 374E) and no vehicle other than private cars will be allowed to park at the Site. Reverse driving to/from public road and vehicle queue extending to public road will not be permitted. No tree felling within the Site will be involved. 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 The Site is partly the subject of three previous applications (No. A/NE-TK/670, 688 and 775) for the same PVP use submitted by a different applicant (**Plans A-1**

and **A-2**). Application No. A/NE-TK/670 was rejected by the Rural and New Town Planning Committee (the Committee) of the Board in 2019. Applications No. A/NE-TK/688 and 775 covering the same site were approved with conditions by the Committee in 2020 and 2023 respectively. The planning permission of the last previous application (No. A/NE-TK/775) was subsequently revoked in 2024 due to non-compliance with approval conditions. Details of the previous applications are set out in paragraph 5 below. Compared with the last previous application (No. A/NE-TK/775), the current application involves a larger site area and more parking spaces, without any proposed structures.

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

- (a) Application Form with attachments received on **(Appendix I)**
18.5.2026
- (b) Further Information (FI) received on 15.6.2026* **(Appendix Ia)**

**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 FI at **Appendices I** and **Ia**, as summarised below:

- (a) the proposed PVP on temporary basis is compatible with the surrounding environment and not in conflict with the future planning intention, without involving permanent structure, workshop and storage of flammable item. It will provide monthly rental parking spaces at a close and convenient location for local villagers, which will be properly managed with safety measures (including CCTV and patrolling) to prevent vehicle thefts, and improve the situation of parking disorders;
- (b) adverse traffic impact on the surrounding areas is not anticipated, and most of the trip generation is expected during morning and night due to commuting to/from work. The proposed ingress/egress of about 11m wide will allow emergency vehicles to enter the Site, and sufficient maneuvering spaces will be provided within the Site. While the Site is accessible via a 6m-wide local track leading to Ting Kok Road with encroachment onto private land, the applicant has obtained consents from the land owners for usage of the local track under mutual management and maintenance;
- (c) polluting activities, including dumping, maintenance, painting and washing/cleansing of vehicles, will not be permitted at the Site. Adverse environmental impact on the surrounding areas is not anticipated since no hazardous waste, pollutant and odor will be involved; and
- (d) all structures currently found on the Site will be removed to ensure conformity with the proposed scheme.

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/198) involving unauthorized development (UD) of use for place for parking of vehicles (**Plan A-2**), in which the Enforcement Notice was issued on 10.12.2025 and the Compliance Notice was issued on 30.4.2026 upon discontinuance of the UD.

5. **Previous Applications**

- 5.1 The Site is partly the subject of three previous applications (No. A/NE-TK/670, 688 and 775) for the same PVP use submitted by a different applicant¹.
- 5.2 Application No. A/NE-TK/670 was rejected by the Committee on 5.7.2019 for the reason that the applicant failed to demonstrate that the proposed development would not result in adverse geotechnical impact on the site and its surrounding areas.
- 5.3 Applications No. A/NE-TK/688 and 775 covering the same site were approved with conditions by the Committee on 6.11.2020 and 22.9.2023 respectively, 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. The planning permission of the last previous application (No. A/NE-TK/775) was subsequently revoked on 22.9.2024 due to non-compliance with approval conditions relating to the submission of drainage and fire service installations proposals and geotechnical investigation report. Compared with the last previous application (No. A/NE-TK/775), the current application involves a larger site area (from about 1,685.03m² to 3,156m²; i.e. +1,470.97m² or +87.29%) and more parking spaces (from 22 to 32; i.e. +10 or +45.45%), without any proposed structures².
- 5.4 Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plans A-1** and **A-2**.

¹ Applications No. A/NE-TK/670, 688 and 775 were submitted by the same applicant.

² The last previous application (No. A/NE-TK/775) involved a single-storey structure for reception kiosk with a total floor area of about 14.88m² and a height of 2.74m.

6. Similar Applications

- 6.1 There are five similar applications (No. A/NE-TK/741, 747, 780, 835 and 855) for temporary PVP use (private cars and/or taxi only) covering four sites within the same “REC” zone or straddling the same “REC” zone and the adjacent “Village Type Development” zone in the vicinity of the Site in the past five years, which were all approved with conditions by the Committee between 2022 and 2026, mainly on similar considerations as detailed in paragraph 5.3 above.
- 6.2 Details of the similar applications are summarised at **Appendix III** 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) currently largely vacant and occupied by few structures; 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, temporary structures, vacant/unused land and vegetated areas (**Plans A-2 and A-3**). To the north are some temporary structures, a grave and densely vegetated areas falling within the “Green Belt” zone (**Plans A-2 and A-3**). To the northwest and east of the Site are the villages of Lo Tsz Tin and Lung Mei respectively (**Plans A-2 and A-3**). To the west are two car parks under valid planning permissions (No. A/NE-TK/780 and 835) (**Plan A-2**). To the further south across Ting Kok Road are Tai Po Lung Mei Beach and its adjoining public car park (**Plans 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 Departments

