

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

APPLICATION NO. A/YL-LFS/310

- Applicant** : Mr. WONG Chun Bong represented by Metro Planning and Development Company Limited
- Site** : Lots 2522 RP (Part), 2523 S.A (Part), 2526 (Part), 2528 S.A ss.1, 2528 S.A ss.2, 2528 S.A ss.3, 2528 S.A ss.4, 2528 S.A ss.5, 2528 S.A RP, 2528 S.B (Part), 2920 S.A (Part), 2920 S.D (Part) and 2922 (Part) in D.D. 129, San Hing Tsuen, Yuen Long
- Site Area** : About 2,370 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/8
- Zoning** : “Village Type Development” (“V”)
- Application** : Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles 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 cars and light goods vehicles for a period of 3 years. The Site falls 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 applicant currently seeks temporary planning permission for 3 years. The Site is currently being vacant (**Plan A-2**).
- 1.2 The Site is accessible via a local track from Lau Fau Shan Road and the ingress/egress is located at the western boundary of the Site (**Plan A-2** and **Drawing A-1**). As shown on the proposed layout plan at **Drawing A-2**, the temporary public vehicle park will provide 22 private car parking spaces and 8 light goods vehicle parking spaces. No structure is being proposed on the Site. According to the applicant, the operation hours of the Site are from 7:00 a.m. to 11:00 p.m. daily, including public holidays. The proposed landscape plan, proposed drainage plan and proposed discharge path are shown at **Drawings A-3**

to **A-5** respectively.

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

- (a) Application form received on 15.2.2018 **(Appendix I)**
- (b) Supplementary Planning Statement with proposed layout plan, proposed landscape plan, proposed drainage plan and proposed discharge path **(Appendix Ia)**
- (c) Letter from the applicant dated 27.3.2018 to propose a notice on the Site to remind pedestrian safety **(Appendix Ib)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the supplementary planning statement in **Appendix Ia**. They can be summarized as follows:

- (a) The proposed use as “Public Vehicle Park” is a Column 2 use in the “V” zone.
- (b) The proposed development which is temporary in nature would not jeopardize the planning intention of the “V” zone in the long run.
- (c) The development is compatible with the surrounding environment. It is intended to serve the parking demand of villagers of San Hing Tsuen.
- (d) Similar public vehicle park in “V” zone has been approved by the Board in Lau Fau Shan (No. A/YL-LFS/281).
- (e) Neither vehicle exceeding 5.5 tonnes nor container tractor/trailer/coach would be allowed to enter the Site.
- (f) The proposed development would not generate adverse environment problems. A number of preventive and mitigation measures are proposed by the applicant to avoid degradation of surrounding environment.
- (g) In response to the public concern on the road safety, the applicant proposes to post a notice to remind the drivers of pedestrian safety.

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. 31) by posting site notice and sending notice to Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is subject of an active enforcement case (No. E/YL-LFS/431 - UD: parking of vehicles). Enforcement Notice (EN) for the case was issued and the EN required Unauthorized Development (UD) be discontinued on or before 8.12.2017. The UD partially discontinued during the most recent inspection. If the UD continues, necessary prosecution action against the concerned lot owners will be taken under the Town Planning Ordinance subject to sufficient evidence collected.

5. Previous Application

The Site is not a subject of any previous application.

6. Similar Application

6.1 There is 1 similar application within the same “V” zone on the OZP (No. A/YL-LFS/281) for temporary public vehicle park use. A/YL-LFS/281 was approved with conditions for a period of 3 years by the Rural and New Town Planning Committee (the Committee) on 22.1.2016. Details of the application are summarized in **Appendix II** and its location is shown on **Plan A-1**.

6.2 For Member’s information, Application No. A/YL-LFS/309 for temporary public vehicle park (private car and light goods vehicle) for a period of 3 years within the same “V” zone will also be considered at this meeting (**Plan A-1**).

