

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/290

- Applicant** : Parking Project Task Force, Transport Department (TD) represented by Townland Consultants Limited
- Site** : Tung Tau Industrial Area (TTIA) Playground, Keung Yip Street, Yuen Long
- Site Area** : 14,417m² (about)
- Land Status** : Government Land (GL)
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/25
- Zoning** : “Open Space” (“O”)
- Application** : Proposed Underground Public Vehicle Park (excluding Container Vehicle) and Re-provisioning of Permitted Sports Facilities

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed underground public vehicle park (PVP) (excluding container vehicle) and re-provisioning of permitted sports facilities at the application site (the Site) (**Plan A-1**). According to the Notes of the OZP for the “O” zone, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use requiring planning permission from the Town Planning Board (the Board), while ‘Playground/Playing Field’ use is always permitted. The Site is currently occupied by the TTIA Playground, which is a local open space commissioned in 1988 (**Plans A-2 to A-4**), and is not involved in any previous application.
- 1.2 According to the applicant, a parking demand assessment has been conducted, which confirmed that there is considerable parking demand in the TTIA. To address the identified demand, the current proposal seeks to provide an underground PVP, above which a new upgraded playground will be re-provisioned (**Drawings A-1 to A-5**). A 1-storey service block (with toilets, changing room, shower facilities and other electrical/mechanical (E/M) facilities) will serve both the underground PVP and the re-provisioned playground. Connecting lifts and stairs to the underground PVP are proposed at-grade. The ingress/egress to the proposed underground PVP will be from Po Yip Street at the southeast of the Site,

while users of the re-provisioned playground can access the Site from several entrances around the perimeter of the Site (**Drawings A-1 and A-5**).

- 1.3 The floor plans, sections, indicative landscape master plan (LMP) and perspective drawing of the proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively. Nevertheless, the submitted scheme and LMP for the permitted re-provisioned playground are indicative only and their design will be subject to further review at detailed design stage. Major development parameters of the proposed development are summarised below:

Site Area	About 14,417m ²
Site Coverage (SC)	About 8.2% (for the service block, vehicle ramp cover, and connecting lifts and stairs to the underground PVP)
Maximum Building Height (BH)	8.85mPD (1 storey for the aboveground service block atop 1 level of basement PVP)
Total No. of Parking Spaces[#] Including: <ul style="list-style-type: none"> • Private Car • Motorcycle • <i>Commercial Vehicles</i> <ul style="list-style-type: none"> - Light Bus - Light Goods Vehicle (LGV) - Medium Goods Vehicle (MGV) / Heavy Goods Vehicle (HGV) - Coach 	190 80 (incl. 2 accessible parking spaces) 10 20 20 50 10
Public Open Space (POS)[@]	Not less than 13,789m ²
SC of Greenery	Not less than 20%
Major Sports/Recreational Facilities[*]	<ul style="list-style-type: none"> • one multi-purpose hard-surfaced court (for use as a 7-a-side hard-surfaced soccer pitch or two 5-a-side soccer pitches or two handball courts) • one 7-a-side hard-surfaced soccer pitch cum handball court • two basketball courts • covered retractable spectator stands • fitness stations • sitting-out areas
Operation Hours <ul style="list-style-type: none"> • Underground PVP • Re-provisioned Playground 	24 hours daily 7 a.m. to 11 p.m. daily

[#] About 30% of the MGV/HGV parking spaces and 80% of the light bus and coach parking spaces will be equipped with electricity vehicle (EV) charging facilities. All the remaining private car, motorcycle and LGV parking spaces will be equipped with EV charging facilities.

[@] The at-grade connecting stair, lifts and vehicle ramp cover solely serving the underground PVP are deducted from calculation of POS.

^{*} The re-provisioned sports facilities are the same as the existing TTIA Playground, except that an existing 7-a-side hard-surfaced soccer pitch cum handball courts will be converted into a multi-purpose hard-surfaced court. Provision of the sports/recreational facilities will be subject to further review at detailed design stage.

