

RNTPC Paper No. A/YL-PS/562  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 20.7.2018

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

**APPLICATION NO. A/YL-PS/562**

- Applicant** : Tang Kuen Shing represented by Metro Planning and Development Company Limited
- Site** : Lots 390 (Part), 391, 392, 394 (Part), 395 (Part), 403 RP (Part) in D.D. 122 and Adjoining Government Land, Sheung Cheung Wai, Yuen Long, New Territories
- Site Area** : About 3,542 m<sup>2</sup> (including 5 m<sup>2</sup> government land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Ping Shan Outline Zoning Plan No. S/YL-PS/17
- Zoning** : “Village Type Development”  
[Restricted to a maximum building height of 3 storeys (8.23 m)]
- Application** : Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary public vehicle park for private car and light goods vehicle for a period of 3 years (**Plan A-1**). The Site is currently being used for the applied use without valid planning permission.
- 1.2 According to the Notes for the “V” zone on the OZP, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use, which requires planning permission from the Town Planning Board (the Board). The applicant currently seeks temporary permission for a period of 3 years.
- 1.3 The Site is related to seven previous planning applications (No. A/YL-PS/180, 238, 248, 275, 304, 382 and 479) for temporary public vehicle park use (including private cars, light goods vehicles, lorries and medium goods vehicles). The last Application No. A/YL-PS/479 for temporary public vehicle park (private cars and light goods vehicles) for a period of 3 years was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 22.5.2015. All the time-specific approval conditions have been complied with and the permission lapsed on 23.5.2018. Details of the previous applications are

summarised at paragraph 5 below and at **Appendix II**.

- 1.4 A comparison of the major development parameters of the current application and the last approved application is as follows:

<b>Major Development Parameters</b>	<b>Last Approved Application (A/YL-PS/479) (a)</b>	<b>Current Application (A/YL-PS/562) (b)</b>	<b>Difference (b) – (a)</b>
Site Area	About 3,542m <sup>2</sup> (including 5 m <sup>2</sup> government land)		No change
Applied Use	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	No change
Total Floor Area (non-domestic)	Not exceeding 20m <sup>2</sup>		No change
No. of Structure	1 converted-container for shroff and guardroom		No change
No. of Parking Spaces	98 for private cars and light goods vehicles (5m x 2.5m each)	154 spaces for private cars (5m x 2.5m each)  3 spaces for light goods vehicles (7m x 3.5m each)	+59 spaces
Operation Hours	7:00 a.m. to 11:00 p.m. daily		No change

- 1.5 The lot index plan, vehicular access plan, proposed layout plan, proposed tree preservation and landscape plan and as-built drainage plan are at **Drawings A1 to A5** respectively.

- 1.6 According to the applicant, the proposed temporary public vehicle park is intended for parking of private cars and light goods vehicles. No vehicles other than private cars and light goods vehicles will be allowed to enter the Site. Besides, no vehicle without valid licences issued under the Road Traffic Ordinance will be permitted to park at the Site. Furthermore, no car washing and repairing will be carried out at the Site. The operation hours of the public vehicle park are from 7:00 a.m. to 11:00 p.m. daily. No excavation will be carried out at the Site.

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

- (a) Application form received on 29.5.2018 **(Appendix I)**  
 (b) Executive summary, lot index plan, vehicular **(Appendix Ia)**

- access plan, proposed layout plan, proposed tree preservation and landscape plan and as-built drainage plan (attached to **Appendix I**)
- (c) Letter of 10.7.2018 providing an updated as-built drainage plan and further information on no excavation and no car washing and repairing at the Site **(Appendix Ib)**

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed at **Appendices I and Ia**. They can be summarised as follows:

- (a) Public vehicle park is a Column 2 use in the “V” zone. The proposed development is in line with the planning intention of the “V” zone. It would hardly affect the character of the village and serve the parking demand of the villagers.
- (b) The applicant has complied with all the planning conditions imposed to the previously approved application No. A/YL-PS/479.
- (c) The proposed development could meet the parking demand in Sheung Cheung Wai. Although public vehicle parking spaces are available at the junction of Tsui Sing Road and Ping Ha Road, they are mostly occupied by residents of nearby public housing estates and visitors to nearby attraction points including Tsui Sing Pagoda and Ping Shan Heritage Trail.
- (d) Part of the Site is owned by ancestral hall (“Tso Tong”). The fragmented land ownership discourages the transfer of land ownership and therefore the development of Small House in the “V” zone.
- (e) The proposed development is compatible with the surrounding environment.
- (f) Similar applications within the same “V” zone were approved by the Board.
- (g) The proposed development for parking of private cars would generate insignificant traffic, environmental and noise impacts to the surrounding area.

