

S.16 PLANNING APPLICATION

APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20

**Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)
with Electric Vehicle Charging Device for a Period of 3 Years
in “Green Belt” and “Village Type Development” Zones,
Various Lots in D.D. 122 and Adjoining Government Land,
Ping Shan, Yuen Long, New Territories**

SUPPORTING PLANNING STATEMENT

November 2024

Applicant:

Long Tin Carpark Management Limited

Consultant:

KTA Planning Limited



S3147_PS_V01



PLANNING LIMITED

規 劃 顧 問 有 限 公 司

Executive Summary

The Applicant, Long Tin Carpark Management Limited, seeks planning approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles ("LGVs")) with Electric Vehicle ("EV") Charging Device for a period of 3 years ("the Applied Development") at Lots 39 RP (Part), 40 RP, 42 (Part), 43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part) in D.D. 122 and adjoining Government Land ("GL"), Ping Shan, Yuen Long, New Territories ("the Site"). The Site is situated within areas zoned "Green Belt" ("GB") and "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 1,560 m², including GL of about 17 m².

The Site is currently used as temporary public vehicle park (private cars and LGVs). Such uses have been approved since 2004. Compared to the previously approved Application No. A/YL-PS/649, the Applied Development has incorporated charging devices for EVs and an ancillary electric meter room to the existing public vehicle park. Also, solar PV panels were installed on two carpark canopies and the rooftop of the ancillary site office for supplementing power supply to the vehicle park. The Applied Development comprises 4 structures with a building height of 1-2 storeys (not more than 7m). The gross floor area is about 394m². 34 parking spaces for private cars and LGVs are provided.

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

- It supports the Government's policies in promoting the wider adoption of EVs;
- It accords with the Government's policies in promoting renewable energy;
- It helps to meet the existing parking demand in the area and fulfils the HKPSG Standard;
- Previous planning approval has been granted for temporary public vehicle park;
- All approval conditions under the previous approved applications have been executed and fulfilled;
- It conforms to the TPB Guidelines for Application for Development within Green Belt zone (TPB PG-No.10);
- It is temporary in nature and will not jeopardise the long-term planning intention of "GB" and "V" zones;
- It is compatible with the adjoining land uses in terms of scale and nature;
- No adverse traffic impact on the local traffic network;
- Well-maintained fire services installations to ensure fire safety; 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」）在新界元朗屏山丈量約份第 122 約地段第 39 號餘段（部分）、第 40 號餘段、第 42 號（部分）、第 43 號 B 分段餘段（部分）、第 43 號 C 分段（部分）、第 43 號 D 分段（部分）、第 43 號 E 分段餘段、第 43 號 F 分段（部分）及第 43 號 G 分段（部分）和毗連政府土地（「申請地點」）作臨時公眾停車場（私家車及輕型貨車）連電動車充電裝置（「申請發展」）申請規劃許可，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「綠化地帶」及「鄉村式發展」地帶內。申請地點的地盤面積約 1,560 平方米，包括政府土地約 17 平方米。

申請地點現時用作臨時公眾停車場（私家車及輕型貨車）。該用途自 2004 年起已獲得城規會批准。相較上次批准的申請（編號 A/YL-PS/649），是次申請發展加入 2 個電動車充電裝置及 1 個附屬電錶房。此外，現有及新增的停車場上蓋及附屬寫字樓的天台將安裝太陽能板輔助申請發展供電。申請發展包括 4 個 1-2 層高（不高於 7 米）的構築物。總樓面面積為約 394 平方米。申請發展提供 34 個私家車及輕型貨車泊車位。

