

APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/1012

- Applicant** : The Link Properties Limited
- Site** : Commercial / Car Park Block (G/F, 1/F); Integrated Commercial / Carpark Accommodation, Osprey House (G/F, 1/F); Integrated Commercial / Carpark Accommodation, Sand Martin House (G/F, 1/F); and Open Carpark, No. 5 Sha Kok Street, Sha Kok Estate, Sha Tin, New Territories
- Site Area** : About 9,311.68m²
- Gross Floor Area** : About 16,261.71m²
- Lease** : Sha Tin Town Lot No. 552 stipulates that the lessee shall provide and maintain the following within the lot:
- (a) 530 motor vehicle parking spaces, 72 open goods vehicle parking spaces and 60 motor cycle parking spaces shall be provided and maintained within the lot; and
 - (b) the parking spaces so provided shall not be used for any purpose other than for the parking of motor vehicles belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests and visitors.
- Plans** : Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35
(at the time of submission)
- Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/36
(currently in force)
- Zoning** : “Residential (Group A)” (“R(A)”) (no change to the subject “R(A)” zone on the current OZP)
- Application** : Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) under Application No. A/ST/977 for a Period of 3 Years

1. The Proposal

- 1.1 On 14.11.2022, the applicant sought planning permission to continue the use of the public vehicle park (excluding container vehicle) at the application site (the Site) in Sha

Kok Estate carpark which is zoned “R(A)” on the approved Sha Tin OZP No. S/ST/36 (**Plans A-1a, A-1b and A-2**). According to the Notes of the OZP, planning permission from the Town Planning Board (the Board) is required for ‘Public Vehicle Park (excluding container vehicle)’ in the “R(A)” zone.

- 1.2 The Site is the subject of an application No. A/ST/977 submitted by the same applicant for the same use which was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 29.11.2019 on a temporary basis for three years from 18.1.2020 to 17.1.2023. The applicant proposes to continue letting the surplus parking spaces in Sha Kok Estate carpark (including parking spaces for private car, lorry and motorcycle) to non-residents on a monthly basis for a period of three years, i.e. from 18.1.2023 to 17.1.2026. Letting of the vehicle parking spaces to non-residents is regarded as a conversion of the existing ancillary carpark to ‘Public Vehicle Park (excluding container vehicle)’ use.
- 1.3 To better utilize public resources, it is proposed to continue letting the surplus parking spaces to non-residents. In order not to affect residents’ rights and interest, the applicant suggests to impose the following conditions if the application is approved by the Committee:
 - (i) the residents of Sha Kok Estate will be given priority in letting of monthly vehicles parking spaces in Sha Kok Estate carpark;
 - (ii) only surplus monthly vehicle parking spaces will be let to non-residents; and
 - (iii) same monthly parking fee will be charged to both residents and non-residents.
- 1.4 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on 14.11.2022 (**Appendix I**)
 - (b) Further Information (FI) received on 29.12.2022 (**Appendix Ia**)
 - (c) FI received on 5.1.2023 (**Appendix Ib**)
- 1.5 Location plans showing Sha Kok Estate carpark submitted by the applicant are shown in **Drawings A-1 to A-7**.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Annex 1 of **Appendix I**. They can be summarized as follows:

- (a) Letting of the surplus monthly vehicle parking spaces in Sha Kok Estate to non-residents on a monthly rental basis (No. A/ST/977) was approved by the Committee on 18.1.2020 on a temporary basis for a period of three years up to 17.1.2023.
- (b) According to the applicant, the average occupancy rate of parking spaces (including private car, goods vehicle and motorcycle parking spaces) from April to September 2022 was about 92% (i.e. an average surplus rate of 8%). A summary of the average number of monthly vehicle parking spaces let from April 2022 to September 2022 is as follows:

Motor Vehicle	Total no. of monthly residential parking spaces (a)	No. of monthly parking spaces let (b)	Surplus parking space (a) - (b)
Private car	530	506	24 (5%)
Goods vehicle	72	41	31 (43%)
Motorcycle	60	60	0 (0%)
Total	662	607	55 (8%)

- (c) The proposal involves no physical change in land use and is considered compatible with the adjacent land uses.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines on ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) is relevant to this application. The relevant assessment criteria are extracted at **Appendix II**.

