

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

**APPLICATION NO. A/YL-TT/559**

- Applicant** : Mr LAM Tim Fok represented by R-riches Property Consultants Limited
- Site** : Lot 16 RP (Part) in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, Yuen Long, New Territories
- Site Area** : 297 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/18
- Zoning** : “Village Type Development” (“V”)  
*[Restricted to a maximum building height of 3 storeys (8.23m)]*
- Application** : Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary public vehicle park (excluding container vehicle) for a period of 5 years at the application site (the Site) (**Plan A-1**). According to the Notes of the OZP for the “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 currently occupied by the applied use without planning permission (**Plans A-2 and A-4**).
- 1.2 The Site is accessible via a local road leading from Tai Tong Road to its northeast. According to the applicant, the applied use is intended to serve the residents of Shui Tsiu San Tsuen. Only private cars will be allowed to access the Site. No vehicles without valid licences issued under the Road Traffic Ordinance will be allowed to enter/park at the Site. No repairing, dismantling, cleansing, maintenance, paint spraying or other workshop activities will be allowed at the Site. Plans showing the vehicular access leading to the Site and site layout submitted by the applicant are at **Drawings A-1 and A-2** respectively.
- 1.3 The major development parameters of the current application are summarised as follows:

Applied Use	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years
Site Area	About 297 m <sup>2</sup>
No. of Loading/ Unloading Space	Nil
No. of Parking Spaces	8 • for private cars (5m x 2.5m each)
Operation Hours	24 hours daily

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

- (a) Application Form with annex and plans received on (Appendix I) 13.6.2022
- (b) Further Information (FI) received on 12.7.2022 (Appendix Ia)  
*[exempted from publication and recounting requirements]*

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

The justifications put forth by the applicant in support of the application are detailed in the Application Form (Appendix I). They can be summarised as follows:

- (a) The applied use can meet the local demand for parking spaces and is compatible with the surrounding environment. The temporary proposal would not jeopardise the long-term planning intention of the “V” zone.
- (b) Parking spaces will be rented to nearby residents on monthly basis. A notice will be posted at a prominent location of the Site to indicate that no light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site.
- (c) The proposal will strictly follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”.
- (d) There will be minimal traffic, environmental, landscape and drainage impacts arising from the proposal.

## 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 site notice and sending the notice to the Shap Pat Heung Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

#### **4. Background**

The Site is subject to planning enforcement action against unauthorised development (UD) involving parking of vehicles use. Enforcement Notice (EN) was issued to the concerned parties on 16.5.2022 requiring discontinuance of the UD. The EN will expire on 16.8.2022 and if it is not complied with, prosecution may be instituted.

#### **5. Previous Application**

The Site is not involved in any previous application.

#### **6. Similar Applications**

- 6.1 There are nine similar applications for various public vehicle park uses within/straddling the subject “V” zone considered by the Rural and New Town Planning Committee (the Committee) of the Board between 1999 and 2020. Details of the applications are summarised in **Appendix II** and the locations of the sites are shown on **Plan A-1**.
- 6.2 Out of the nine applications, eight were approved by the Committee for a period of 2 to 5 years mainly on similar considerations that the applications could help meet the local parking demand; approval of the applications on a temporary basis would not frustrate the long-term planning intention; and the developments were not incompatible with the residential character of the area. However, the planning permissions for two of them were subsequently revoked due to non-compliance with approval conditions.
- 6.3 The remaining application (No. A/YL-TT/158) was rejected by the Committee in 2004 mainly on the grounds that the development (which was primarily a vehicle repair workshop with ancillary parking of vehicles use) was not in line with the planning intention of the “V” zone; the development was not compatible with the residential character of the area; there was no information to demonstrate that the proposal would not generate adverse traffic impacts on the surrounding areas; and approval of the application would set an undesirable precedent for other similar applications.

#### **7. Planning Intention**

The planning intention of the “V” zone is to designate both existing recognised 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. It is also intended to concentrate village type development within the 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.