- 1.4 The whole Site will be excavated (at a maximum depth of about 8.5m (i.e. -1.3mPD)) for the proposed underground PVP. The proposal will affect the existing trees within and in the immediate vicinity of the Site, which are all common species with no Old and Valuable Trees found. A total of 50 existing trees are found within the Site, of which 48 will be felled and two will be transplanted. For the 43 trees surrounding the Site, 40 of them are proposed to be retained, one tree will be transplanted and the remaining two will be felled. Not less than 52 good quality standard and heavy standard new trees will be planted within the Site with a tree compensatory ratio of not less than 1:1 (**Drawing A-4**).
- 1.5 The proposed development will tentatively commence in July 2023 for completion in June 2026. During the construction period, an alternative venue will be identified for the Lunar New Year Fairs (LNYF), and the event will return to the Site upon completion of the proposed works. The eventual mode of operation of the PVP will be determined during the formulation of tenancy agreement between the Government Property Agency (GPA) and the future tenant of the PVP. GPA will take into account the average parking fee of the car parks in the vicinity in considering potential tenants' proposal.
- 1.6 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 12.1.2022 (**Appendix I**)
 - (b) Supplementary Planning Statement with technical assessments including Traffic Impact Assessment (TIA), Preliminary Environmental Review (PER), Indicative LMP and Tree Preservation Proposal (**Appendix Ia**)
 - (c) Supplementary Information received on 17.1.2022 (**Appendix Ib**)
 - (d) Further Information (FI) received on 25.2.2022 (**Appendix Ic**)
[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 Supplementary Planning Statement and FI (**Appendices Ia and Ic**). They can be summarised as follows:

- (a) The proposal is in line with the Government's policy initiative of "Single Site, Multiple Uses" by providing parking spaces in suitable government, institution and community facilities and POS projects. It is also a positive and direct response to the Government's policy of enhancing parking space provision with emphasis of commercial vehicles as announced in successive Policy Addresses since 2017. The proposal is also in line with the strategic direction to enhance infrastructure capacity as championed under Hong Kong 2030+.

- (b) A parking demand assessment has been conducted by TD to assess the supply and demand of various types of parking spaces and utilisation of parking spaces in the area. The assessment confirmed that there is considerable parking demand in the area to be addressed. The proposed underground PVP would provide sufficient parking spaces in support of the commercial and industrial activities in the TTIA. Being located at the periphery of TTIA with good connection to the strategic road network, the PVP can reduce traffic flow on internal streets whilst drivers can comfortably walk to their places of employment.
- (c) The proposed underground PVP with re-provision of sport facilities at-grade will optimise site utilisation and planning gains without compromising the planning intention of the “O” zone. The existing TTIA Playground will be upgraded with a variety of public facilities to serve the local community; this is also in line with Government policies to develop/enhance sports facilities across the territory. The construction programme would be closely monitored to ensure timely delivery of the proposal. During the construction period, a number of other similar recreation facilities in the district such as Yuen Long Park, Shui Pin Tsuen Playground, Ping Pak Lane Park and Sheung Tsuen Park will be available for residents’ use. Furthermore, the Site will continue to be used as the venue of LNYF upon completion of the re-provision playground. The Food and Environmental Hygiene Department will arrange alternative sites for LNYF during the interim construction period.
- (d) The submitted technical assessments concluded that the proposal will not result in adverse traffic, environmental, landscape, sewerage, drainage, geotechnical and utilities impacts. As the proposed PVP will be located underground with minimal aboveground ancillary structures, no adverse visual impact on the surrounding area is anticipated (**Drawing A-5**). Furthermore, multiple pedestrian entrances to the re-provisioned playground are proposed to improve accessibility. Barrier-free access and fire safety provisions will also be provided in accordance with relevant statutory requirements/guidelines.
- (e) The proposed underground PVP is under the purview of two individual divisions of TD. The applicant (i.e. the Parking Project Task Force of Strategic Studies Division, Planning Branch) is responsible for the application and construction of the PVP, while the Traffic Engineering (New Territories West) Division is responsible for commenting on the TIA and, in the event that the application is approved by the Board, discharging approval condition(s) on the design and provision of PVP.

