

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1064

- Applicant** : Exact Win Limited represented by Metro Planning and Development Company Limited
- Site** : Lots 641 (Part), 701 (Part) and 702 RP (Part) in D.D. 121 and Adjoining Government Land (GL), Tong Yan San Tsuen, Yuen Long, New Territories
- Site Area** : 1,600 m² (about) (including about 28 m² of GL (about 1.8%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13
- Zoning** : “Residential (Group D)” (“R(D)”)
[restricted to maximum plot ratio of 0.2 and maximum building height of 2 storeys (6m)]
- Application** : Proposed Temporary Shop and Services for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary shop and services for a period of 3 years (**Plan A-1a**). According to the Notes of the OZP for the “R(D)” zone, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently vacant and occupied by some temporary structures (**Plans A-2 and A-4**).
- 1.2 The Site involves 6 previous applications for various temporary open storage, recycling facility or shop and services uses (**Plan A-1b**). The last application (No. A/YL-TYST/1047) for the same use as the current application was rejected by the Rural and New Town Planning Committee (the Committee) of the Board on 9.10.2020. Details of the previous applications are summarised in paragraph 5 below and **Appendix II**. Compared with the last application, the current application is submitted by the same applicant for the same use on the same site with the same site layout and development parameters, except the height of the proposed shop structure has been reduced from 9m to 3.5m.
- 1.3 According to the applicant, the proposal is for retailing of plants (such as trees and shrubs) and provision of gardening services. No medium or heavy goods vehicles

exceeding 5.5 tonnes, including container tractors/trailers, will be allowed to enter/park at the Site. Besides, the applicant undertakes that the proposed drainage facilities at the Site will be constructed and maintained at its own expense. Plans showing the vehicular access leading to the Site, site layout, landscape proposal and drainage proposal submitted by the applicant are at **Drawings A-1 to A-4** respectively.

1.4 The major development parameters of the previously rejected application and the current application are summarised as follows:

Major Development Parameters	Previously Rejected Application No. A/YL-TYST/1047 (a)	Current Application No. A/YL-TYST/1064 (b)	Difference (b)-(a)
Applied Use	Proposed Temporary Shop and Services for a Period of 3 Years		---
Site Area	About 1,600 m ² (including about 28 m ² of GL)		---
Total Floor Area (Non-domestic)	280 m ²		---
No. and Height of Structures	4	4	---
	<ul style="list-style-type: none"> • one for shop and services (9m, 1 storey) • one for meter room (3m, 1 storey) • one for toilet (3m, 1 storey) • one for site office (3m, 1 storey) 	<ul style="list-style-type: none"> • one for shop and services (3.5m, 1 storey) • one for meter room (3m, 1 storey) • one for toilet (3m, 1 storey) • one for site office (3m, 1 storey) 	(-5.5m (-61.1%)) -- -- --
No. of Parking and Loading/ Unloading Spaces	4		---
	<ul style="list-style-type: none"> • three for private cars (5m x 2.5m each) • one for light goods vehicle (7m x 3.5m) 		---
Operation Hours	9:00 a.m. to 7:00 p.m. daily		---

1.5 In support of the application, the applicant has submitted the following document:

Application Form with annexes and plans received on 27.11.2020 (**Appendix I**).

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 proposal could meet the local demand for gardening services. Approval of the current application on a temporary basis will not frustrate the long-term planning intention.
- (b) Similar shop and services have been approved in the area. As compared to the last application (No. A/YL-TYST/1047), the height of the proposed shop structure has been reduced from 9m to 3.5m. The proposal is not incompatible with the surrounding uses including residential developments.

- (c) There will be insignificant environmental, drainage and traffic impacts on the surrounding environment. Sufficient maneuvering space will be provided within the Site and no queuing of vehicles outside the Site is expected.

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 notice to the Ping Shan Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection. For GL, the requirements as set out in TPB PG-No. 31A are not applicable.

4. Background

The Site is currently not subject to planning enforcement action.

5. Previous Applications

- 5.1 The Site involves 6 previous applications, including two approved applications (No. A/YL-TYST/3 and 44) and four rejected applications (No. A/YL-TYST/119, 144, 262 and 1047) covering different extents of the Site. Details of the previous applications are summarised in **Appendix II** and the boundaries of the sites are shown on **Plan A-1b**.

Approved Applications (2 Cases)

- 5.2 Applications No. A/YL-TYST/3 and 44 for various temporary open storage uses were approved with conditions by the Committee in 1997 and by the Board on review in 1998 respectively, for a respective period of 6 months and one year. The former application was approved mainly on the considerations that sympathetic consideration may be given as the application was an interim measure for finding other suitable site for relocation of the operation; and the scale of the operation had been reduced. The latter application was approved mainly on the considerations that approval of the application on a temporary basis would not jeopardise the long-term planning intention; there were no adverse departmental comments and the potential environmental nuisances could be addressed by imposing approval conditions.

