

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

APPLICATION NO. A/YL-PS/710

- Applicant** : Tang Pin Fai represented by Metro Planning and Development Company Limited
- Site** : Lots 262 RP (Part), 263 (Part), 264 (Part), 265, 267 RP and 268 RP in D.D. 122 and adjoining Government Land (GL), Ping Shan, Yuen Long, New Territories
- Site Area** : About 3,540 m² (including GL of about 212 m² or 6%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary public vehicle park for private cars for a period of three years at the application site (the Site) (**Plan A-1a**). According to the Notes for the “V” zone on the OZP, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use which requires permission from the Town Planning Board (the Board). The Site is currently used for the applied use without valid planning permission (**Plans A-2 and A-4**).
- 1.2 According to the applicant, the Site is accessible from a vehicular access leading from Tsui Sing Road (**Plans A-2 and A-3**). A total number of 125 private car parking spaces would be provided within the Site. No vehicles other than private cars will be allowed to park/store on or enter/exit the Site. No vehicle without valid licences issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site and no workshop activity will be carried out at the Site. The operation hours are from 7 a.m. to 11 p.m. daily. The location plan with vehicular access, layout plan, landscape plan and proposed drainage plan are at **Drawings A-1 to A-4** respectively.

- 1.3 The Site is involved in four previous applications (No. A/YL-PS/8, 23, 492 and 592) for temporary public vehicle park for various types of vehicles (**Plan A-1b**) including two applications for parking of private cars/ and light goods vehicles (LGVs) approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2016 and 2019 respectively (details at paragraph 5 below).
- 1.4 Compared with the last approved application No. A/YL-PS/592, the current application is submitted by the same applicant for the same use at the same site with the same layout and development parameters.
- 1.5 In support of the application, the applicant has submitted application form with attachments received on 29.2.2024 (**Appendix I**).

2. Justifications from the Applicant

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

- (a) The applied use is in line with the planning intention of the “V” zone which is primarily for the convenience of the villagers. It could meet the parking demand in the surrounding “V” zone.
- (b) The applicant has complied with all the planning conditions imposed under the last planning permission. Besides, the Board has approved a number of public vehicle parks in the same “V” zone to meet the parking demand.
- (c) The applied use is compatible with the surrounding environment and will generate insignificant traffic, environmental and noise impacts to its surrounding.

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 Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending notice to the Ping Shan Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements under TPB PG-No. 31B are not applicable.

4. Background

The Site is currently not subject to any planning enforcement action.

5. Previous Applications

- 5.1 The Site was involved in four previous applications (No. A/YL-PS/8, 23, 492 and 592) for temporary public vehicle park for various types of vehicles. Amongst them, two applications (No. A/YL-PS/492 and 592) involving private cars/and LGVs were approved while the other two applications (No. A/YL-PS/8 and 23) involving private cars as well as lorry

and/or container vehicles/ trailers covering a larger site area were rejected by the Committee or upon review by the Board. Details of the previous applications are summarised at **Appendix II** and their boundaries are shown on **Plan A-1b**.

Approved Applications

- 5.2 Applications No. A/YL-PS/492 and 592 for temporary public vehicle park for private cars and LGVs and for private cars only for a period of three years were approved by the Committee in 2016 and 2019 respectively mainly on grounds of not incompatible with the surrounding land uses; no adverse departmental comments; and temporary approval not jeopardising the long-term planning intention of the “V” zone. As for the last approved application (No. A/YL-PS/592), all the time-limited approval conditions have been complied with and the planning permission lapsed on 4.10.2022.

Rejected Applications

- 5.3 Applications No. A/YL-PS/8 and 23 covering a larger site for temporary private car/container vehicle park for a period of 12 months and temporary public lorry, car and container trailer park for a period of 12 months were rejected by the Committee in 1997 and the Board on review in 1998 respectively on grounds of not in line with the planning intentions of “Government, Institution or Community” and “V” zones; incompatible with the village settlements; insufficient information on access road and landscaping aspects; and setting of undesirable precedents. The above considerations are not entirely relevant to the current applied use as no parking of lorry, container vehicles and container trailers is involved in the current submission.

