

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/335

- Applicant** : Halo Energy Limited represented by Arup Hong Kong Limited
- Site** : Lot 104 RP (Part) in D.D. 115, Yuen Long
- Site Area** : 3,084m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/29
- Zoning** : “Open Space” (“O”) (about 53.1%); and
“Village Type Development” (“V”) (about 46.9%)
[*Restricted to a maximum building height of 3 storeys (8.23m) except for those developments/uses specified in the Notes*]
- Application** : Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Solar Photovoltaic System and Electric Vehicle (EV) Charging Facilities for a Period of 6 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (excluding container vehicle) with ancillary solar photovoltaic system and EV charging facilities for a period of six years at the application site (the Site) falling within an area zoned “O” and “V” on the OZP (**Plan A-1a**). According to the Notes of the OZP for the “O” and “V” zones, ‘public vehicle park (excluding container vehicle)’ is Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently paved, mostly vacant with a temporary structure and fenced off (**Plan A-4**).
- 1.2 The Site is accessible from Long Yat Road via a local track (**Drawing A-1 and Plan A-2**). According to the applicant, a total of 68 parking spaces, including 62 parking spaces for private cars (2.5m x 5m) and six parking spaces for light goods vehicles (3.5m x 7m) will be provided. All parking spaces will be equipped with high-speed EV charger with an output power of 100kW or above, supported by

five EV charging electricity supply and distribution structures¹ (**Drawing A-1**). In addition, 55 solar photovoltaic system structures² will be installed atop the EV chargers to supply electricity for the display panels, lighting and operational system at the Site to support the operation of the proposed use. The proposed public vehicle park will operate 24 hours daily (including public holidays) and no manning power is required at the Site. A mobile application will be developed for the proposed public vehicle park to enable users to reserve parking spaces in advance, and to indicate the real-time charging and/or occupancy of parking spaces, so as to minimise the possible traffic queues outside the Site. Plans showing the site layout and swept path analysis 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 received on 3.8.2026 (**Appendix I**)
 - (b) Supplementary Planning Statement (SPS) (**Appendix Ia**)
 - (c) Further Information (FI) received on 16.9.2026 (**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 and FI are at **Appendices I to Ib**. They can be summarised as follows:

- (a) the proposal is in line with the government policy to expand the EV charging network and promote smart and environmentally friendly transport system by providing parking spaces equipped with EV charging facilities and adopting smart parking management measure;
- (b) the proposed use integrates a solar photovoltaic system at charging spaces to generate renewable energy to support ancillary uses such as display panels, lighting and operational systems within the public vehicle park, which is a response to government policy on promoting renewable energy and enhancing energy efficiency;
- (c) the provision of 68 parking spaces could help addressing the local demand for parking spaces and charging facilities in Yuen Long; and
- (d) as the proposed use is temporary in nature, it would not frustrate the long-term planning intentions of the “O” and “V” zones. Similar use of vehicle park is

¹ Including CLP 11kV pillar box, 11kV Medium Voltage (MV) switch kiosk, power distribution (MV + Low Voltage) kiosk; power transformer kiosk and underground CLP draw pit. All aboveground ancillary structures are not more than 2.8m in height.

² Approximately every two charging spots (i.e. parking spaces) would share one solar photovoltaic system structure, which comprises a steel frame structure of 2.6m in height and canopy with dimensions of about 2.5m x 2.7m (**Appendix Ia**).

observed in the surroundings. The proposed use is technically feasible and no adverse impacts on the surrounding areas are anticipated;

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 publishing notices in local newspaper. Detailed information would be deposited at the meeting for Members’ inspection.

4. Previous Applications

The Site is the subject of two previous applications (No. A/YL/301 and 328) for temporary shop and services (motor vehicle showroom) with ancillary office for a period of six years approved with conditions by the Rural and New Town Planning Committee (the Committee) in 2023 and 2025 respectively. The considerations of both applications are not relevant to the current application which involves a different use. Details of the previous application are summarised in **Appendix II** and is shown on **Plan A-1b**.

5. Similar Application

There is no similar application for public vehicle park use within the same “O” and “V” zones in the past five years.

6. The Site and Its Surrounding Areas (Plans A-1a to A-4)

6.1 The Site is:

- (a) currently paved, mostly vacant with a temporary structure and fenced off; and
- (b) accessible from Long Yat Road via a local track

6.2 The surrounding areas are predominantly village houses of Tung Tau Tsuen and Yuen Long Kau Hui intermixed with open storage of vehicles, open-air car parks, refuse collection points and unused land. To the south across Long Yat Road is Tuen Ma Line Yuen Long Station and a high-rise residential development namely the YOHO Hub.

