

**S.16 PLANNING APPLICATION  
APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20**

**Proposed Temporary Shop and Services for a Period of 3 Years  
in “Village Type Development” Zone,  
Lots 39 RP (Part) and 53 (Part) in D.D. 122,  
Ha Mei San Tsuen, Ping Shan, Yuen Long**


## **SUPPORTING PLANNING STATEMENT**

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**September 2024**

**Applicant:  
Long Tin Carpark Management Limited**

**Consultant:  
KTA Planning Limited**

 S3137\_PS\_V01



**PLANNING LIMITED**  
規 劃 顧 問 有 限 公 司

## **Executive Summary**

The Applicant, Long Tin Carpark Management Limited, seeks approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Proposed Temporary Shop and Services for a Period of 3 Years ("the Proposed Development") at Lots 39 RP (Part) and 53 (Part) in D.D. 122, Ha Mei San Tsuen, Ping Shan, Yuen Long ("the Site"). The Site is situated within an area zoned "Village Type Development" ("V") on the Approved Ping Shan Outline Zoning Plan ("the OZP") No. S/YL-PS/20. It has an area of about 138.3m<sup>2</sup>.

A temporary shop and services is proposed at the Site to provide insurance service for vehicles applied for the "Northbound Travel for Hong Kong Vehicles" scheme. The Proposed Development comprises 2 structures with a building height of 1-2 storeys (not more than 5m). The gross floor area is about 133m<sup>2</sup>.

The Proposed Development is fully justified by the following main reasons:

- The Proposed Development supports the northbound travel demand of Hong Kong Vehicles;
- The Proposed Development is compatible with the adjoining land uses in terms of scale and nature;
- The Site is suitable for the proposed interim use and will not jeopardise the planning intention of "V" zone;
- No adverse traffic impact on the local traffic network; and
- No adverse drainage, visual, landscape and environmental impact to the surroundings.

In consideration of the above, we sincerely request the TPB to support this Planning Application from planning and technical points of view.

## 行政摘要

( 內文如有差異，應以英文版本為準 )

申請人朗天停車場管理有限公司現欲根據城市規劃條例第 16 條，向城市規劃委員會（「城規會」）在元朗屏山蝦尾新村丈量約份第 122 約地段第 39 號餘段（部份）及第 53 號（部份）（「申請地點」）作擬議臨時商店及服務行業（「擬議發展」），為期三年。申請地點位於屏山分區計劃大綱核准圖編號 S/YL-PS/20 的「鄉村式發展」地帶內。申請地點的地盤面積約 138.3 平方米。

是次申請包括擬議臨時商店及服務行業，為申請「港車北上」計劃的車輛提供保險服務。擬議發展包括 2 個 1-2 層高（不高於 5 米）的構築物。總樓面面積約 133 平方米。

擬議發展的申請具充份理據，原因如下：

- 擬議發展能支持港車北上的需要；
- 就規模和性質而言，擬議發展與周邊的土地用途相容；
- 申請地點適合作擬議的臨時用途，並不會損害「鄉村式發展」地帶的規劃意向；
- 不會對周邊道路網絡帶來負面交通影響；及
- 不會對附近造成排水、視覺、景觀及環境上的負面影響。

基於以上規劃及技術理由，申請人懇請城規會批准是次規劃申請。

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**S.16 Planning Application**  
**Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20**

**Proposed Temporary Shop and Services for a Period of 3 Years**  
**in “Village Type Development” Zone,**  
**Lots 39 RP (Part) and 53 (Part) in D.D. 122, Ha Mei San Tsuen, Ping Shan, Yuen Long**

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**Supporting Planning Statement**

**1 INTRODUCTION**

**1.1 Purpose**

1.1.1 This Planning Application is prepared and submitted on behalf of Long Tin Carpark Management Limited (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Proposed Temporary Shop and Services for a Period of 3 years at Lots 39 RP (Part) and 53 (Part) in D.D. 122, Ha Mei San Tsuen, Ping Shan, Yuen Long (“the Site”). 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. This Supporting Planning Statement is to provide TPB with necessary information to facilitate consideration of this application.