## **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. 31A) by posting notice of the application outside the Site and sending registered mail to Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Background**

As the last application (No. A/YL-PS/479) on the Site was expired on 22.5.2018, the current use (i.e. use for place for parking of vehicles) is subject to investigation. Should

there be sufficient evidence to form an opinion that there is an unauthorised development (UD) under the Town Planning Ordinance, appropriate planning enforcement action will be undertaken by the Central Enforcement and Prosecution Section, Planning Department (CTP/CEP, PlanD).

## **5. Previous Applications**

- 5.1 The Site is involved in seven previous planning applications (No. A/YL-PS/180, 238, 248, 275, 304, 382 and 479). Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.
- 5.2 Application Nos. A/YL-PS/180, 248, 275, 304, 382 and 479 for temporary public vehicle parks (for private cars and lorries/light goods vehicles) were approved with conditions for 3 years on 28.5.2004, 4.8.2006, 30.11.2007, 10.7.2009, 15.6.2012 and 22.5.2015 respectively mainly on grounds that the vehicle park could serve the villagers, the proposal was not incompatible with the surrounding land uses, and no adverse departmental comments and local objection were received. However, the planning permission for application No. A/YL-PS/180 was revoked on 16.3.2006 due to non-compliance with approval condition. The approval conditions for other planning applications were complied with.
- 5.3 Application No. A/YL-PS/238 for temporary public vehicle park (private cars, light goods vehicles and medium goods vehicles) was rejected on 7.4.2006 for the reasons that the vehicle park was not compatible with the surrounding areas, insufficient information was submitted to demonstrate that the development would not pose adverse environmental impacts on the surrounding areas, and the approval would set an undesirable precedent.
- 5.4 Compared with the last approved Application No. A/YL-PS/479, the current application is submitted by the same applicant for the same use on the same site with more parking spaces (+ 59 spaces) and a similar parking layout.

## **6. Similar Applications**

- 6.1 There are 22 similar applications (Nos. A/YL-PS/292, 301, 307, 310, 363, 366, 390, 395, 410, 452, 466, 468, 489, 492, 498, 516, 522, 543, 549, 553, 554 and 561) for temporary public vehicle park (private cars/private cars and light goods vehicles) use within the same “V” zone. Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 All of these 22 similar applications were approved by the Committee on considerations that the temporary use would not frustrate the long term planning intention of the “V” zone, the use was not incompatible with the surrounding land uses, and the uses were unlikely to create significant adverse traffic, environmental, drainage and visual impacts on the surrounding areas. Applications Nos. A/YL-PS/301 and 498 were revoked due to non-compliance with approval conditions.

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

- 7.1 The Site is:

- (a) currently occupied by the applied use without valid planning permission;
- (b) located within the boundary of the Sheung Cheung Wai Site of Archaeological Interest; and
- (c) accessible via an informal track connecting Tsui Sing Road leading to Ping Ha Road.

7.2 The surrounding areas have the following characteristics:

- (a) to the north and northeast are residential dwellings, Ping Wu Garden and Ping Wu Villas. To the further north is a pet station which is a suspected unauthorised development (UD), and to the further northeast are parking of vehicles and storage uses which are also suspected UD;
- (b) to the east are residential dwellings and an orchard. To the further east are open storage yards which are suspected UD;
- (c) to the south and southwest are residential dwellings and vehicle parks covered by valid planning permissions (Nos. A/YL-PS/489 and 543);
- (d) to the west are a restaurant and car servicing which are suspected UD, and vehicle parks covered by valid planning permissions (Nos. A/YL-PS/522 and 554); and
- (e) to the northwest is the Tsui Sing Lau Pagoda. Tin Shui Wai MTR Station is located to the further northwest.