7. Planning Intentions

7.1 The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within the zone is primarily intended for development of Small Houses (SHs) by indigenous villagers. It is also intended to concentrate village type development within the 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.

- 7.2 The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

8. Comments from Relevant Government Bureau/Departments

- 8.1 Apart from the government departments as set out in paragraphs 8.2 and 8.3 below, other 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.

- 8.2 The following government department supports the application:

Traffic

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

- (a) she supports the application in helping to meet the car parking demand in the district; and
- (b) advisory comments as detailed in **Appendix IV**.

- 8.3 The following government department has adverse comments on the application:

Land Administration

- 8.3.1 Comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD):

- (a) his office has adverse comment on the application;
- (b) the Site comprises Old Schedule Agricultural Lots 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;
- (c) his office has detected irregularities on the application that there are unauthorised structures and/or uses on the private lot which are already been subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
- (d) there is no SH application approved or under processing at the Site; and
- (e) advisory comments as detailed in **Appendix IV**.

9. Public Comment Received During the Statutory Publication Period

On 11.8.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual (**Appendix V**) raising concerns that the approval conditions under previous application were not complied with and questioning why the portion of the Site zoned “O” has not been developed into open space.

10. Planning Considerations and Assessments

- 10.1 The applicant seeks planning permission for proposed temporary public vehicle park (excluding container vehicles) with ancillary solar photovoltaic system and EV charging facilities for a period of six years at the Site partly zoned “O” (about 53%) and partly zoned “V” (about 47%) on the OZP. Although the proposed use is not in line with the planning intentions of both “O” and “V” zones, they could help serve the locals nearby to meet their car parking demands. In this regard, C for T supports the application in helping to meet the car parking demand in the district. Besides, DLO/YL, LandsD advises that there is no SH application approved or under processing at the Site, and the Director of Leisure and Cultural Services advises that there is no implementation programme to develop the portion of Site within “O” zone into any recreation or sports venue in the coming six years. Approval of the application on a temporary basis for a period of six years would not frustrate the long-term planning intentions of the “O” and “V” zones.
- 10.2 The proposed use is considered not incompatible with the surrounding areas which are predominantly occupied by village houses of Tung Tau Tsuen and Yuen Long Kau Hui intermixed with open storage of vehicles, open-air car parks, refuse collection points and unused land (**Plan A-2**).
- 10.3 Other relevant departments consulted, including the Director of Environmental Protection, Director of Fire Services, Chief Engineer/Mainland North of Drainage Services Department and Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) have no objection to or no adverse comment from environmental, fire safety, drainage and geotechnical perspectives respectively. H(GEO), CEDD advises that the Site could affect or be affected by existing man-made features, as such approval condition related to submission of a geotechnical planning review report for his consideration is recommended. Relevant approval conditions are also recommended in paragraph 11.2 below to address the technical requirements of concerned government departments. Should the planning application be approved, the applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental impacts on the surrounding areas.
- 10.4 Regarding DLO/YL, LandsD’s concerns on the unauthorized structure(s) on the private lot of the Site, the applicant will be advised to liaise with LandsD on the land administration matters should the Committee approve the application.
- 10.5 Regarding the public comment as summarised in paragraph 9 above, the planning considerations and assessments in paragraphs 10.1 to 10.4 above are relevant.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comment mentioned in paragraph 9 above, the Planning Department has no objection to the application.
- 11.2 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 six years until 25.9.2032. The following conditions of approval 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 25.3.2027;
- (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 25.6.2027;
- (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 25.3.2027;
- (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 25.6.2027;
- (f) the submission of a geotechnical planning review report within **6** months from the date of planning approval to the satisfaction of the Director of Civil Engineering and Development or of the Town Planning Board by 25.3.2027;
- (g) in relation to (f) above, the provision of the mitigation measures as identified in the geotechnical planning review report within **9** months from the date of planning approval to the satisfaction of the Director of Civil Engineering and Development or of the Town Planning Board by 25.6.2027;
- (h) 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
- (i) if any of the above planning condition (a), (b), (d), (e), (f) or (g) 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**.

- 11.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied use is not in line with the planning intentions of the "Open Space" and "Village Type Development" zones which are primarily for provision of outdoor open-air public space; and development of Small Houses by indigenous villagers respectively. No strong planning justification has been given in the submission for a departure from the planning intentions, even on a temporary basis.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 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.
- 12.3 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.

13. Attachments

Appendix I	Application Form received on 3.8.2026
Appendix Ia	Supporting Planning Statement
Appendix Ib	FI received on 16.9.2026
Appendix II	Previous Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment
Drawing A-1	Site Layout Plan
Drawings A-2 and A-3	Swept Path Analysis
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**