**1.2 Report Structure**

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in **Section 2**. The temporary development proposal is included in **Section 3** followed by planning merits and justifications for the Planning Application in **Section 4**. **Section 5** concludes and summarizes this Supporting Planning Statement.

## **2 SITE AND PLANNING CONTEXT**

### **2.1 Site Location and Existing Condition**

2.1.1 The Site is located to the south of Ha Mei San Tsuen. It comprises Lots 39 RP (Part) and 53 (Part) in D.D. 122 (**Figure 2.1 Location Plan** refers).

2.1.2 The Site is at present accessible from Yung Yuen Road. The Site is paved and currently occupied by temporary structures.

### **2.2 Land Status**

2.2.1 The Site has a total site area of about 138.3m<sup>2</sup>. The Site comprises private land only which is old schedule agricultural lots held under the Block Government Lease.

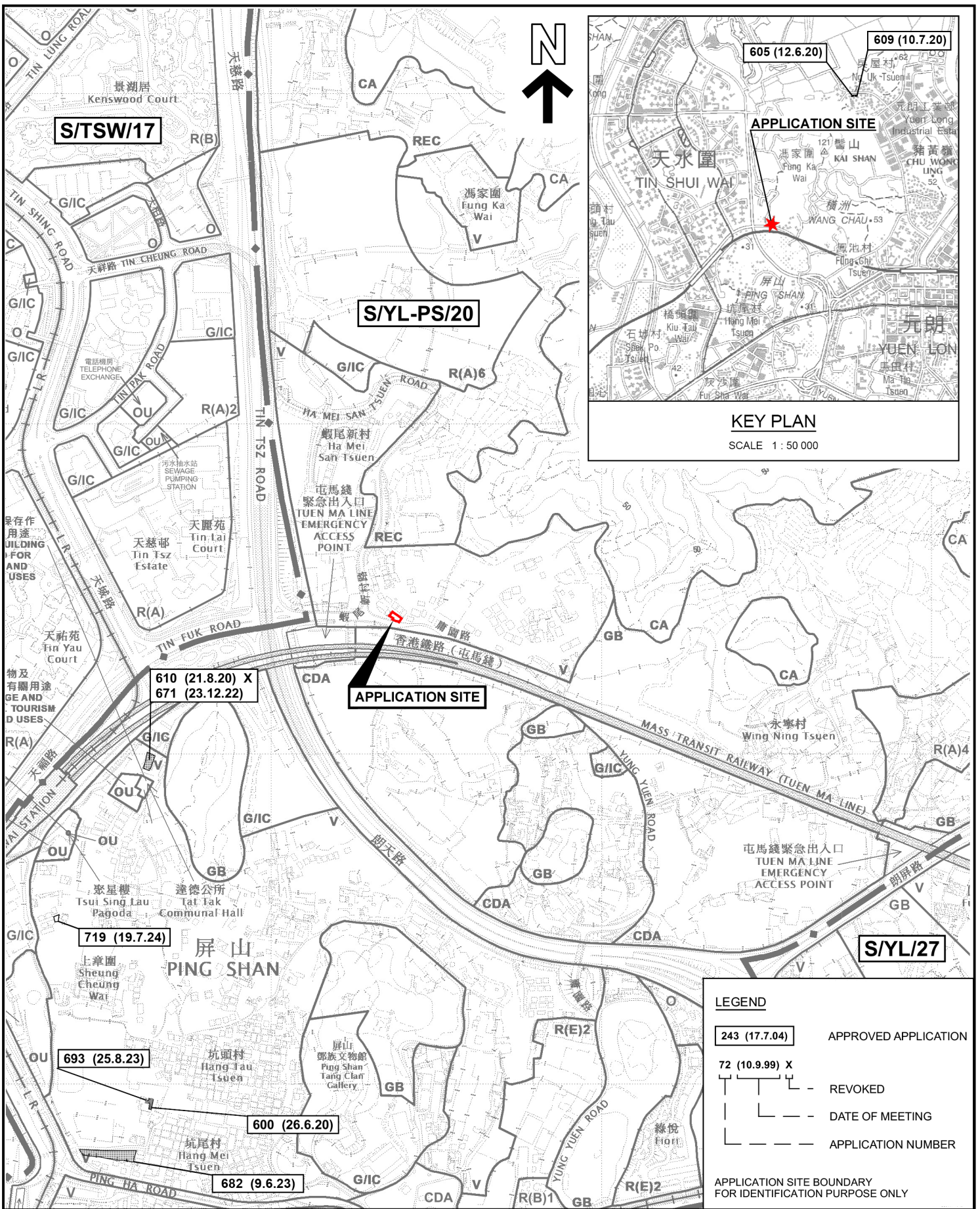
### **2.3 Statutory Planning Context**

2.3.1 The Site falls within an area zoned "V" on the OZP (**Figure 2.1** refers). According to the Statutory Notes for the "V" zone on the OZP, "Shop and Services" is a Column 2 use which requires planning permission from the TPB. While the Notes stated the planning intention of the "V" zone is *"primarily intended for development of Small Houses by indigenous villagers."*, it also stated that *"Other commercial, community and recreational uses may be permitted on application to the Town Planning Board."*

### **2.4 Surrounding Land Use Pattern**

2.4.1 The Site is surrounded mainly by low-rise village settlements with a mix of domestic structures, vehicle parks and logistic centres (**Figure 2.2 Site Plan** refers):

- To the north and east are scattered domestic structures, an eating place approved under application No. A/YL-PS/678, a vehicle park approved under application No. A/YL-PS/703 and vacant land;
- To the immediate south and southeast are Yung Yuen Road and a vehicle park approved under application No. A/YL-PS/649. To further south across the MTR Tuen Ma Line viaduct are logistic centres and vehicle inspection service centre (VISC) approved under Application No. A/YL-PS/659 and 706 respectively; and
- To the immediate west are domestic structures. To the further west and southwest across Ha Mei San Tsuen Road are storage and vehicle repair workshop, and the Tuen Ma Line Emergency Access Point.



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### LOCATION PLAN

PROPOSED TEMPORARY SHOP AND SERVICES  
FOR A PERIOD OF 3 YEARS  
LOTS 39 RP (PART) AND 53 (PART) IN D.D. 122,  
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

