

**Application for Renewal of Planning Approval
for Temporary Use
Under Section 16 of the Town Planning Ordinance**

Application No. A/NE-TK/865

1. <u>Proposal</u>	
Applicant	Mr. CHUNG Kwai Fong
Site (Plan A-1a)	Lots 1604 S.B and 1604 S.C RP (Part) in D.D. 17, Lo Tsz Tin, Tai Po
Site Area	About 741m ²
Zonings and Outline Zoning Plan (OZP) No.	“Recreation” (“REC”) (about 94%) and “Village Type Development” (“V”) (about 6%) zones on the approved Ting Kok OZP No. S/NE-TK/19
Application	Renewal of Planning Approval for Temporary Public Vehicle Park (PVP) (Private Cars Only) for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) is accessible via a local track leading to Ting Kok Road (Plan A-2). According to the applicant, the applied PVP comprises 40 private car parking spaces (5m (L) x 2.5m (W) each), mainly for serving local villagers and visitors to nearby recreation facilities. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicle) Regulations (Cap. 374E) will be allowed to park at the Site. The operation hours of the applied PVP are from 9:00 a.m. to 11:00 p.m. daily. The layout plan submitted by the applicant is shown in Drawing A-1 .
Last Previous Relevant Application ¹	Application No. A/NE-TK/780 approved with conditions on 25.8.2023 for a period of three years until 1.9.2026, which was submitted by the same applicant for the same use at the same site. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_NE-TK_780/A_NE-TK_780_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I to Ib)	(a) The PVP could address the problems of illegal parking and road obstruction, and thus alleviate traffic congestion in Tai Mei Tuk. (b) There is no change in the PVP layout. All approval conditions under the previous application have been complied with, and the implemented drainage facilities and fire service installations will be maintained at the Site.

¹ There are two previous relevant applications No. A/NE-TK/684 and 780 submitted by the same applicant for the same use at the same site.

	(c) The applicant is committed to operate the PVP by adhering to the approved scheme, and the canopies currently found on the Site are movable.
Compliance with the “Owner’s Consent/ Notification” requirements ²	Obtained consent from the current land owner.

2. Planning Considerations and Assessments				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG No. 34D ³ , including: i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area or land uses of surrounding areas); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the three-year approval period sought does not exceed the duration of the last approval.	✓		While the applied PVP is not entirely in line with the planning intentions of the “REC” and “V” zones, there is no known proposal for recreational development at the Site, and the applicant advises that the applied PVP could serve the local villagers and visitors to nearby recreation facilities. The Commissioner for Transport supports the application in view of the parking demand in the vicinity, and the District Lands Officer/Tai Po of Lands Department (DLO/TP, LandsD) advises that there is no Small House application within the Site. Taking into account the above and planning assessments below, there is no objection to the applied use on temporary basis for a further period of three years.
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(c)	Any adverse departmental comments?	✓		Relevant government departments consulted, except DLO/TP, LandsD, have no objection to or no adverse comment on the application (Appendix II).

² As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance ([TPB PG-No. 31B](#)). Detailed information would be deposited at the meeting for Members’ inspection.

³ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

				<u>Adverse Departmental Comments</u> - DLO/TP, LandsD objects to the application in the view of unauthorized structures on Lots 1604 S.B and 1604 S.C RP both in D.D. 17. The lot owner 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. The applicant should clarify the covered land area with the lot owner regarding the structures involved. <u>PlanD's Assessments</u> - To address the technical requirements of concerned government department, relevant approval conditions are recommended in paragraph 4 below, and 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 unauthorized structures erected within the Site, the applicant will be advised to liaise with LandsD on the land administration matters should the Committee approve the renewal application.
(d)	Public comments received during statutory publication period		✓	No public comment was received.

3. Planning Department's View

- No objection to the application.

4. Decision Sought

- 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, and be renewed from 2.9.2026 to 1.9.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the submission of a condition record of the existing drainage facilities on the Site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 2.12.2026;
- (b) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (c) if the above planning condition (a) 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; and
- (d) if the above planning condition (b) 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 III**.

- There is no strong reason to recommend rejection of the renewal application.

Attachments

Appendix I	Application Form with attachments received on 30.6.2026
Appendix Ia	Further Information (FI) received on 28.7.2026 and 29.7.2026 (accepted and exempted from publication and recounting requirements)
Appendix Ib	FI received on 14.8.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection/No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
AUGUST 2026**