5. Previous Applications

- 5.1 There are five previous applications (No. A/ST/593, A/ST/730, A/ST/832, A/ST/908 and A/ST/977) involving the Site.
- 5.2 Application No. A/ST/593 was submitted by Hong Kong Housing Authority (HKHA) for the change of use from resident-only vehicle park to public vehicle park in one Home Ownership Scheme (HOS) development (i.e. May Shing Court) and eight public rental housing estates (Chun Shek Estate, Lek Yuen Estate, Lung Hang Estate, Mei Lam Estate, Sha Kok Estate, Sun Chui Estate, Sun Tin Wai Estate and Wo Che Estate) in Sha Tin. The application was approved by the Committee on 26.3.2004 for a period of three years up to 26.3.2007 on consideration that the application was to let out the existing surplus ancillary vehicle parking spaces as public vehicle parks; no alteration, addition or modification works to existing car parks were involved; there would not be significant difference in traffic generated from the proposed use; and the residents would be given priority in the letting of parking spaces.
- 5.3 Application No. A/ST/730 was submitted by the same applicant (i.e. HKHA), and applications No. A/ST/832, A/ST/908 and A/ST/977 by the current applicant (i.e. The Link Properties Limited, after the Sha Kok Estate carpark was divested by HKHA in 2005) for temporary public vehicle park (excluding container vehicle) use (letting of

surplus monthly vehicle parking spaces to non-residents) for a period of three years. They were approved with condition by the Committee on 18.1.2011, 17.1.2014, 23.12.2016 and 29.11.2019 respectively on similar grounds as those in para. 5.2.

- 5.4 Details of these applications are summarized at **Appendix III** and their locations are shown on **Plans A-1a and A-1b**.

6. Similar Applications

- 6.1 There are eleven similar applications for temporary public vehicle park (excluding container vehicle) approved or rejected by the Committee at various HOS / public rental housing developments in Sha Tin District. Applications No. A/ST/648, A/ST/694, A/ST/807, A/ST/894, A/ST/968 and A/ST/999 were for temporary public vehicle park (excluding container vehicle) in May Shing Court for a period of three years which were approved with condition by the Committee on 9.3.2007, 5.3.2010, 1.3.2013, 5.2.2016, 22.2.2019 and 10.9.2021 respectively. Application No. A/ST/653 was for temporary public vehicle park (excluding container vehicle) for Ka Keng Court for a period of three years which was approved with condition by the Committee on 25.5.2007. Applications No. A/ST/729, A/ST/731 and A/ST/732 were for temporary public vehicle park (excluding container vehicle) in Sun Chui Estate, Lek Yuen Estate and Wo Che Estate respectively for a period of three years which were approved with condition by the Committee on 28.1.2011. The grounds of approval are similar to the previous applications above.
- 6.2 Application No. A/ST/692 was for temporary public vehicle park (excluding container vehicle) in Yu Chui Court. It was rejected by the Committee on 15.1.2010 for the reasons that the subject car parks were intended for meeting the car parking demand for the residents of Yu Chui Court; there was strong objection from the residents, the applicant failed to demonstrate that the car parking demand for the residents had been met; and the proposed public vehicle park would cause environmental, security and management problems to Yu Chui Court.
- 6.3 Details of these similar applications are summarized at **Appendix IV** and their locations are shown on **Plans A-1a and A-1b**.

7. The Site and Its Surrounding Areas

- 7.1 The Site falls within the boundary of Sha Kok Estate. Access to these parking facilities is through internal roads from Sha Kok Street (**Plans A-1a to A-3** and site photos on **Plan A-4a to A-4h**).
- 7.2 The surrounding areas have the following characteristics:
- (a) to the east across Sha Tin Wai Road is a group of residential developments. Further east are Prince of Wales Hospital and City One Shatin;
 - (b) to the immediate northwest is Yue Shing Court; to the north and northwest is Shing Mun River Channel across which are New Town Plaza, Lek Yuen Estate, Wo Che Estate and MTR Sha Tin Station;
 - (c) to the south across Sha Kok Street are Pok Hong Estate and MTR Sha Tin Wai Station; and

(d) to the west and southwest is Jat Min Chuen.

8. Planning Intentions

The planning intention of the “R(A)” zone in Sha Tin New Town is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

9. Comments from Relevant Government Departments

9.1 The following government departments have been consulted and their views are summarised as follows:

Land Administration

9.1.1 Comments of the District Lands Officer/Shan Tin, Lands Department (DLO/ST, LandsD):

- (a) under clause 3.26 of Lease dated 3.7.2008 under which Sha Tin Town Lot No. 552 is held, the lessee shall provide and maintain within the Lot:
 - (i) 530 motor vehicles (excluding motor cycles and goods vehicles) parking spaces;
 - (ii) 60 motor cycles parking spaces; and
 - (iii) 72 open goods vehicles parking spaces;for the parking of motor vehicles belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests and visitors;
- (b) the current application is to renew the planning permission which permits the letting of surplus vehicle parking spaces to non-residents. A temporary waiver (waiver no. W477) of the restrictions contained in clause 3.26 if the lease was granted to Link Properties Limited so as to permit the letting of motor vehicle parking spaces to non-resident with effect from 1 January 2011; and
- (c) he has no in-principle objection from the land administration point of view if the waiver conditions are complied with.