是次臨時公眾停車場（私家車及輕型貨車）連電動車充電裝置的申請具充份理據，原因如下：

- 申請發展響應政府推動電動車的 policy；
- 申請發展符合政府推動可再生能源的 policy；
- 申請發展能滿足該區的泊車需求及符合《香港規劃標準與準則》；
- 先前作臨時公眾停車場的規劃申請已獲得批准；
- 以往所有的規劃許可附帶條件均已履行及滿足；
- 申請發展符合城規會規劃指引擬在綠化地帶進行發展而按照城市規劃條例第 16 條提出的規劃申請（規劃指引編號 10）；
- 申請發展僅為臨時性質，並不會損害「綠化地帶」及「鄉村式發展」地帶的長遠規劃意向；
- 就規模和性質而言，申請發展與周邊的土地用途相容；
- 不會對周邊道路網絡帶來負面交通影響；
- 消防裝置維護良好，確保防火安全；及
- 不會對附近造成排洪、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

Temporary Public Vehicle Park (Private Cars and Light Goods Vehicle)
with Electric Vehicle Charging Device for a Period of 3 Years
in “Green Belt” and “Village Type Development” Zone,
Various Lots in D.D. 122 and Adjoining Government Land,
Ping Shan, Yuen Long, New Territories

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 planning approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles (“LGVs”) with Electric Vehicle (“EV”) Charging Device for a Period of 3 years at Lots 39 RP (Part), 40 RP, 42 (Part), 43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part) in D.D. 122 and adjoining Government Land (“GL”), Ping Shan, Yuen Long, New Territories (“the Site”). The Site is situated within areas zoned “Green Belt” (“GB”) and “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 Development Scheme 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 southeast of Ha Mei San Tsuen in Ping Shan area, Yuen Long. It comprises Lots 39 RP (Part), 40 RP, 42 (Part), 43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part) in D.D.122 and adjoining GL (**Figure 2.1 Location Plan** refers).

2.1.2 The Site is at present accessible from Yung Yuen Road. The Site is currently used as temporary public vehicle car park for private cars and LGVs approved under the previous Application No. A/YL-PS/649. The Site is well paved and decently operated.

2.2 Land Status

2.2.1 The Site has a total site area of about 1,560 m². It comprises private land and GL. The major portion of the Site is private land under old schedule agricultural lots held under the Block Government Lease and the remaining portion (1%, about 17 m²) is GL.