SCALE 1 : 7 500

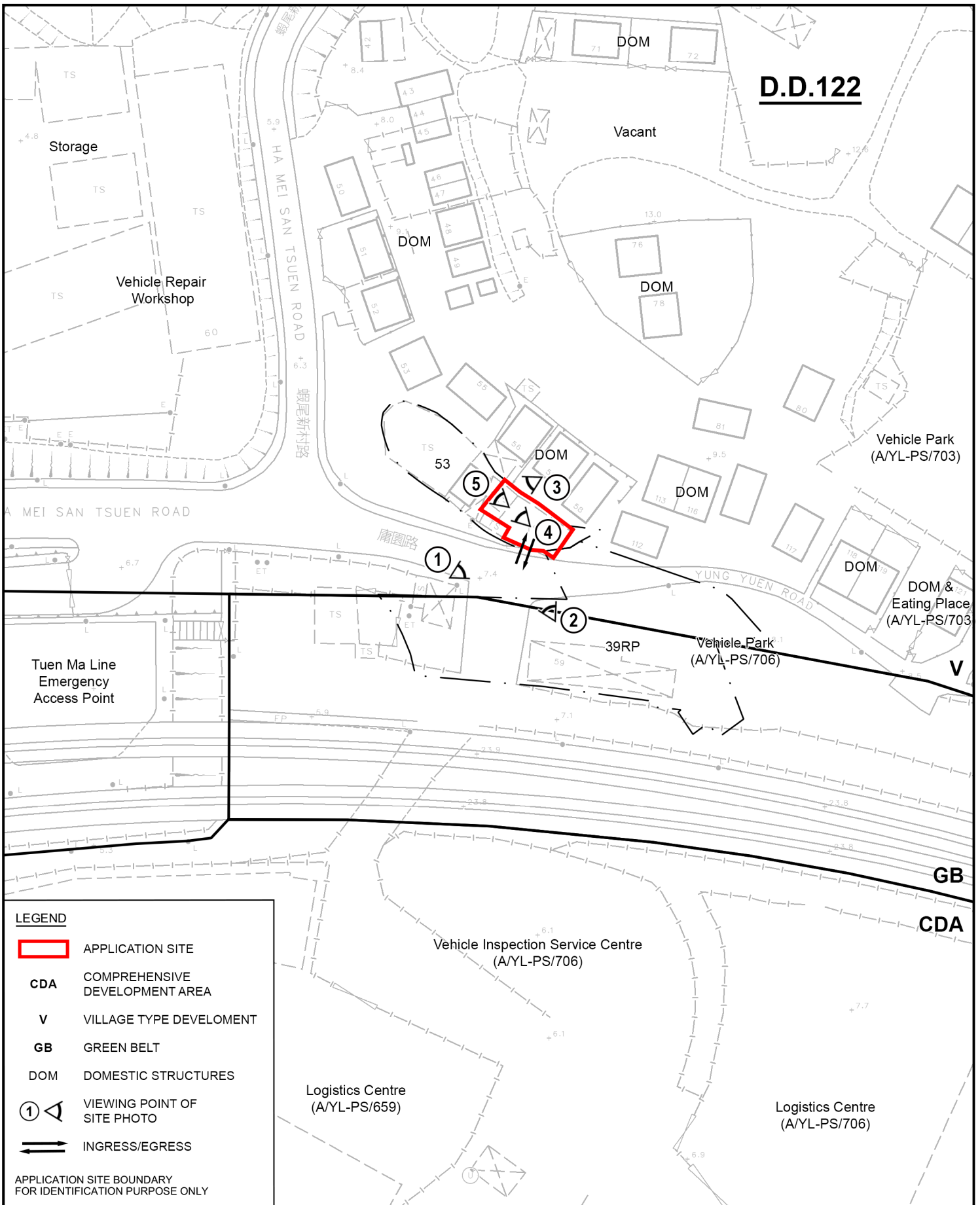
### FIGURE 2.1

EXTRACT PLAN BASED ON  
OUTLINE ZONING PLANS No.  
S/TSW/17 EXHIBITED ON 12.4.2024  
S/YL-PS/20 APPROVED ON 13.9.2022  
S/YL/27 APPROVED ON 5.12.2023

DATE: 11.9.2024



**D.D.122**



**LEGEND**

- APPLICATION SITE
- CDA** COMPREHENSIVE DEVELOPMENT AREA
- V** VILLAGE TYPE DEVELOPMENT
- GB** GREEN BELT
- DOM** DOMESTIC STRUCTURES
- ◀ VIEWING POINT OF SITE PHOTO
- INGRESS/EGRESS

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



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**SITE PLAN**

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS  
LOTS 39 RP (PART) AND 53 (PART) IN D.D. 122,  
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

SCALE 1 : 1 000

**FIGURE 2.2**

EXTRACT PLAN BASED ON SURVEY SHEETS No. 6-NW-3D & 8D

DATE: 11.9.2024

## 2.5 Site Accessibility

2.5.1 The Site is accessible from Yung Yuen Road. The accessibility of the area is greatly enhanced by MTR Tuen Ma Line, Light Rail Transit (LRT), Long Tin Road, Yuen Long Highway, Tai Lam Tunnel and Kong Sham Western Highway. The area is well served by public transport. Tin Shui Wai Station and bus stops are within 10 minutes’ walk.

## 2.6 Similar Planning Applications

2.6.1 While there are no shop and services applied within the same “V” zone, there have been eight approved applications for temporary shop and services with/without other uses in “V” zones on the same Ping Shan OZP in the past five years. The location and details of the similar applications are indicated and listed in **Figure 2.1** and **Table 2.1** below.

**Table 2.1 Similar S.16 Applications for Temporary Shop and Services within “V” Zones on Ping Shan OZP in the Past Five Years**