Building Matters

9.1.2 Comments of the Senior Maintenance Surveyor/Independent Checking Unit(1), Housing Department (SMS/ICU(1), HD):

- (a) he has no objection to the application under the Buildings Ordinance (BO) noting that the new non-domestic gross floor area (GFA) does not exceed the permitted GFA under the Building (Planning) Regulation;

- (b) the covered carpark (previously provided for residents) are now accountable to non-domestic GFA as they will be let to the outsiders. In future, any new submission to the Independent Checking Unit under the BO should include these new GFA; and
- (c) there is no submission to the HD under the BO for including the car parking space area and hence, the surplus car parking spaces are currently GFA non-accountable. The covered carpark (previously provided for residents) should now be accountable to non-domestic GFA as they will be let to outsiders (i.e. changing from private car parking spaces to public car parking spaces) (Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-2 refers). In future, any new submission to Independent Checking Unit under BO should include these new GFA.

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

- (a) Chief Building Surveyor/ New Territories East (1) and Licensing Section, Buildings Department (CBS/NTE1&L, BD);
- (b) Commissioner for Transport (C for T);
- (c) Director of Fire Services (D of FS); and
- (d) District Officer (Sha Tin), Home Affairs Department (DO(ST), HAD).

10. Public Comment Received During Statutory Publication Period

On 25.11.2022, the application was published for public inspection. During the first three weeks of the statutory public inspection period, one comment was received from a private individual expressing that GFA of the excess car parking spaces should be reconfigured to provide community or recreational facilities, and stacked parking facilities should be adopted in public housing estates. (**Appendix V**).

11. Planning Considerations and Assessments

- 11.1 The application is for renewal of a temporary approval granted for the same use under application No. A/ST/977 from 18.1.2020 to 17.1.2023, so as to continue letting the surplus parking spaces in Sha Kok Estate carpark to non-residents for another three years from 18.1.2023 to 17.1.2026. According to the applicant, the average surplus rate of monthly parking spaces from April to September 2022 is about 8%. The letting of the surplus parking spaces to non-residents as proposed in the application would help utilize resources more efficiently.
- 11.2 The applicant indicates that the residents of Sha Kok Estate would continue be given the priority in the letting of monthly vehicle parking spaces. As only the surplus monthly vehicle parking spaces will be let out to non-residents, the parking need of the residents of Sha Kok Estate will not be compromised. C for T has no objection to the application and other government departments including DLO/ST, LandsD, CBS/NTE1&L, BD, D of FS and DO(ST), HAD have no adverse comment or objection to the application.
- 11.3 The application generally complies with the TPB PG-No. 34D in that there has been no

material change in planning circumstances since the previous temporary approval was granted nor a change in the land uses of the surrounding areas. There is no adverse planning implication arising from the renewal of the planning approval. The approval period of three years sought is also not longer than the original validity period of the temporary approval. The period of renewal of three years of the planning permission sought is considered reasonable so that the vacant parking spaces can be let to non-residents flexibly while the parking demand of the residents can be further reviewed.

- 11.4 To ensure that the residents of Sha Kok Estate are offered the highest priority in renting the monthly parking spaces and the number of parking spaces to be let to non-residents are monitored from time to time, should the application be approved by the Committee, an approval condition, which is the same as the previous planning permission, is recommended in paragraph 12.2.
- 11.5 A public comment was received during the publication period expressing concern that the Site could be reconfigured to provide community or recreational facilities and stacked parking facilities could be adopted. In this regard, according to the applicant, the proposed letting of surplus monthly parking spaces to non-residents for the Site would allow greater flexibility in optimizing the use of resources and the conversion of carpark into community or recreational facilities, as well as the introduction of stacked car parking facilities, would be subject to technical constraints.

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, 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 further period of 3 years until **17.1.2026**. The following condition of approval / advisory clause are suggested for Members' reference:

Approval Condition

priority should be accorded to the residents of Sha Kok Estate in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.

[same condition as the last approved application No. A/ST/977]

Advisory Clause

The recommended advisory clause is attached at **Appendix VI**.

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

The subject car park is intended for meeting the car parking demand for the residents of Sha Kok Estate. The applicant fails to demonstrate that the car parking demand for the residents has been met.

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 and attachments received on 14.11.2022
Appendix Ia	FI providing clarification on the boundary of the application site received on 29.12.2022
Appendix Ib	FI providing response to public comment and clarification on the area of the application site received on 5.1.2023
Appendix II	Relevant extracts of TPB-PG No. 34D
Appendix III	Summary of previous applications
Appendix IV	Summary of similar applications
Appendix V	Public comment
Appendix VI	Recommended advisory clauses
Drawings A-1 to A-7	Location plans of parking facilities at Sha Kok Estate
Plan A-1a and A-1b	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plans A-4a to 4h	Site photos

**PLANNING DEPARTMENT
JANUARY 2023**