Rejected Applications (4 Cases)

- 5.3 Applications No. A/YL-TYST/119 and 144 for various temporary open storage uses and application No. A/YL-TYST/262 for temporary recycling facility for plastic waste each for a period of 3 years were rejected by the Committee or the Board on review between 2001 and 2004, mainly on the grounds of not in line with the planning intention of the “R(D)” zone (for the former two applications only); there was no information to demonstrate why suitable sites within the

“Undetermined” zone cannot be made available for the development (for the first application only); there were potential adverse landscape/drainage/environmental impacts; approval of the application would result in further degradation of the environmental and traffic conditions of the area; and incompatibility with the surrounding rural uses.

- 5.4 Application No. A/YL-TYST/1047 for the same use as the current application was rejected by the Committee on 9.10.2020 mainly on the grounds that the proposed use was not in line with the planning intention of the “R(D)” zone; the scale of the proposed shop was considered excessive and the applicant also failed to justify the height of the proposed shop structure.
- 5.5 Compared with the last application (No. A/YL-TYST/1047), the current application is submitted by the same applicant for the same use on the same site with the same site layout and development parameters, except the height of the proposed shop structure has been reduced from 9m to 3.5m.

6. Similar Applications

- 6.1 There were 3 similar applications, including one rejected application (No. A/YL-TYST/546) and two approved applications (No. A/YL-TYST/820 and 998), for various temporary shop and services uses within/straddling the same “R(D)” zone. Details of the applications are summarised in **Appendix III** and the boundaries of the sites are shown on **Plan A-1a**.

Rejected Application (1 Case)

- 6.2 Application No. A/YL-TYST/546 for temporary shop and services (traffic engineering highway sub-station and sale office of traffic engineering equipment with ancillary display area) for a period of 3 years was rejected by the Board on review in 2012, mainly on the grounds that the proposal was not in line with both the then Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (as the Board considered the use was more akin to an open storage yard than a retail shop serving the surrounding residential neighbourhood), and the planning intention of the “R(D)” zone; there were potential adverse environmental and drainage impacts; and approval of the application would set an undesirable precedent.

Approved Applications (2 Cases)

- 6.3 Application No. A/YL-TYST/820 for proposed temporary shop and services (retail shop for metal and home appliance) (mainly located in the adjoining “Residential (Group B)1” (“R(B)1”) zone and in close proximity to the residential cluster near Sha Tseng Road) and application No. A/YL-TYST/998 for temporary shop and services (car beauty services) (straddling the adjoining “Village Type Development” (“V”) zone and located in proximity to the residential clusters off Shan Ha Road) were both approved with conditions each for a period of 3 years by the Committee in 2016 and 2020 respectively. The applications were approved mainly on the considerations that the proposals would not jeopardise the long-term planning intention(s) or frustrate the long-term development of the area; the proposals were not incompatible with the surrounding land uses; and the concerns

of relevant departments could be addressed through the implementation of approval conditions.

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

7.1 The Site is:

- (a) accessible via a local track leading from Long Hon Road to its northeast (**Drawing A-1, Plans A-2 and A-3**);
- (b) paved and fenced off; and
- (c) currently vacant and occupied by some temporary structures (**Plan A-4**).

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

- (a) comprise predominately open storage/storage yards and warehouses with a residential structure, a dog kennel, a carpark, a workshop, a grave, some agricultural land, unused land and vacant land/structures;
- (b) the nearest residential structure is located about 70m to its northwest;
- (c) to the southeast of the Site is an area zoned “Green Belt” on the OZP;
- (d) the nearest main residential cluster is along Sha Tseng Road some 700m walking distance to the north of the Site; and
- (e) except for one open storage yard to the immediate southeast of the Site and the dog kennel covered by valid planning permission (No. A/YL-TYST/968), the other open storage/storage yards, warehouses, carpark and workshop in the vicinity are suspected unauthorised developments (UD) subject to enforcement action taken by the Planning Authority.

8. Planning Intention

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

9. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site comprises GL and 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.
- (b) No permission is given for occupation of GL (about 28 m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed.
- (c) Should planning approval be given to the subject planning application, the lot owner(s) will need to apply to her office to permit the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by her department 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 rent or fee, as may be imposed by her department.

Traffic

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

- (a) The land status of the access road/path/track leading to the Site from Long Hon Road shall be checked with the lands authority.
- (b) The management and maintenance responsibilities of the access road/path/track should be clarified and consulted with the relevant management and maintenance authorities accordingly.
- (c) The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.

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

- (a) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (b) His department shall not be responsible for the maintenance of any access connecting the Site and Tong Yan San Tsuen Interchange.

Environment

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

- (a) According to his record, two substantiated complaints were received in the past three years, which were related to suspected illegal waste electrical and electronic equipment recycling activities and second-hand regulated electrical equipment trading at the Site. Follow-up inspections were conducted and no non-compliance under environmental pollution control ordinances was found. Hence, no enforcement action was taken.
- (b) Should the planning application be approved, the applicant should be advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” to minimise any potential environmental nuisances on the surrounding areas.