	Application No.	Use(s)/Development(s)	Site Area (m <sup>2</sup> ) (about)	Approval Date
1.	A/YL-PS/600	Proposed Temporary Shop and Services for a Period of 3 Years	94.3	26.6.2020
2.	A/YL-PS/605	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	93	12.6.2020
3.	A/YL-PS/609	Proposed Temporary Shop and Services for a Period of 5 Years and Land Filling	149	10.7.2020
4.	A/YL-PS/610	Temporary Eating Place and Shop and Services for a Period of 3 Years	283.28	21.8.2020 (Revoked on 21.7.2022)
5.	A/YL-PS/671			23.12.2022
6.	A/YL-PS/682	Proposed Temporary Shop and Services for a Period of 3 Years	1,012	9.6.2023
7.	A/YL-PS/693	Proposed Temporary Shop and Services for a Period of 3 Years	136.5	25.8.2023
8.	A/YL-PS/719	Temporary Shop and Services for a Period of 3 Years	64	19.7.2024

### 3 TEMPORARY DEVELOPMENT PROPOSAL

#### 3.1 Shop and Services

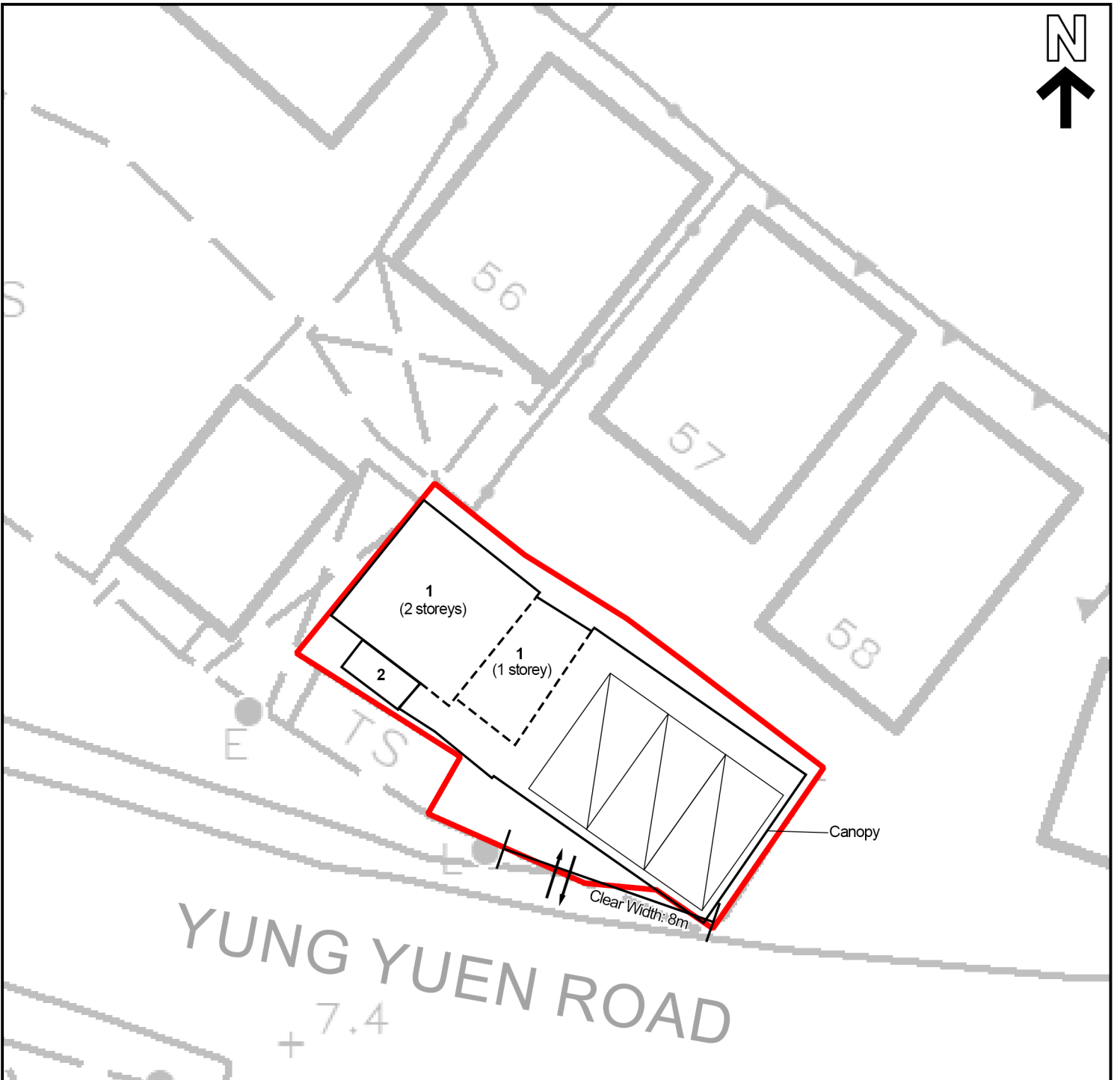
- 3.1.1 The Site is intended for a proposed temporary shop and services serving the surroundings. As mentioned in **Section 2.4**, a VISC for the “Northbound Travel for Hong Kong Vehicles” scheme (“NTHKV Scheme”) was set up 70m to the south of the Site. Vehicle insurance service is proposed at the Site to support the vehicle joining the NTHKV Scheme.
- 3.1.2 The Proposed Development comprises 2 structures with a building height of 1 to 2 storeys (not more than 5m). The gross floor area is about 133m<sup>2</sup>. It is estimated a total of 45 customers per day and a maximum of 5 customers at the same time could be accommodated. The estimated number of staff of the Proposed Development will be about 5. The layout and details of the Proposed Development is illustrated and summarised in **Figure 3.1** and **Table 3.1** respectively.
- 3.1.3 No vehicle washing, repairing, dismantling, car beauty and other workshop activities is allowed on the Site at any time.