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

As the Site involves GL only, the “owner’s consent/notification” 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. 31A) are not applicable to the application.

4 Previous Application

There is no previous application concerning the Site.

5 Similar Application

There is no similar application within the subject “O” zone on the OZP.

6 The Site and its Surrounding Areas (Plans A-1 to A-4)

6.1 The Site is:

- (a) located at the eastern fringe of TTIA;
- (b) bounded by Po Yip Street to its east, Keung Yip Street to its southwest, Wang Yip Street East to its west and Hong Yip Street to its northeast; and
- (c) currently occupied by TTIA Playground commissioned in 1988 with two 7-a-side hard-surfaced soccer pitches cum handball courts, two basketball courts, uncovered spectator stands and toilets.

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

- (a) to the north, west and southwest are mainly medium and high-rise industrial/industrial-office (I/I-O) buildings with some workshops and services trade uses on their ground floors, as well as a commercial building under construction in areas zoned “Other Specified Uses” annotated “Business”;
- (b) to the east and southeast are mainly a residential development known as One Regent Place and village houses of Kwan Lok San Tsuen in areas zoned “Residential (Group B)1” and “Village Type Development” respectively; and
- (c) to the southwest, southeast and north are Keung Yip Street Rest Garden, Po Yip Street Sitting-out Area, unused land and a temporary site office in areas zoned “O”.

7 Planning Intention

The “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

8 Comments from Relevant Government Bureau/Departments

- 8.1 The following government bureau/departments have been consulted and their views on the application and the public comments, where relevant, are summarised as follows:

Policy Perspective

8.1.1 Comments of the Secretary for Transport and Housing (STH):

Policy support is given to the application as the proposed PVP, which will be placed underneath the re-provisioned sports facilities and provide 190 parking spaces to meet the parking demand of the area based on TD's survey and assessment, would follow the principle of "Single Site, Multiple Uses" without diminishing the planning intention of the "O" zone.

Land Administration

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

- (a) From her desktop checking, the Site would affect (i) permanent land allocation GLA-YL No. 162 (the PGLA) allocated to the Director of Leisure and Cultural Services (DLCS), formally known as the Director of Regional Services, for local open space; and (ii) Fung Shui Area of Sai Pin Wai (**Plan A-2**).
- (b) Since the user and development parameters of the proposed project are different to the Engineering conditions (EC) of the PGLA, the relevant ECs would have to be revised for the proposed project. Should the Board decide to approve the application, the allocatee would need to apply for amendment of the ECs to give effect to the proposal. If the PGLA would be taken up by other relevant Government departments, they would need to apply for a new PGLA for the proposal. However, there is no guarantee at this stage that the applications would be approved. Such applications will be dealt with by her department acting in the capacity of the landlord at her discretion, and if it is approved under such discretion, the approval would be subject to such ECs as may be imposed by other relevant departments.
- (c) Should the application be approved, the applicant should note the detailed comments at **Appendix III**.

Traffic

8.1.3 Comments of the Commissioner for Transport (C for T):

- (a) She supports the application from traffic engineering perspective as it could meet the public demand of car parking spaces.
- (b) Should the application be approved, the following conditions should be stipulated:
 - (i) the design and provision of the vehicular access to the satisfaction of the C for T and the Director of Highways or of the Board; and
 - (ii) the design and provision of the underground PVP to the satisfaction of the C for T or of the Board.

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

- (a) If the proposed run-in/out is agreed by TD, the applicant should provide the run-in/out at Po Yip Street to the satisfaction of TD and his department and in accordance with the latest version of Highways Standard Drawings.
- (b) If there is any road improvement works on public roads required by TD due to the proposed development, the road improvement works shall be designed and implemented by the applicant at his own cost and to the satisfaction of TD and his department.
- (c) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains.