6. Similar Applications

- 6.1 There are 18 similar applications for temporary public vehicle park for private cars, LGVs, medium goods vehicles, coaches and medium size buses within the same “V” zone. All applications were approved by the Committee on considerations that the temporary use would not frustrate the long-term planning intention of the “V” zone; not incompatible with the surrounding land uses; and unlikely create significant adverse traffic, environmental, drainage and visual impacts on the surrounding areas. However, the planning permission for one of them (A/YL-PS/594) was subsequently revoked due to non-compliance with approval conditions. Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.
- 6.2 For Members’ information, application No. A/YL-PS/709 for temporary public vehicle park (private cars and LGVs) for a period of three years within the subject “V” zone will also be considered by the Committee at this meeting.

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

7.1 The Site is:

- (a) currently hard-paved and occupied by the applied use without valid planning permission;
- (b) accessible from a local track leading to Tsui Sing Road.

7.2 The surrounding areas have the following characteristics:

- (a) comprise predominantly village settlements of Hang Tau Tsuen , parking of vehicles and shop and wholesale uses, some of which are covered with valid planning permissions and some are suspected unauthorized developments (UDs), and unused land; and
- (b) to the northwest of the Site is the site of application No. A/YL-PS/702 (**Plan A-2**) for proposed social welfare facility (residential care home for the elderly) and residential institution (senior hostel) development which will also be considered by the Committee at this meeting.

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

All government department consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices IV and V** respectively.

10. Public Comment Received During the Statutory Publication Period

On 5.3.2024, the application was published for public inspection. During the statutory public inspection period, one public comment from individual was received (**Appendix VI**) expressing concerns on the operation at the Site after the previous planning approval lapsed.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary public vehicle park (private cars) for a period of three years at the Site zoned “V” on the OZP. Whilst the applied use is not entirely in line with the planning intention of the “V” zone, it could provide vehicle parking spaces to meet any such parking demand in the nearby villages and the locality. The District Lands Officer/Yuen Long, Lands Department advises that there is no Small House application received or under processing at the Site. Approval of the application on a temporary basis for three years would not frustrate the long-term planning intention of the “V” zone.
- 11.2 The Site is mainly surrounded by residential dwellings, vehicle parks and shop and wholesale uses (**Plan A-2**). The applied use is considered not incompatible with the surrounding land uses.
- 11.3 Relevant Government departments, including Commissioner of Transport, Director of Environmental Protection, Chief Engineer/Mainland North, Drainage Services Department and Chief Town Planner/Urban Design and Landscape, Planning Department have no objection to or adverse comment on the application from traffic, environmental, drainage and landscape impacts perspectives respectively. To address the technical requirements of concerned Government departments, appropriate approval conditions are recommended in paragraph 12.2 below. 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 nuisance on the surroundings.
- 11.4 Given that the Committee has approved two previous applications for the same use at the Site in 2016 and 2019 respectively and 18 similar applications within the same “V” zone in the past five years, approval of the current application is in line with the Committee’s previous decisions.
- 11.5 There is one public comment received during the statutory publication period expressing concerns on the application as summarised in paragraph 10 above. The planning considerations and assessments in the 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 comments 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 period of three years until **19.4.2027**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities within **3** months to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **19.7.2024**;
- (c) 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 **19.10.2024**;
- (d) in relation to (c) 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 **19.1.2025**;
- (e) if the above planning conditions (a) 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
- (f) if any of the above planning conditions (b), (c) 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 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 primarily intended for development of Small Houses by indigenous villagers. The 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 with attachments received on 29.2.2024
Appendix II	Previous Applications
Appendix III	Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public comments
Drawing A-1	Location Plan with Vehicular Access
Drawing A-2	Layout Plan
Drawing A-3	Landscape Plan
Drawing A-4	Proposed Drainage Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
APRIL 2024**