**Table 3.1 Details of the Structures of the Proposed Development**


Structure No.	Building Height (m) (about)	No. of Storey(s)	GFA (m <sup>2</sup> ) (about)	Use(s)
1	5	2	27 x 2 + 13 + 63 (canopy) = 130	Shop and Services (including canopy)
2	2.5	1	3	Toilet
Total:			133	

#### 3.2 Operation Hour

- 3.2.1 The operation hours of the Proposed Development will be from 9:00 a.m. to 6:00 p.m.. No operations on Sundays and public holidays
- 3.2.2 No staff will stay overnight at the Site.




**LEGEND**

-  APPLICATION SITE
-  INGRESS/EGRESS

**STRUCTURE**

- 1 SHOP AND SERVICES
- 2 TOILET

**INTERNAL TRANSPORT FACILITIES**

-  PRIVATE CAR PARKING SPACE (5m x 2.5m)

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



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**LAYOUT PLAN**

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS  
LOTS 39 RP (PART) AND 53 (PART) IN D.D. 122,  
HA MEI SAN TSUEN, PING SHAN, YUEN LONG

SCALE 1 : 200

**FIGURE 3.1**

EXTRACT PLAN BASED ON SURVEY SHEETS No. 6-NW-8B

DATE: 11.9.2024

### 3.3 Access and Traffic

- 3.3.1 The Site is accessible from Yung Yuen Road. The ingress/egress point with a clear width of 8m is at the south of the Site.
- 3.3.2 A total of 3 private car parking spaces are provided within the Site. These spaces are for the use of the staff and customers of the Proposed Development.
- 3.3.3 As demonstrated in the **Table 3.2**, no distinctive traffic peak hour could be identified. This Application will not pose adverse traffic impact onto the surrounding road network. No vehicle will be allowed to queue back to or reverse onto/from public road at all times.

**Table 3.2 Estimated Trip Generation and Attraction of the Proposed Development**

Time Period	Private Vehicles	
	Trip Generation	Trip Attraction
08:00 - 09:00	0	1
09:00 - 10:00	1	1
10:00 - 11:00	2	2
11:00 - 12:00	1	1
12:00 - 13:00	2	2
13:00 - 14:00	1	1
14:00 - 15:00	2	2
15:00 - 16:00	1	1
16:00 - 17:00	2	2
17:00 - 18:00	1	1
18:00 - 19:00	1	0

### 3.4 Landscape and Visual

- 3.4.1 There are no trees within the Site at the present. Landscape planting at the open area of the Site will be provided to ensure no adverse landscape impact on the surrounding areas.
- 3.4.2 The immediate surroundings of the Site have a low building height profile from 1 to 3 storeys. Also, according to the Remark (a) of the "V" zone under the Statutory Notes of the OZP, *'No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area Plan/draft Ping Shan Development Permission Area Plan, whichever is the greater.'* The Proposed Development having a building height of 1 to 2 storeys not

more than 5m will be compatible with the surrounding. No adverse visual impact on the surrounding will be anticipated.

