RNTPC Paper No. A/NE-LT/797
For Consideration by the
Rural and New Town Planning
Committee on 20.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/797

Applicant	:	Mr. CHEUNG Leung Fat represented by Mr. HUI Kwan Yee
Site	:	Lot 915 RP in D.D. 25, Tai Om Village, Tai Po, New Territories
Site Area	:	About 2,841 m^2
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
Zoning	:	"Village Type Development" ("V")
Application	:	Temporary Public Vehicle Park (Private Cars Only) for a Period of Three Years

1. The Proposal

1.1 The applicant seeks planning permission for 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 "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 which requires planning permission from the Town Planning Board (the Board). The Site is largely paved and partly covered by vegetation, and currently used as the applied use without valid planning permission.

1.2 The Site is accessible via a local track leading to Tai Om Road (**Plan A-2**). According to the applicant, the temporary PVP provides 50 parking spaces (2.5m (W) x 5m (L) each) for private cars. The operating hours of the temporary car park would be 24 hours daily (including public holidays). No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) will be allowed to park at the Site. No toilet facilities will be erected on the Site and no vehicle maintenance works (e.g. replacement of vehicle parts, repairing, inspection and car washing) will be involved at the Site. Preventive measures such as erection of boundary fencing and using oil absorbent pads will be adopted to prevent water pollution in the upper indirect water gathering grounds (WGG). The on-site staff will monitor the operation of the applied use and relevant notices will be posted on the Site to remind drivers that vehicles will be asked to leave the Site should an oil leak or forbidden activities other than parking be found. A plan showing the layout and vehicular ingress/egress of the car park submitted by the applicant is shown in **Drawing A-1**.

1.3 The Site is the subject of three previous applications (No. A/NE-LT/632, 696 and 773) submitted by the same applicant for the same use as the current application, which were all approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2018, 2021 and 2025 respectively. The planning permission

of the last previous application (No. A/NE-LT/773) was revoked due to non-compliance with approval conditions. Compared with the last previous application, there is no change in terms of the layout and no. of parking spaces. Details of the previous applications are set out in paragraph 5 below.

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

(a) Application Form with attachment received on 29.9.2026 **(Appendix I)**

(b) Supplementary Information (SI) received on 30.9.2026 **(Appendix Ia)**

(c) Further Information (FI) received on 28.10.2026^ **(Appendix Ib)**

(d) FI received on 10.11.2026^ **(Appendix Ic)**

^ *accepted and exempted from publication and recounting requirement*

2. Justifications from the Applicant

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

(a) the Site is the subject of previous application No. A/NE-LT/773 which was approved with condition by the Committee for the same use, and was revoked due to non-compliance with approval conditions. The applicant was unable to comply with the approval conditions under the previous application due to technical and financial difficulties. However, he is prepared to comply with all approval conditions as considered necessary by relevant authorities; and

(b) no vehicle maintenance works (e.g. replacement of vehicle parts, repairing, inspection and car washing) would be involved at the Site. Hence the applied use would not produce waste water/oil.

3. Background

The Site is currently not subject to any active planning enforcement action. Recent site inspection revealed that the Site is used for place for parking of vehicles. Warning poster was posted on-site and warning letters were issued to remind relevant parties of the provisions of the Town Planning Ordinance (TPO) and not to undertake unauthorized development under the TPO.

4. 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 giving notification to the sole "current land owner". Detailed information would be deposited at the meeting for Members' inspection.

5. Previous Applications

5.1. The Site is the subject of three previous applications (No. A/NE-LT/632, A/NE-LT/696 and A/NE-LT/773) submitted by the same applicant as the current application for the same use which were approved with conditions by the Committee between 2018 and 2025 mainly on considerations that the proposed use would not frustrate the long-term planning intention of the "V" zone, and was not incompatible with the surrounding areas; and no significant adverse traffic, drainage and landscape impacts on the surrounding areas were anticipated. The planning permission of the last previous application (No. A/NE-LT/773) was revoked on 10.7.2026 due to non-compliance with approval conditions in relation to submission and implementation of drainage proposal, grease trap and petrol interceptor, and fire service installations. Compared with the last previous application, the applied use under the current application is the same in terms of the layout and no. of parking spaces.

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

6. Similar Application

6.1. There is one similar application (No. A/NE-LT/789) for a temporary PVP (Private Car Only) providing one parking space within the same "V" zone in the vicinity of the Site in the past five years, which was approved with conditions by the Committee on 8.5.2026, mainly on similar considerations as detailed in paragraph 5.1 above.