## **8. Planning Intention**

The planning intention of “V” zone is to reflect existing recognised 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. 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 Departments**

9.1 The following Government departments have been consulted and their views on the application are summarised as follows:

### **Land Administration**

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

- (a) 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 prior approval of the Government.
- (b) No permission is given for occupation of government land (GL) (about 5m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed.
- (c) A portion of Lot No. 390 in D.D. 122 is covered by Short Term Waiver (STW) No. 3587 to permit structures erected thereon for the purpose of "Temporary Public Vehicle Park for Private Car and Light Goods Vehicles (not exceeding 5.5 tonnes)".
- (d) Lot No. 403 RP in D.D. 122 is covered by STW No. 3720 to permit structures erected thereon for the purpose of "Temporary Public Vehicle Park for Private Car and Light Goods Vehicle".
- (e) Lot No. 392 in D.D. 122 is covered by STW No. 3438 to permit structures erected thereon for the purpose of "Ancillary Use to Public Vehicle Park for Private Cars and Light Goods Vehicles".
- (f) The Site is accessible to Tsui Sing Road via GL and private land. His office does not provide maintenance work for GL involved and does not guarantee any right-of-way over the GL to the Site.
- (g) The Site falls within Sheung Cheung Wai Archaeological Site No. AM02-1671. Comments of Antiquities and Monuments Office (AMO) of LCSD should be sought.
- (h) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (i) Should planning approval be given to the subject planning application, the STW holder(s) will need to apply to his office for modification of the STW conditions if there is any irregularities on site or to expand the STW area to cover the Site, and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularise any irregularities on site. Furthermore, the applicant has to either exclude the GL portion from the Site or apply for a formal approval prior to the actual occupation of the GL portion. Such application(s) will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

- (j) According to his record, there is no Small House (SH) application received or under processing at the Site. There are 3 SH applications received and under processing and 21 approved SH applications in the vicinity.

### **Building Matters**

#### 9.1.2 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) As there is no record of approval by the Buildings Authority for the existing structures at the Site, he is not in a position to offer comments on the suitability for the use proposed in the application.
- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.
- (c) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (d) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (e) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (f) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

### **Traffic**

#### 9.1.3 Comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):

- (a) He has no adverse comment on the application from traffic engineering point of view.
- (b) Sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.
- (c) The local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

9.1.4 Comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) The access arrangement should be commented by TD.
- (b) The section of Tsui Sing Road connecting the proposed access to the Site is maintained by the Home Affairs Department (HAD).
- (c) Currently, only the section of Tsui Sing Road of about 120m abutting Ping Ha Road is maintained by HyD. HyD shall not be responsible for the maintenance of any access connecting the Site and Tsui Sing Road.
- (d) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.

**Drainage**

9.1.5 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

According to the applicant's submission, the existing drainage facilities which was implemented under the approved application No. A/YL-PS/479 will be maintained for the subject development. He has no objection in principle to the proposed development from a drainage point of view. Should the Board consider that the application is acceptable from the planning point of view, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.

**Environment**

9.1.6 Comments of the Director of Environmental Protection (DEP):

- (a) Should the application be approved, the applicant will be advised



to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environment Aspects of Temporary Uses and Open Storage Sites”.

- (b) There is one non-substantiated environmental complaint pertaining to the Site received in the past 3 years.

### **Fire Safety**

#### 9.1.7 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his Department for approval.
- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (d) However, the applicant should be reminded that if the proposed structure(s) is required to comply with Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

### **Landscape**

#### 9.1.8 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) With reference to the aerial photo of 2018, it is observed that the applied use is already in operation. Existing trees are observed generally along the site boundary. The Site is situated in an area of village landscape character disturbed by vehicle parks. Significant change to the landscape character arising from the continued use of the application is not envisaged.
- (b) Due to the nature of the application, precautionary measures such as bollards placed 1m away from the tree trunk at 4m intervals to prevent damage to the trees should be proposed.
- (c) In consideration of the nature of proposed land use of the application, the applicant may wish to propose other native species of aesthetic or fruiting tree species complementary to the vicinity to replenish the missing trees in lieu of the proposed *Ficus Mircocarpa* that requires considerable aerial and underground

space for its canopy and root system.

- (d) The applicant shall be reminded of the importance of proper tree care. Useful information on general tree maintenance is available for reference in 護養樹木的簡易圖解 (Chinese Version: [http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Pictorial\\_Guide\\_for\\_Tree\\_Maintenance.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)) published by the GLTM Section, DEVB; and Technical Notes on Submission and Implementation of Landscape Proposal for Compliance with Conditions for Approved Applications for Open Storage and Port Back-up Uses (Chinese Version: [http://www.info.gov.hk/tpb/en/forms/Technical\\_Doc/eng\\_technicalx20note.pdf](http://www.info.gov.hk/tpb/en/forms/Technical_Doc/eng_technicalx20note.pdf)) published by the PlanD.

### **Others**

- 9.1.9 Comments of the Antiquities and Monuments Office, Leisure and Cultural Services Department (AMO, LCSD):

According to the details of the development proposal provided in the application form, AMO, LCSD has no comment on the application from cultural heritage viewpoint provided that no excavation works will be conducted within the Site.