7. The Site and Its Surrounding Areas (Plan A-1 to Plan A-4a to b)

7.1 The Site is:

- (a) currently vacant; and
- (b) accessible via a local track from Lau Fau Shan Road.

7.2 The surrounding areas have the following characteristics:

- (a) to its north are a cluster of dwellings of San Hing Tsuen and Ngau Hom, vacant lands, fallow agricultural lands, cultivated agricultural lands, storage yards and a parking of vehicles. In which, the storage yards and the parking of vehicles are suspected unauthorized developments (UDs);
- (b) to its east is a cluster of dwellings of San Hing Tsuen;
- (c) to its south is a parking of vehicles which is a suspected UD and a cluster of dwellings of San Hing Tsuen; and
- (d) to its west is a cluster of dwellings of San Hing Tsuen, a parking of vehicles and a storage yard which are suspected UD. To its further south-west across Lau Fau Shan Road are a storage yard and vehicle repair workshop, which are suspected UD, with a residential dwelling nearby.

8. Planning Intention

The planning intention of the “V” zone in the draft Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/8 is to designate both existing recognised villages and areas of land considered suitable for village expansion. 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 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) Building Licence Nos. 1777 and 12571 were granted to Lots Nos. 2523 S.A and 2528 S.B in D.D. 129 respectively to permit erection of one building with roofed-over-area not exceeding 65.04 square meters for non-industrial purposes.
- (b) Other than (a) above, the remaining portion of 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) The Site is accessible to Lau Fau Shan Road through both Government Land (GL) and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way.
- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) According to his record, no Small House (SH) application has been approved and there are 5 SH applications under processing within the Site. The SH application is still in preliminary stage.
- (f) Should the application be approved, the lot owners will need to apply to his office to permit the structures to be erected or regularize any irregularity on site. Such application 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 will be approved. If such application 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.

Traffic

9.1.2 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.
- (b) Sufficient manoeuvring spaces 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.

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

- (a) The access arrangement should be commented by TD.
- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Lau Fau Shan Road.

Environment

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

- (a) There is no substantiated environmental complaint concerning the Site received over the past 3 years for the applied use.
- (b) Should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses' (COP).

Drainage

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

- (a) He has no objection in principle to the application from a drainage point of view.
- (b) He has the following comment to the submitted drainage proposal:
 - (i) There is no record of the existing 600mm surface drain (i.e. Figure 6 submitted by the applicant) to which the stormwater of the development will be discharged. Please provide

evidence (e.g. site photos) to demonstrate its presence and to indicate its full alignment up to a well-established stream course/public drainage system.

- (ii) Please demonstrate whether the existing 600mm surface drain is adequate to collect, convey and discharge the surface runoff accrued on application site and the overland flow intercepted from the adjacent lands.
 - (iii) Further to (i) & (ii) above, the existing 600mm surface drain is not maintained by this Office. The applicant should obtain the consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.
 - (iv) Consideration should be given to provide grating for the surface channels.
 - (v) The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan.
 - (vi) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.
 - (vii) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.
 - (viii) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.
 - (ix) Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.
 - (x) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
 - (xi) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.
- (c) Should the application be approved, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his Division.

Fire Safety

9.1.6 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 the satisfaction of D of FS.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to 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. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans.
- (d) However, the applicant is reminded that if the proposed structure(s) is required to comply with the Building Ordinance (Cap. 123), detailed fire service requirement will be formulated upon receipt of formal submission of general building plans.

Water Supply

9.1.7 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application.
- (b) For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

District Officer's Comment

9.1.8 Comment of District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

Her office has not received any comment from the locals on the application.

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

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (c) Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, CEDD).

- (d) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD);
- (e) Director of Electrical and Mechanical Services (DEMS); and
- (f) Commissioner of Police (C of P).