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 proposed development from the public drainage point of view.
- (b) He has no adverse comment on the submitted drainage proposal (**Drawing A-4**). Nevertheless, the applicant should be reminded of the detailed comments at **Appendix V**.
- (c) Should the Board consider the application acceptable from the planning point of view, approval conditions requiring the implementation and maintenance of the agreed drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

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 his satisfaction.
- (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. In addition, the applicant should be reminded of the detailed comments at **Appendix V**.

Building Matters

9.1.7 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should be reminded of the detailed comments at **Appendix V**.

Long-Term Development

9.1.8 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- (a) The Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan (RODP) of YLS promulgated in May 2020, the Site falls within an area partly zoned “Green Belt (1)”, “Residential - Zone 5” and “Amenity” and partly shown as ‘Road’.
- (b) The objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

9.1.9 Comments of the Project Manager (West), CEDD (PM(W), CEDD):

- (a) He has no objection to the application.
- (b) However, based on the preliminary project boundary of the proposed YLS Development, the Site falls within the boundary of the proposed YLS Development – Stage 4. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS Development – Stage 4 is being formulated.

District Officer’s Comments

9.1.10 Comments of the District Officer (Yuen Long), Home Affairs

Department (DO (YL), HAD):

His office has not received any feedback from the locals.

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

- (a) Director of Electrical and Mechanical Services (DEMS);
- (b) Director of Agriculture, Fisheries and Conservation (DAFC);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
and
- (d) Commissioner of Police (C of P).

10. Public Comments Received During the Statutory Publication Period

On 4.12.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, two public comments were received from two individuals. One individual objected to the application on the ground that the proposal will affect the environment and the surrounding rural character (**Appendix IV-1**). The other individual opined that based on the evidence of the previous application (No. A/YL-TYST/1047) there was no justification for approving the current application (**Appendix IV-2**).

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary shop and services for a period of 3 years at the Site zoned “R(D)” on the OZP. The proposed development is generally not in line with the planning intention of the “R(D)” zone, which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings and for low-rise, low-density residential developments. The applicant claimed that the proposal could meet the local demand for plants and gardening services. However, apart from a few isolated residences in the vicinity, the main residential cluster is located at some distance to the north of the Site at Sha Tseng Road. Given the inconspicuous location of the Site, the proposal does not appear to serve a local clientele. In this regard, no strong planning justification has been given in the submission to justify a departure from the aforesaid planning intention, even on a temporary basis. Moreover, no justifications have been given to suggest why the proposed use must be located at the subject location instead of other more accessible, prominent and suitable sites in the wider area.
- 11.2 Although the proposal is considered not incompatible with the surrounding areas which mainly comprises open storage/storage yards and warehouses (**Plan A-2**), most of the existing storage yards and warehouses in the area are suspected UD subject to enforcement action taken by the Planning Authority.
- 11.3 There were four previous and one similar applications rejected by the Committee or the Board on review mainly on the ground of not in line with the planning intention of the “R(D)” zone, amongst others. In particular, the last application (No. A/YL-TYST/1047) for the same use as the current application was rejected by the Committee on 9.10.2020 mainly on the aforesaid reason, as well as

excessive scale of the proposed shop. While the height of the proposed shop structure has been reduced from 9m to 3.5m in the current application, the consideration of the last rejected application remains relevant and applicable to the current application.

- 11.4 Although the Committee had approved two similar applications (No. A/YL-TYST/820 and 998) for shop and services uses in the subject “R(D)” zone, both application sites were located in close proximity to established residential clusters in the adjoining “R(B)1” or “V” zones where there were local clientele (**Plan A-1a**). The proposed scale of the two approved shops (with site area of 892 m² and 730 m² respectively, **Appendix III**) were also considerably smaller than the current proposal (1,600 m²) and more in keeping with the surrounding area. While there were two previous approved applications at the Site, they were for a different use (temporary open storage uses) approved in 1997 and 1998, and the considerations thereof are no longer relevant to the current application for proposed temporary shop and services use.
- 11.5 There were two public comments received on the application 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 and having taken into account the public comments as mentioned in paragraph 10 above, the Planning Department does not support the application for the following reason:

the proposed use is not in line with the planning intention of the “R(D)” zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings and for low-rise, low-density residential development. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis.

- 12.2 Alternatively, 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 22.1.2024. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site, as proposed by the applicant, at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (d) the existing boundary fencing on the Site shall be maintained at all times during the planning approval period;
- (e) the existing trees within the Site shall be maintained at all times during the planning approval period;
- (f) the implementation of the accepted 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 22.7.2021;
- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) 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 22.7.2021;
- (i) in relation to (h) 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 22.10.2021;
- (j) if any of the above planning conditions (a), (b), (c), (d), (e) or (g) 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
- (k) if any of the above planning conditions (f), (h) or (i) 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 V**.

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 reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 13.3 Alternatively, 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.

14. Attachments

Appendix I	Application Form with annexes and plans received on 27.11.2020
Appendix II	Previous Applications covering the Site
Appendix III	Similar Applications within/straddling the subject “R(D)” zone
Appendices IV-1 and IV-2	Public Comments received during Statutory Publication Period
Appendix V	Recommended Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Landscape Proposal
Drawing A-4	Drainage Proposal
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JANUARY 2021**