6.2. Details of the application are summarised at **Appendix III** and its location is shown on **Plan A-2**.

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

7.1 The Site is:

(a) largely hard-paved, partly covered by vegetation, and currently used as the applied use without valid planning permission;

(b) accessible via a local track leading to Tai Om Road (**Plan A-2**); and

(c) located within the upper indirect WGG and is less than 30m from the nearest water course.

7.2 The surrounding areas are rural in character mainly comprise village houses, tree clusters and vacant land. The Site is situated within the village proper of Tai Om intermixed with Tai Om Children Playground to the west, a sitting-out area to the east and a public car park to the northeast.

8. Planning Intention

The planning intention of the "V" zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses 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.

9. Comments from Relevant Government Departments

9.1 Apart from the government department as set out in paragraph 9.2, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and 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; and

(b) her advisory comments are set out at **Appendix V**.

10. Public Comment Received During Statutory Publication Period

On 6.10.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from individual mainly questioning whether the applicant complied with the approval conditions under previous applications and expressing concern that the Site was in proximity to a children's playground (**Appendix VI)**.

11. Planning Considerations and Assessments

11.1 The application is for temporary PVP (private cars only) for a period of three years at the Site zoned "V" on the OZP (**Plan A-1**). The applied use is not entirely in line with the planning intention of "V" zone which is primarily intended for development of Small Houses by indigenous villagers. However, there is no Small House application received for the Site as advised by the District Lands Officer/Tai Po of Lands Department. C for T also 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 applied use on temporary basis of three years.

11.2 The Site, which is largely hard-paved, partly covered by vegetation, and currently used as the applied use without valid planning permission (**Plan A-4**), is located within the village proper of Tai Om intermixed with Tai Om Children Playground to the west, a sitting-out area to the east and a public car park to the northeast. The temporary PVP providing a total of 50 parking spaces for private cars is considered not incompatible with the surrounding village setting which mainly comprises village houses, tree cluster and vacant land (**Plans A-2** and **A-3**).

11.3 The Site is located within the upper indirect WGG. The applicant confirms that no toilet facilities will be erected on the Site and no vehicle maintenance works (e.g. replacement of vehicle parts, repairing, inspection and car washing) will be involved at the Site. Preventive measures such as erection of boundary fencing and using oil absorbent pads will be adopted to prevent water pollution in the upper indirect WGG (**Appendices I &**

Ib). In this connection, the Chief Engineer/Construction of Water Supplies Department has no objection to the application on condition that the applicant should follow and implement the preventive, control and mitigation measures identified in the submission and the applied use should not cause any water pollution to the upper indirect WGG. Other relevant government departments consulted, including the Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services, have no objection to the application. To address the technical requirements of concerned government departments, appropriate approval conditions and advisory clauses are recommended in paragraph 12.2 below and **Appendix V** respectively. Should the application be approved, the applicant will be advised to follow the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" and to meet the statutory requirements under relevant pollution ordinances to minimise possible environmental nuisance.

11.4 The Site is the subject of three approved previous applications (No. A/NE-LT/632, 696 and 773) submitted by the same applicant as the current application for the same use as detailed in paragraph 5.1 above. The planning permission of the last previous application No. A/NE-LT/773 was revoked on 10.7.2026 due to non-compliance with approval conditions. The applicant is prepared to comply with all approval conditions as considered necessary by relevant authorities. In view of the above, sympathetic consideration may be given to the application. Should the Committee decide to approve the application, the applicant will be advised that should there be failure to comply with any of the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration will not be given to any further applications.

11.5 There is also an approved similar application No. A/NE-LT/789 for temporary PVP within the same "V" zone in the vicinity of the Site in the past five years (**Plan A-1**), as detailed in paragraph 6.1 above. The planning circumstances of the current application are similar to those of the approved similar application. Approval of the current application is in line with the Committee's previous decision.

11.6 Regarding the public comment as detailed in paragraph 10 above, the government 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 comment mentioned in paragraph 10 above, 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 20.11.2029. 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 20.5.2027;

(b) in relation to (a) above, the provision of drainage facilities 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 20.8.2027;

(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 implementation of preventive, control and mitigation measures identified in the accepted risk assessment report on pollution or contamination to the Water Gathering Grounds within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 20.8.2027;

(e) the applied use should not cause any water pollution to the upper indirect Water Gathering Grounds at any time during the planning approval period;

(f) if any of the above planning condition (c) or (e) 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) or (d) 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 applied use is not in line with the planning intention of the "V" zone, which is to provide land primarily for development of Small Houses by indigenous villagers. 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 the 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 29.9.2026
Appendix Ia	SI received on 30.9.2026
Appendix Ib	FI received on 28.10.2026
Appendix Ic	FI received on 10.11.2026
Appendix II	Previous Applications
Appendix III	Similar Application
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photo

PLANNING DEPARTMENT
NOVEMBER 2026