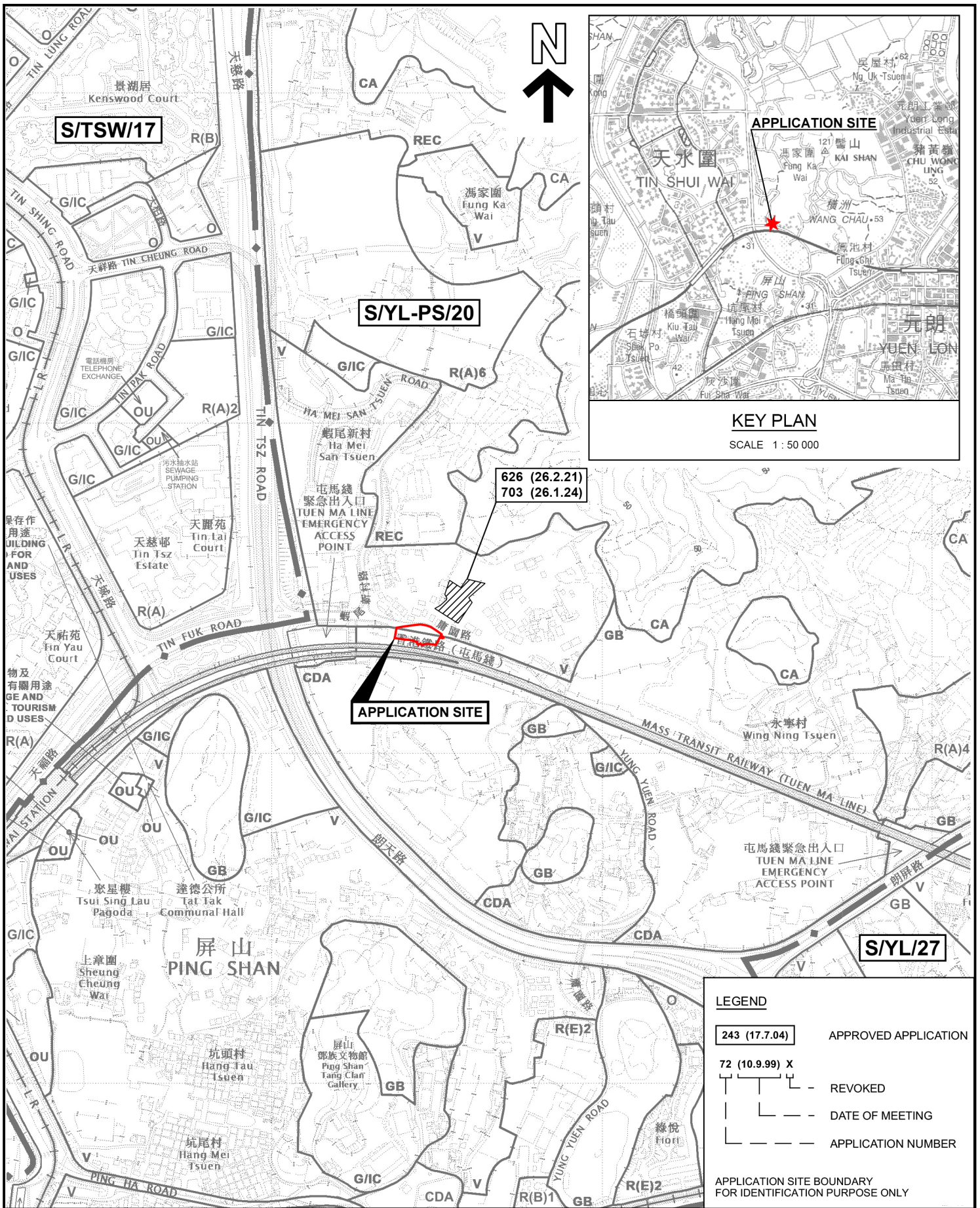
2.3 Statutory Planning Context

2.3.1 The Site mainly falls within “GB” zone (about 66%) with a minor portion in “V” zone (about 34%) on the OZP (**Figure 2.1** refers). According to the Statutory Notes for the “GB” and “V” zones on the OZP, “Public Vehicle Park (excluding container vehicle)” is a Column 2 use which requires planning permission from the TPB.

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 Yung Yuen Road, 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 unused land; and
- To the 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 west is the Tuen Ma Line Emergency Access Point.



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LOCATION PLAN

TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND LIGHT GOODS VEHICLES) WITH ELECTRIC VEHICLE CHARGING DEVICE FOR A PERIOD OF 3 YEARS
 VARIOUS LOTS IN D.D. 122, PING SHAN,
 YUEN LONG, NEW TERRITORIES