10. Public Comments Received During Statutory Publication Period

- 10.1 On 23.2.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 16.3.2018, 2 public comments were received.
- 10.2 The 2 comments from an individual (**Appendix III-a**) and a villager (**Appendix III-b**) object to the application mainly on grounds of not in line with the planning intention of the “V” zone, parking facilities should be accommodated in high rise building or underground, undesirable precedent, road safety, increase of traffic flow, sufficient parking spaces have already provided in surrounding areas, and concerns on discouraging effective use of public transport.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary public vehicle park for private cars and light goods vehicles in the “V” zone of San Hing Tsuen. Whilst 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, the use could provide parking facilities to meet any such demand in the area. Whilst there are 5 SH applications under processing on the Site, DLO/YL of LandsD advises that it is still in preliminary stage. As such, temporary approval for 3 years of the application would not jeopardise the long-term planning intention of the “V” zone.
- 11.2 The Site is located at the western boundary of the village clusters. The applied development is considered not incompatible with the surrounding land uses which mainly comprise rural residential dwellings/structures (**Plan A-2**).
- 11.3 There is no adverse comment from the concerned Government departments, including DEP, AC for T/NT of TD and CE/MN of DSD. The applied use will unlikely create significant adverse traffic, environmental and drainage impacts to the surrounding area. To minimize any possible environmental impacts and nuisance on the surrounding developments, and to address the technical requirements of the concerned Government departments, relevant 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 planning 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” in order to minimize the possible environmental impacts on the nearby sensitive receivers.
- 11.4 The Committee has approved 1 similar application for public vehicle park use within the same “V” zone. Approval of the current application is in line with the previous decision of the Committee.

11.5 Two public comments were received objecting to the application mainly on grounds as summarized in paragraph 10. On the concern of road safety, the applicant proposes to post a notice to remind the drivers of pedestrian safety. A relevant approval condition is recommended in paragraph 12.2 below. For other concerns, the planning considerations and assessments in the above paragraphs are relevant.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department considers that the temporary public vehicle park for private cars and light goods vehicles 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 **6.4.2021**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation from 11:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no vehicles without valid licenses issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site during the planning approval period;
- (c) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (d) a notice shall be posted at a prominent location of the Site to remind drivers on pedestrian safety on the access road to the Site, as proposed by the applicant, at any time during the planning approval period
- (e) a notice shall be posted at a prominent location of the Site to indicate that no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (f) no cutting, dismantling, cleaning, repairing, compacting, vehicle repair and workshop activity is allowed on Site at any time during the planning approval period;
- (g) no vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period;
- (h) the submission of a revised 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 **6.10.2018**;

- (i) in relation to (h) above, the implementation of the revised 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 **6.1.2019**;
- (j) in relation to (i) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (k) the submission of a tree preservation and landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **6.10.2018**;
- (l) relation to (k) above, the implementation of the tree preservation and landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **6.1.2019**;
- (m) 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 **6.10.2018**;
- (n) in relation to (m) 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 **6.1.2019**;
- (o) the provision of fencing of the Site within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **6.10.2018**;
- (p) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (j) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (q) if any of the above planning conditions (h), (i), (k), (l), (m), (n) or (o) 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
- (r) upon 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 IV**.

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 designate both existing recognized villages and areas of land considered suitable for village expansion. Land within the zone is primarily intended for development of Small Houses by indigenous villagers. There is no strong planning justification in the submission for a departure from such 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 reasons for rejection should be given to the applicant.

14. Attachments

Appendix I	Application form received on 15.2.2018
Appendix Ia	Supplementary Planning Statement with proposed layout plan, proposed landscape plan, proposed drainage plan and proposed discharge path
Appendix Ib	Letter from the applicant dated 27.3.2018 to propose a notice on the Site to remind pedestrian safety
Appendix II	Similar application within the same “V” zone on the Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/8
Appendix III-a to b	Public Comments received during statutory publication period
Appendix IV	Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Landscape Plan
Drawing A-4	Proposed Drainage Plan
Drawing A-5	Proposed Discharge Path
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos

**PLANNING DEPARTMENT
APRIL 2018**