### **3.5 Environment**

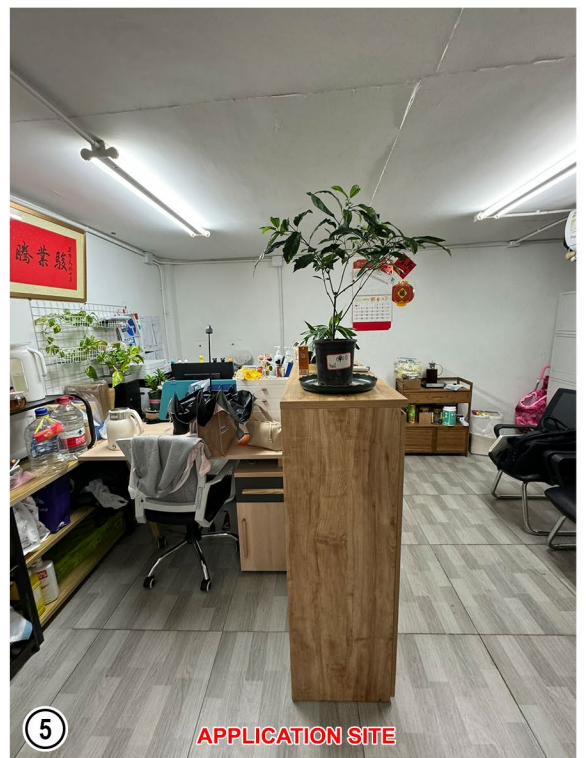
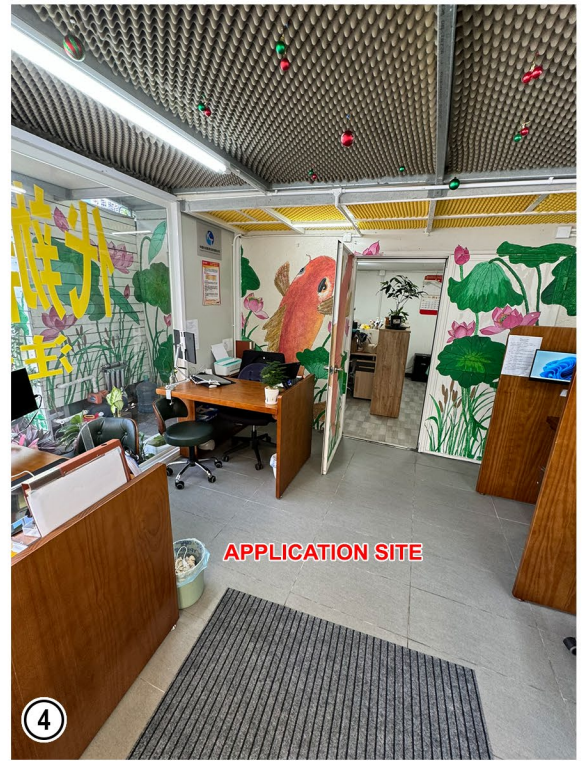
- 3.5.1 The application will follow and adopt environmental mitigation measures and requirements in compliance with "*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*" issued by Environmental Protection Department to minimise any potential environmental nuisances to the surrounding.
- 3.5.2 The Applicant will provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the Proposed Development.
- 3.5.3 No vehicle washing, repairing, dismantling, car beauty and other workshop activities is allowed on the Site at any time.

### **3.6 Drainage**

- 3.6.1 Adequate drainage facilities including peripheral surface channel and catch pits will be installed to ensure no adverse drainage impact on the surrounding areas. Regular cleaning and maintenance will be carried out.

### **3.7 Fire Safety**

- 3.7.1 Adequate fire services installations (FSIs) will be provided to ensure fire safety. Regular inspection and maintenance of the FSIs will be carried out.



