

Executive Summary

1. The application site is on lots 448 (Part), 449 RP (Part), 450 (Part) and 452 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories.
2. The applied use is renewal of planning approval for 'Temporary Vehicle Park for Coaches' for a Period of 3 Years.
3. The site area is about 2,249m². No Government Land is involved.
4. A total of 15 parking spaces for coaches will be provided at the site
5. Operation hours are 7 a.m. to 11 p.m. every day (including Sundays and Public Holidays).

行政摘要

1. 申請地點位於新界元朗屏山坑尾村丈量約份第 122 約地段第 448 號(部分)、第 449 號餘段(部分)、第 450 號(部分)及第 452 號餘段(部分)。
2. 申請用途為「臨時旅遊車停車場」用途的規劃許可續期申請，為期 3 年。
3. 申請面積為大約 2,249 平方米。不涉及政府土地。
4. 申請地點會提供 15 個旅遊車泊車位。
5. 營業時間為每日上午 7 時至下午 11 時 (包括星期日及公眾假期)。

Justifications

**(Lots 448 (Part), 449 R.P. (Part), 450 (Part) and 452 R.P. (Part) in D.D.122,
Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories)**

1) The Applied Use (same as previous application)

The applied use is renewal of planning approval for ‘Temporary Vehicle Park for Coaches’ for a Period of 3 Years. The previous approved application no. is A/YL-PS/636.

2) Location (same as previous application)

The application site is on lots 448 (Part), 449 RP (Part), 450 (Part) and 452 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories.

3) Site Area (same as previous application)

The site area is about 2,249m². No Government Land is involved.

4) Land Use Zoning

The site falls within an area zoned “Village Type Development” (“V”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20.

The planning intention of this zone is to reflect existing recognized 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 Town Planning Board (TPB).

According to the Notes of the OZP, ‘Public Vehicle Park (excluding container vehicle)’ use is a Column 2 use of the “V” zone. A s.16 application to the Town Planning Board (“TPB”) is required.

5) Development Parameters (same as previous application)

(a) Operation Hours

The operation hours will be from 7:00 a.m. to 11:00 p.m. every day (including Sundays and public holidays).

(b) Structure

No structure will be erected at the site.

(c) Provision of Access and Parking Facilities

The site is accessible via a local track connecting to Ping Ha Road (Plan 1). A total of 15 parking spaces for coach (12m (L) x 3.5m (W)), which will not be designated, will be provided at the site. The arrangement of provision of access and parking facilities remain the same as the previously approved application no. A/YL-PS/636.

6) Previously Approved Application

The site is the subject of four previously approved applications. As planning circumstances in proximity of the site have not been materially changed, TPB are invited to favourably consider the current application.

Table 1—Previous Applications at the “V” zone

Application No.	Applied Use	Decision
A/YL-PS/371	Temporary Vehicle Park for Coaches for a Period of 3 Years	Approved on 24.2.2012
A/YL-PS/469	Renewal of Planning Approval for Temporary Vehicle Park for Coaches for a Period of 3 Years	Approved on 6.2.2015
A/YL-PS/552	Renewal of Planning Approval for Temporary Vehicle Park for Coaches for a Period of 3 Years	Approved on 9.2.2018
A/YL-PS/636	Temporary Vehicle Park for Coaches for a Period of 3 Years	Approved on 25.6.2021

The approval conditions in respect of drainage facilities and fire service installations of the previously approved application no. A/YL-PS/636 have been satisfactorily complied with. Hence, TPB are invited to favourably consider the current application.

7) Similar Applications at the “V” zone

A number of similar applications for public vehicle park have been approved at the subject “V” zone in the past 20 years. Approval of the current application is in line with previous decisions of RNTPC of TPB.

8) Planning Gain

There is a pressing need for providing more parking spaces for coaches in the vicinity as the number of visitors of Ping Shan Heritage Trail is increasing.

9) No Reduction in the Land Available for Village Type Development

Although the site is zoned “V”, it is a piece of Tso/Tong land. The Tso/Tong has no intention of building village houses at the site. Therefore, the applied use does not frustrate the planning intention of the “V” zone.

10) Compatibility with the Surrounding Environment

The site is located to the west of village-type houses of Hang Mei Tsuen and in the vicinity of the Ping Shan Heritage Trail. The applied use is compatible with the surrounding environment.

11) No Adverse Impact on the Environment

(a) Landscape

Within the site, there are 32 existing *Ficus Microcarpa*. 19 of the existing *Ficus Microcarpa* were planted under the approved landscape proposal of the previously approved application no. A/YL-PS/636 whilst the other 13 are naturally existing *Ficus Microcarpa*. Also, there are a number of existing trees to the west of the site. Please refer to the tree preservation proposal (Plan 4) for details.

The 32 existing *Ficus Microcarpa*, as shown in Plan 4, will be properly maintained. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including ‘Tree Care During Construction’ and ‘Pictorial Guide for Tree Maintenance’. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail, but not limited to, removal of climbers and removal of dead trees.

(b) Drainage

375mm U-channels and the CI covers have been provided within the site under the approved drainage proposal of the previously approved application no. A/YL-PS/636. The existing drainage facilities will be maintained in good conditions throughout the approval period. Please refer to the drainage proposal (Plan 5) for details.

(c) Traffic

As the number of coach parking spaces to be provided at the site is limited, no significant adverse traffic impact are expected.

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