Environment

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

Having reviewed the FI (**Appendix Ic**), he has no further comment on the application.

Drainage

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

- (a) He has no objection in principle to the proposed development from the public drainage point of view.
- (b) Should the Board consider the application is acceptable from the planning point of view, approval conditions requiring the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the

Board should be stipulated.

Urban Design and Visual

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

Urban Design Aspect

- (a) The future users could access the re-provisioned playground from various entrance points locating around the playground (**Drawing A-1**). There is clear segregation between the playground users and the vehicles of the proposed PVP. The proposed vehicular access to the underground PVP is located at Po Yip Street and the car park users can access the car park through staircases and lifts within the playground.
- (b) Furthermore, the scale of the proposed development with only one above-ground structure of 3.5m in height (i.e. the service block) is considered not incompatible with the surrounding environment.

Landscape Aspect

- (c) She has no comment from landscape planning perspective.
- (d) According to the aerial photo of 2021 (**Plan A-3**), the Site is situated in an area of industrial urban landscape character predominated by industrial buildings, open car parks, residential blocks and village houses. As the Site has been used as TTIA Playground serving the community for over 30 years, the proposed development is considered not incompatible with the landscape character of the surrounding area.
- (e) With reference to the applicant's submission, 50 existing trees are identified within the Site, of which 2 trees are proposed to be transplanted and the remaining 48 trees are to be felled. Not less than 52 new trees, shrubs and groundcovers at the raised planters and green roof of the proposed service block are proposed. Given the nature of the proposed works, the potential landscape impact on existing landscape resources within the Site would be properly mitigated. The proposed landscape provisions would also improve the landscape quality of the development.
- (f) Should the application be approved, the applicant should note the detailed comments at **Appendix III**.

Fire Safety

8.1.8 Comments of the Director of Fire Services (D of FS):

He has no objection in principle to the proposed development subject to fire service installations and water supplies for firefighting being provided to his satisfaction. Should the application be approved, the applicant should be reminded of the detailed comments at **Appendix III**.

District Officer's Comments

8.1.9 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any comment from the village representatives in the vicinity regarding the application.

8.2 The following government departments have no comment on the application:

- (a) Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD);
- (b) Director of Food and Environmental Hygiene (DFEH);
- (c) DLCS;
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Director of Electrical and Mechanical Services (DEMS);
- (f) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (g) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (h) Commissioner of Police (C of P).

9 Public Comments Received During Statutory Publication Period

- 9.1 On 21.1.2022, the application was published for public inspection. During the first three weeks of the statutory public inspection period, six comments were received.

Objections/Adverse Comments (5 Comments)

- 9.2 The village representative and a villager of Shan Pui Tsuen and three individuals object to/provide adverse views on the application, mainly on the grounds that approval of the application will encourage other similar proposals; there are sufficient parking spaces in the area and the Site should be put to the intended sports use; the proposal will encourage car ownership and the authorities should control the growth of private vehicles instead; the community will be deprived of outdoor recreational facilities during the construction period and there is no other open space of similar size/quality in the neighbourhood; the proposed upgrading of playground facilities is

considered insufficient; there will be adverse traffic, environmental and fire safety impacts arising from the proposal; the effectiveness of the tree preservation proposal is questionable; and the design of the re-provisioned playground is considered less accessible and less user-friendly, particularly to the elderly and the disabled (**Appendices II-1 to II-5**).

Other Views (1 Comment)

- 9.3 An individual suggests that a variety of facilities such as covered benches, jogging trail, fitness stations and children's play facilities should be provided to meet various users' needs (**Appendix II-6**).

