

Executive Summary

1. The application site (the Site) is on Lot Nos. 449 RP (Part), 450 (Part) and 452 RP (Part) in D.D. 122 and adjoining Government Land, Hang Mei Tsuen, Ping Shan, Yuen Long.
2. The site area is about 1,853 m², including Government Land of about 32 m².
3. 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.
4. The application is for renewal of planning approval for ‘Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars’ for a period of 3 years. According to the Notes of the OZP, ‘Public Vehicle Park’ is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Town Planning Board (the Board), which may be permitted with or without conditions.
5. Operation hours are from 7 a.m. to 11 p.m. daily (including public holidays).
6. The Site is the subject of 6 approved applications for similar uses, of which all approval conditions were satisfactorily complied with by the applicant.
7. Compared with the last approval, the applied use, development parameters and layout of the current renewal application remain unchanged.

行政摘要

1. 申請地點位於新界屏山丈量約份第 122 約地段第 449 號餘段（部分）、第 450 號（部分）及第 452 號餘段（部分）和毗連政府土地。
2. 申請地點的面積約 1,853 平方米，包括約 32 平方米的政府土地。
3. 申請地點在《屏山分區計劃大綱核准圖編號 S/YL-PS/20》上劃為「鄉村式發展」地帶。
4. 規劃許可續期的申請用途為「臨時中型巴士（24 座位）及私家車公眾停車場」，為期 3 年。根據有關分區計劃大綱圖的《注釋》，「公眾停車場」在大綱圖上的「鄉村式發展」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 營運時間為星期一至日上午 7 時至下午 11 時，公眾假期照常營業。
6. 申請地點曾獲城市規劃委員會批給 6 次規劃許可於申請地點作同類用途，申請人亦已完全履行所有規劃許可附帶條件。
7. 對比先前獲批的規劃許可，是次續期申請的用途、發展規模及佈局並無改變。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”/“the TPB”) on behalf of Richland Properties Management Company Limited (“the Applicant”) in support of the planning application for the renewal of planning approval for ‘Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars’ for a period of 3 years (“the Development”) at Lot Nos. 449 RP (Part), 450 (Part) and 452 RP (Part) in D.D. 122 and Adjoining Government Land, Hang Mei Tsuen, Ping Shan, Yuen Long (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 449 RP (Part), 450 (Part) and 452 RP (Part) in D.D. 122 and Adjoining Government Land, Hang Mei Tsuen, Ping Shan, Yuen Long. It is accessible from Ping Ha Road via Ping Shan Heritage Trail to the Site.
3. The site area is about 1,853 m², including Government Land of about 32 m².
4. The Site is the subject of a previous application No. A/YL-PS/641 for the same applied use, submitted by the same applicant and approved by the Rural and New Town Planning Committee (“the Committee”) in 2021 for a period of 3 years, of which all approval conditions were satisfactorily complied with by the Applicant. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

Planning Context

5. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Ping Shan Outline Zoning Plan (the “OZP”) No. S/YL-PS/20.
6. The planning intention of the “V” zone 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.

7. The applied use is a Column 2 use within the “V” zone on the OZP which may be permitted with or without conditions by the Board.
8. Provided that the Development is temporary in nature, renewal of planning approval on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “V” zone.

TPB Planning Guidelines

9. The TPB Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) is relevant to the application.
10. The application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application; all approval conditions of the previous approval were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.

Development Parameters (Plan 3)

11. Operation hours are from 7 a.m. to 11 p.m. daily, including Sundays and public holidays.
12. The vehicle park is for parking of 24-seat buses and private cars only. There are a total of 36 parking spaces.

Previous Applications

13. The Site, in part or in whole, is the subject of 6 previous applications approved by the Committee.

Application No.	Applied Use	Date of Approval
A/YL-PS/249	Temporary Vehicle Park for Sludge Collection Vehicles, Light Goods Vehicles and Pick-up Trucks for a Period of 2 Years	29.9.2006
A/YL-PS/306	Temporary Public Vehicle Park for Medium Size Buses (24-seats) and Private Cars for a Period of 3 Years	7.8.2009
A/YL-PS/386	Temporary Public Vehicle Park for Medium Size Buses (24-seats) and Private Cars for a Period of 3 Years	24.8.2012
A/YL-PS/485	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24 seats) and Private Cars for a Period of 3 Years	7.8.2015

A/YL-PS/564	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years	17.8.2018
A/YL-PS/641	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years	13.8.2021

14. The previous applications were approved mainly on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; compatible with the surrounding areas; subject of previous planning approvals; and the applicant complied with all approval conditions.
15. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.
16. The previous approval no. A/YL-PS/641 for the same applied use submitted by the same applicant was approved by the Committee on 13.8.2021. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

Similar Applications

17. There are 24 applications of similar uses approved by the Committee within the “V” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-PS/625	Proposed Temporary Public Vehicle Park for Private Car & Light Goods Vehicle for a Period of 3 Years	22.1.2021
A/YL-PS/626	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	26.2.2021
A/YL-PS/628	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car for a Period of 3 Years	26.2.2021
A/YL-PS/630	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	26.3.2021
A/YL-PS/629	Proposed Temporary Public Vehicle Park for Light Goods Vehicle & Medium Goods Vehicle for a Period of 3 Years	14.5.2021
A/YL-PS/634	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years	14.5.2021

A/YL-PS/635	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	25.6.2021
A/YL-PS/636	Temporary Vehicle Park for Coaches for a Period of 3 Years	25.6.2021
A/YL-PS/638	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	9.7.2021
A/YL-PS/641	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years	13.8.2021
A/YL-PS/645	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	24.9.2021
A/YL-PS/649	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	24.12.2021
A/YL-PS/651	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	28.1.2022
A/YL-PS/657	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	22.4.2022
A/YL-PS/658	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	24.6.2022
A/YL-PS/663	Renewal of Planning Approval for Temporary "Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles" for a Period of 3 Years	29.7.2022
A/YL-PS/666	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	25.11.2022
A/YL-PS/681	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	19.5.2023
A/YL-PS/683	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and 19-seaters Coaches) for a Period of 3 Years	9.6.2023
A/YL-PS/684	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	23.6.2023
A/YL-PS/703	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	26.1.2024

A/YL-PS/705	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Medium Goods Vehicles) for a Period of 3 Years	5.4.204
A/YL-PS/709	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	19.4.2024
A/YL-PS/710	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	19.4.2024

18. The similar applications were approved by the Committee between 2021 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; compatible with the surrounding areas; subject of previous planning approvals; and the applicant complied with all approval conditions.
19. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Environment

20. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
21. No operation during nighttime are allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated under the restriction on operation hours.

Drainage

22. The applicant has implemented sufficient drainage facilities to prevent adverse impact to the surrounding area. Please refer to the Approved Drainage Proposal (**Plan 4**).
23. The existing drainage facilities have been maintained in good conditions throughout the approval period of previous application nos. A/YL-PS/386, 485, 564 & 641. The latest condition record of the existing drainage facilities on site was accepted by CE/MN, DSD on 4.4.2022 (**Annex I**).
24. As mentioned in Sections 4 & 19 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-PS/641.

Fire Safety

25. The existing fire service installations (FSI) have been maintained in efficient working order at all times throughout the approval period of previous application nos. A/YL-PS/386, 485, 564 & 641. Please refer to the Approved FSI Proposal (**Plan 6**).
26. As mentioned in Sections 4 & 19 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-PS/641.

Traffic

27. The applicant has provided warning signs at the access road to maintain road safety. Please refer to the Plans Showing Road Signs and Photographs (**Plans 5.1 to 5.4**).

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