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

### **8.1 The Site is:**

- (a) accessible from Tai Tong Road to its northeast via a local road (**Plan A-3**); and
- (b) paved and occupied by the applied use without valid planning permission (**Plan A-4**).

### **8.2 The surrounding areas have the following characteristics (**Plans A-2 and A-3**):**

- (a) comprise predominately village houses with scattered car park/parking of vehicles, storage yards, public toilet, refuse collection point, Tsz Tongs, garden, sewage pumping station, agricultural land and vacant land/structures;
- (b) there are residential structures in the vicinity with the nearest ones located to its immediate north, while the main cluster of village houses of Shui Tsiu San Tsuen is located to its south;
- (c) to its further west and north are areas zoned “Agriculture” and “Residential (Group D)” respectively on the OZP; and
- (d) the majority of car parks/parking of vehicles and storage yards in the vicinity are suspected UDIs subject to enforcement action taken by the Planning Authority.

## **9. Comments from Relevant Government Departments**

All government departments 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 III and IV** respectively.

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

On 21.6.2022, the application was published for public inspection. During the first three weeks of the statutory public inspection period, two public comments were received from individuals. One individual queries the demand of parking spaces in the area and alleges that the applied use will encourage car ownership (**Appendix V-1**). Another individual opines that the applicant has yet to receive the consent of the relevant Tso/Tong (**Appendix V-2**).

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

11.1 The application is for temporary public vehicle park (excluding container vehicle) for a period of 5 years at the Site zoned “V” on the OZP. Although the applied use is not entirely in line with the planning intention of the “V” zone, which is primarily for development of Small House by indigenous villagers, the proposal could meet any such demand for parking in the area. According to the District Lands

Officer/Yuen Long, Lands Department, there is currently no Small House application approved/under processing at the Site. As such, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “V” zone.

- 11.2 The applied use is generally not incompatible with the surrounding uses, which comprise predominantly village houses and residential structures intermixed with storage yards (**Plan A-2**).
- 11.3 There is no adverse comment from concerned government departments, including Commissioner for Transport (C for T), Director of Environmental Protection, Director of Fire Services and Chief Engineer/Mainland North, Drainage Services Department. Adverse traffic, environmental, fire safety and drainage impacts on the surrounding areas are not envisaged. Furthermore, relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments.
- 11.4 Given that eight similar applications within/straddling the subject “V” zone have been approved, approval of the current application is generally in line with the Committee’s previous decisions. There was one similar application (which was primarily a vehicle repair workshop with ancillary parking of vehicles) rejected by the Committee on the grounds that there were potential adverse traffic impacts on the surrounding area, amongst other grounds. However, C for T has no adverse comment on the current application and significantly adverse traffic impact on the surrounding area is not envisaged.
- 11.5 There are two public comments raising concerns on the application received during the statutory publication period as summarised in paragraph 10 above. 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 assessments made in paragraph 11 above and having taken into account the public comments 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 5 years until 12.8.2027. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

### Approval conditions

- (a) no vehicle without valid licences issued under the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on the site at any time during the planning approval period;
- (b) no light, medium or heavy goods vehicle 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;

- (c) 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 12.2.2023;
- (d) in relation to (c) above, the implementation of the 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 12.5.2023;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) 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 12.2.2023;
- (g) in relation to (f) 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 12.5.2023;
- (h) if any of the above planning condition (a), (b) 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
- (i) if any of the above planning condition (c), (d), (f) or (g) 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 IV**.

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

the applied use is not in line with the planning intention of the "V" zone which is primarily for development of Small Houses by indigenous villagers. 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**

<b>Appendix I</b>	Application Form with annex and plans received on 13.6.2022
<b>Appendix Ia</b>	FI received on 12.7.2022
<b>Appendix II</b>	Similar Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendices V-1 and V-2</b>	Public Comments
<b>Drawing A-1</b>	Vehicular Access Plan
<b>Drawing A-2</b>	Site Layout 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  
AUGUST 2022**