- 9.1 Apart from the government departments as set out in paragraphs 9.2 and 9.3 below, other government departments consulted have no objection to or no adverse comments on the application. Their general comments on the application and the recommended advisory clauses are provided at **Appendices IV and V** respectively.
- 9.2 The following government department supports the application:

Traffic

9.2.1 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 the provision of parking facilities alleviates the parking demand in the village areas;
- (b) she has no in-principle objection to the application from traffic engineering viewpoint; and
- (c) her advisory comments are at **Appendix V**.

9.3 The following government departments ~~provide views on objects to~~ the application:

Land Administration

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

- (a) he ~~has no objection~~ *objects* to the application;
- (b) the Site comprises seven Old Schedule Agricultural Lots, i.e. Lots 1657 (Part), 1658 (Part), 1663 RP (Part), 1672 (Part), 1674 (Part), 1675 (Part) and 1676 (Part) all in D.D. 17 which held under the Block Government Lease. The Block Government Lease contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) unauthorized structures were detected on Lots 1657, 1658, 1663 RP and 1672 all in D.D. 17 within the Site and warning letters in respect of the breaches of such lease restriction were issued to owners of all lots, in particular warning letters against Lots 1657, 1658 and 1672 all in D.D. 17 were registered in the Land Registry (**Plan A-2**). The lot owners should immediately rectify/regularize the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- (d) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto; and
- (e) his advisory comments are at **Appendix V**.

9.4 *The following government department provides views on the application:*

Geotechnical

9.4.1 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

in order to ensure that the proposed use would not affect or be affected by adjacent fill slope(s), it is considered necessary to conduct an investigation to delineate the scale and extent of the slope works and to implement

necessary remedial works. Hence, approval conditions requiring the applicant to submit a geotechnical investigation report and the implementation of the necessary geotechnical remedial works identified therein are recommended.

10. Public Comment Received During Statutory Publication Period

On 26.5.2026, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual was received, expressing concerns that the previous application No. A/NE-TK/775 was revoked due to non-compliance with approval conditions; there are questions on whether the Site is subject to any enforcement action for car parking use; the proposed parking layout fails to make efficient use of the land; and the information of electric vehicle charging provision is absent (**Appendix VI**).

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary PVP (private cars only) for a period of three 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 serve the local villagers 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 three years.
- 11.2 The Site, which is currently largely vacant and occupied by few structures (**Plans A-4a** and **A-4b**), is located to the southeast and west of the villages of Lo Tsz Tin and Lung Mei respectively (**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, shops, temporary structures, vacant/unused land and vegetated areas (**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 departments consulted, including the Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services, have no objection to or no adverse comment on the application. H(GEO), CEDD recommends the imposition of approval conditions on the submission of a geotechnical investigation report and the implementation of necessary geotechnical remedial works identified therein, to ensure that the proposed use would not affect or be affected by adjacent fill slope(s). To address the technical requirements of concerned government departments, relevant approval conditions and advisory clauses are recommended in paragraph 12.2 below and **Appendix V** 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. Regarding DLO/TP, LandsD’s concern on the unauthorised structures erected within the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.

- 11.4 The Site is partly the subject of two approved previous applications (No. A/NE-TK/688 and 775) for the same PVP use submitted by a different applicant as detailed in paragraph 5.3 above (**Plans A-1 and A-2**). There are five approved similar applications within or straddling the same “REC” zone in the vicinity of the Site in the past five years as detailed in paragraph 6.1 above (**Plan A-1**). The planning circumstances of the current application are similar to those of the approved applications. Approval of the current application is in line with the Committee’s previous decisions.
- 11.5 Regarding the public comment as detailed in paragraph 10 above, the government departments’ comments and the planning assessments above are relevant. For the concern on electric vehicle charging facilities, it is noted from the applicant’s submission that the proposed use will not include such provision at the Site.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment 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 three years until 10.7.2029. 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 10.1.2027;
- (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 10.4.2027;
- (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 geotechnical investigation report within 6 months from the date of planning approval to the satisfaction of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board by 10.1.2027;

- (e) in relation to (d) above, the implementation of necessary geotechnical remedial works identified therein within 9 months from the date of planning approval to the satisfaction of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board by 10.4.2027;
- (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) and (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 V**.

- 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

Appendix I	Application Form with attachments received on 18.5.2026
Appendix Ia	FI received on 15.6.2026
Appendix II	Previous Applications
Appendix III	Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment

Drawing A-1	Layout Plan submitted by the Applicant
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
JULY 2026**