### **District Officer's Comments**

- 9.1.10 Comments of the District Officer (Yuen Long), HAD (DO(YL), HAD):

- (a) His office has not received any comment from locals upon the end of consultation period.
- (b) His office has no comment on the application as long as the applicant can fulfill all the requirements of other departments concerned. Tsui Sing Road will be hand over to HyD in due course.

- 9.2 The following Government departments have no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);  
(b) Director of Leisure and Cultural Services (DLCS);  
(c) Director of Electrical and Mechanical Services (DEMS);  
(d) Commissioner of Police (C of P);  
(e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);  
(f) Chief Engineer/Special Tasks, Civil Engineering and Development Department (CE/ST, CEDD); and  
(g) Project Manager (West) (PM(W)), CEDD.

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

On 5.6.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 26.6.2018, one objecting

public comment from an individual (**Appendix IV**) was received on the grounds of inefficient use of land resources leading to cumulative and negative impact on the quality of the land and environs.

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

- 11.1 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. Whilst the development is not entirely in line with the planning intention of the “V” zone, according to the DLO/YL, LandsD, there is no Small House application approved or under processing at the Site. The development could provide vehicle parking spaces to meet any such parking demand in the area. Approval of the application on a temporary basis will not frustrate the planning intention of the “V” zone.
- 11.2 The Site is mainly surrounded by vehicle parks, residential dwellings and storage use (**Plan A-2**). The proposed use is not incompatible with the surrounding land uses.
- 11.3 Relevant Government departments, including AC for T/NT, CHE/NTW of HyD, DEP, CE/MN of DSD and CTP/UD&L of PlanD, have no objection to or adverse comment on the application. The proposed use will unlikely create significant adverse traffic, environmental, drainage and landscape impacts to the surrounding areas. There has been no substantiated environmental complaint concerning the Site received in the past 3 years. To minimize any potential environmental nuisances and to address the technical requirements of concerned Government departments, appropriate approval conditions are recommended in paragraph 12.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on Site will be subject to enforcement action by the Planning Authority. 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” in order to minimise the possible environmental impacts on the nearby sensitive receivers.
- 11.4 The Committee has approved six previous applications for the same use at the Site and 22 similar applications within the same “V” zone. Approval of the current application is in line with the previous decisions of the Committee.
- 11.5 There is one objecting public comment on the grounds of inefficient use of land resources leading to cumulative and negative impact on the quality of the land and environs. The planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant.

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

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department

considers that the temporary public vehicle park for private cars could be tolerated for a period of 3 years.

- 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 3 years until 20.7.2021. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the Site, as proposed by the applicant, at all times during the planning approval period;
- (c) a notice shall be posted at a prominent location of the Site at all times to indicate that only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site during the planning approval period;
- (d) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site, as proposed by the applicant, at any time during the planning approval period;
- (e) no vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (h) the existing landscape screen planting including trees and shrubs on the Site shall be maintained at all times during the planning approval period;
- (i) the existing fencing of the Site shall be maintained at all times during the planning approval period;
- (j) the submission of a condition record of the existing drainage facilities within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **20.10.2018**;
- (k) the submission of a fire service installations proposal within **6** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **20.1.2019**;

- (l) in relation to (k) above, the implementation of the fire service installations proposal within **9** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **20.4.2019**;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h) or (i) 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;
- (n) if any of the above planning conditions (j), (k) or (l) 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
- (o) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached 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 planning intention of "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. The proposed development is not in line with the planning intention of the "V" zone. No strong planning justification has been given 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 received on 29.5.2018

<b>Appendix Ia</b>	Executive summary, lot index plan, vehicular access plan, proposed layout plan, proposed tree preservation and landscape plan and as-built drainage plan (attached to <b>Appendix I</b> )
<b>Appendix Ib</b>	Letter of 10.7.2018 providing an updated as-built drainage plan and further information on no excavation and no car washing and repairing at the Site
<b>Appendix II</b>	Previous Applications covering the Site
<b>Appendix III</b>	Similar Applications within the same “V” zone
<b>Appendix IV</b>	Public Comment Received During Statutory Publication Period
<b>Appendix V</b>	Advisory Clauses
<b>Drawing A-1</b>	Lot index plan
<b>Drawing A-2</b>	Vehicular access plan
<b>Drawing A-3</b>	Proposed layout plan
<b>Drawing A-4</b>	Proposed tree preservation and landscape plan
<b>Drawing A-5</b>	As-built drainage plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
JULY 2018**