REMARKS: LOCATION OF SITE PHOTOS AS SHOWN IN FIGURE 2.2 SITE PLAN



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### SITE PHOTOS

PROPOSED TEMPORARY SHOP AND SERVICES  
 FOR A PERIOD OF 3 YEARS  
 LOTS 39 RP (PART) AND 53 (PART) IN D.D. 122,  
 HA MEI SAN TSUEN, PING SHAN, YUEN LONG

### FIGURE 3.2

BASED ON SITE PHOTOS  
 TAKEN ON 27.8.2024

DATE: 11.9.2024

## **4 PLANNING MERITS AND JUSTIFICATIONS**

### **4.1 Supports the Northbound Travel Demand of Hong Kong Vehicles**

4.1.1 As mentioned in **Sections 2.4 and 3.1**, due to the continuous development of the Guangdong-Hong Kong-Macao Greater Bay Area and the opening of cross-boundary road transport infrastructure, Hong Kong residents driving to Guangdong for business, visiting families or sight-seeing has been more popular through the NTHKV Scheme. With its close proximity to the VISC for the NTHKV Scheme, travellers could obtain qualified insurance from the Proposed Development during their visit to the VISC conveniently.

### **4.2 Compatible with the Adjoining Land Uses in Terms of Scale and Nature**

4.2.1 As stated in **Section 2.4**, the Site is surrounded mainly by domestic structures, vehicle parks and logistic centres. In view of the small scale of the Proposed Development (site area of about 138.3m<sup>2</sup>), it will be fully immersed into the village environment and compatible with the adjoining land uses in terms of scale and nature.

### **4.3 Suitable for the Proposed Interim Use and Will Not Jeopardise the Planning Intention of "V" Zone**

4.3.1 The Site is zoned as "V" zone on the approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 (Figure 2.1). The planning intention of "V" 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"*. At present, the indigenous villagers have no intention to build their small houses at the Site and rent their lots to the applicant for the Proposed Development to serve the local villagers in the vicinity as alternative interim use of the Site. It therefore will not jeopardise the planning intention of the "V" zone. In fact, the proposed shop and services will serve the local villagers' need on insurance service and complement the village type development.

### **4.4 No Adverse Traffic Impact on the Local Traffic Network**

4.4.1 The estimated number of customers and staff are small. The Site is also accessible by Yung Yuen Road and served by various public transport. Adequate parking spaces are provided for customers. No vehicle will be allowed to queue back to or reverse onto/from public road at all times. Since the vehicular and pedestrian flow are small, no adverse impact on the local traffic network is envisaged.

### **4.5 No Adverse Drainage, Visual, Landscape and Environmental Impact to the Surroundings**

4.5.1 As mentioned in **Sections 3.4 to 3.7**, adequate drainage facilities and fire service installations will be installed and well-maintained to ensure no adverse drainage impact to the surrounding uses, as well as fire safety.



- 4.5.2 Appropriate landscape planting will be provided within the Site. The building height of the Proposed Development is compatible with the surroundings. No adverse visual and landscape impact to the surroundings is envisaged.
- 4.5.3 The Applicant will follow and undertake the environmental mitigation measures set out in the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*'. The Applicant will provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the Proposed Development. The Proposed Development will not cause adverse environmental impact.

## **5 SUMMARY AND CONCLUSION**

5.1.1 The Applicant seeks approval from the TPB for Proposed Temporary Shop and Services for a Period of 3 years at Lot 39 RP (Part) and 53 (Part) in D.D. 122, Ha Mei San Tsuen, Ping Shan, Yuen Long. The Site falls within an area zoned "V" on the OZP No. S/YL-PS/20.

5.1.2 The Area of the Site is 138.3m<sup>2</sup>. The Proposed Development comprises 2 structures with a building height of 1 to 2 storeys (not more than 5m). The gross floor area is 133m<sup>2</sup>. As detailed in the Planning Statement, the proposed use is well justified on the grounds that:

- The Proposed Development supports the northbound travel demand of Hong Kong Vehicles;
- The Proposed Development is compatible with the adjoining land uses in terms of scale and nature;
- The Site is suitable for the proposed interim use and will not jeopardise the planning intention of "V" zone;
- No adverse traffic impact on the local traffic network; and
- No adverse drainage, visual, landscape and environmental impact to the surroundings.

5.1.3 In light of justifications given throughout the Supporting Planning Statement, we sincerely request the TPB to give favourable consideration to this Planning Application.