10 Planning Considerations and Assessments

Planning Intention

- 10.1 The application is for proposed underground PVP (excluding container vehicle) with re-provisioning of permitted sports facilities at-grade at the Site. The planning intention of the "O" zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. The proposed underground PVP is to address the acute parking demand in TTIA. Apart from several connecting lifts, stairhoods and a vehicle ramp, the vast majority of the Site aboveground (about 13,789m²) will be re-provisioned as a POS with a service block (with toilets, changing rooms and shower facilities of the POS and shared E/M facilities) and upgraded sports, recreational and amenity facilities. In this regard, DLCS has no adverse comment on the application. The proposal, which seeks to optimise utilisation of the site with re-provisioning of the aboveground sports and recreational facilities, is not in conflict with the planning intention of the "O" zone.

Land Use Compatibility

- 10.2 The Site is located in the eastern fringe of TTIA and the area is predominated by I/I-O buildings, residential development, village houses and sitting-out area/garden. The proposed underground PVP with re-provisioning of sports and recreational facilities at-grade is considered not incompatible with the surrounding land uses.

Government Policy and Traffic Aspect

- 10.3 STH has given policy support to the proposed development, which seeks to meet the parking demand of the area while following the principle of "Single Site, Multiple Uses" without diminishing the planning intention of the "O" zone. According to the parking demand assessment conducted by the applicant, there is considerable outstanding parking demand in the area. The proposal will provide about 190 public vehicle parking spaces, including about 100 spaces for commercial vehicles (20 each for light buses and LGVs, 50 for MGVs/HGVs and 10 for coaches), 80 spaces for private cars and 10 spaces for motorcycles at the Site. C for T supports the

application from traffic engineering perspective as it could meet the local demand of car parking spaces.

Technical Aspects

- 10.4 The submitted TIA, PER, Indicative LMP and tree preservation proposal have demonstrated that there will be no adverse traffic, environmental and landscape impacts arising from the proposed development. In this regard, C for T, DEP and CTP/UD&L, PlanD have no objection to/no adverse comment on the application. The proposed PVP will be sited underground and the associated aboveground structures are small in scale. No adverse visual impact on the surrounding areas is envisaged. Other relevant government departments including CE/MN, DSD, CE/C, WSD and D of FS have no objection to/no adverse comment on the application. Furthermore, the submitted scheme and LMP for the permitted re-provisioned playground are indicative in nature and their design will be subject to further review at detailed design stage.

Public Comments

- 10.5 There are six public comments objecting/providing adverse views or other views on the application received during the statutory publication period. The planning considerations and assessments in paragraphs 10.1 to 10.4 above are generally relevant. For the concern on site accessibility for the elderly and the disabled, the applicant will need to comply with relevant design manuals and building regulations at the detailed design stage. Furthermore, while the existing playground will be closed during the construction period, ArchSD will closely monitor the programme for timely delivery of the re-provisioned and upgraded sports and recreational facilities; similar facilities in the district are available during the construction period; and DLCS has no comment in this regard. Regarding the suggestions on the provision of various recreational facilities, while it is not the subject of the current application, nevertheless, the project proponent will further develop the design of the re-provisioned playground in due course.

11 Planning Department's Views

- 11.1 Based on the assessment made in paragraph 10 and having taking into account the public comments summarised in paragraph 9, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, the permission shall be valid until 4.3.2026, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission and implementation of drainage proposal to the

satisfaction of the Director of Drainage Services or of the Town Planning Board;

- (b) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (c) the design and provision of the vehicular access to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board; and
- (d) the design and provision of the underground public vehicle park to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix III**.

11.3 There is no strong reason to recommend rejection of the application.

12 Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 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 date when the validity of the permission should expire.
- 12.3 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.

13 Attachments

- Appendix I** Application Form received on 12.1.2022
- Appendix Ia** Supplementary Planning Statement with Technical Assessments
- Appendix Ib** Supplementary Information received on 17.1.2022
- Appendix Ic** FI received on 25.2.2022
- Appendices II-1 to II-6** Public Comments received during the Statutory Publication Period
- Appendix III** Recommended Advisory Clauses
- Drawing A-1** Ground Floor Plan
- Drawing A-2** Basement Floor Plan

Drawing A-3	Sections
Drawing A-4	Indicative LMP
Drawing A-5	Perspective Drawing
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
MARCH 2022**