SCALE 1:7 500

FIGURE 2.1

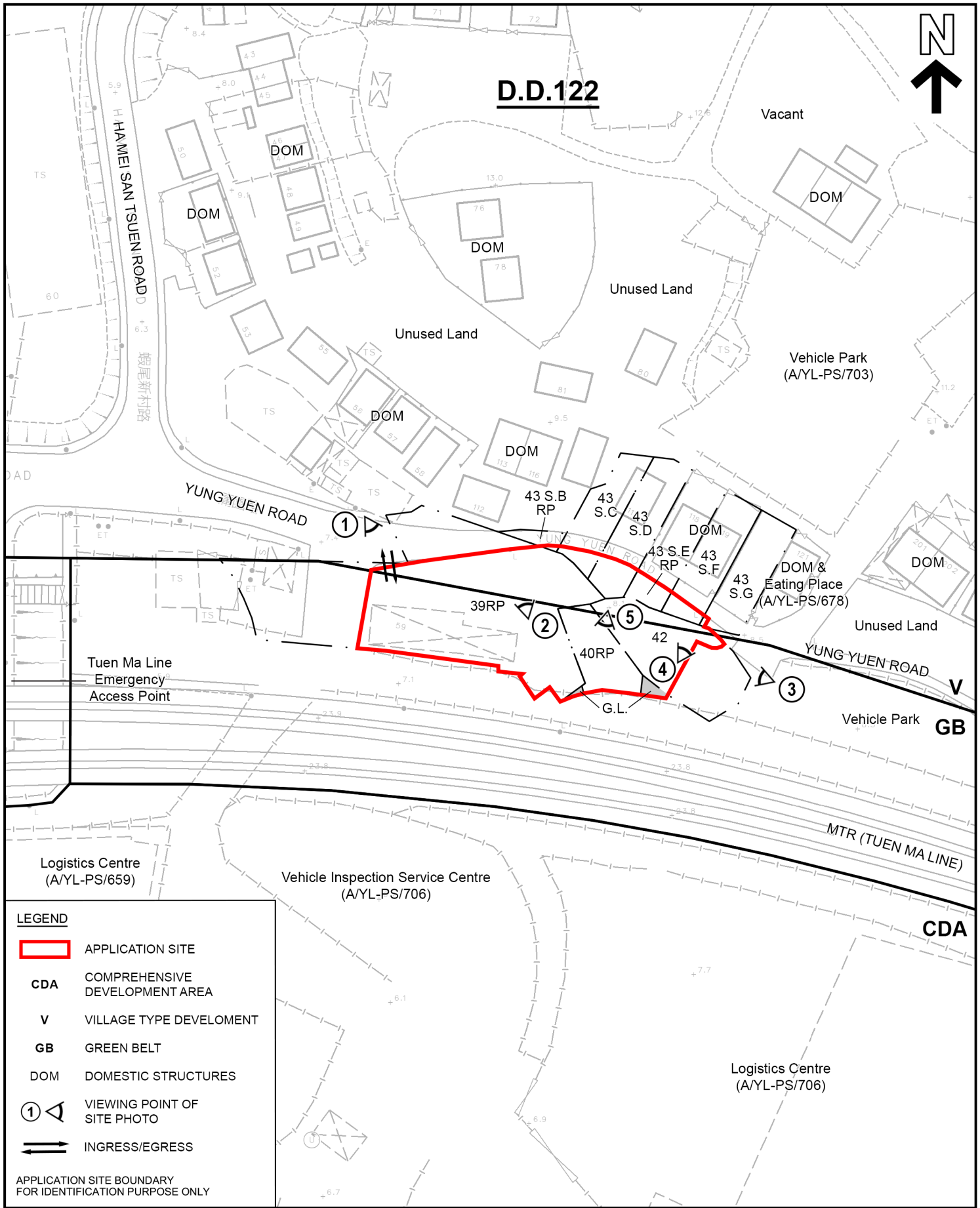
EXTRACT PLAN BASED ON OUTLINE ZONING PLANS No. S/TSW/17 EXHIBITED ON 12.4.2024 S/YL-PS/20 APPROVED ON 13.9.2022 S/YL/27 APPROVED ON 5.12.2023

DATE: 8.11.2024




LEGEND

- 243 (17.7.04) APPROVED APPLICATION
- 72 (10.9.99) X REVOKED
- DATE OF MEETING
- APPLICATION NUMBER

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



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



SITE PLAN

TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND LIGHT GOODS VEHICLES) WITH ELECTRIC VEHICLE CHARGING DEVICE FOR A PERIOD OF 3 YEARS
 VARIOUS LOTS IN D.D. 122, PING SHAN,
 YUEN LONG, NEW TERRITORIES

SCALE 1 : 1 000

FIGURE 2.2

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

DATE: 8.11.2024

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, 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 Previous Planning Applications

2.6.1 The Site is the subject of eight previous approved applications for the same temporary public vehicle car park, including Application No. A/YL-PS/187, 254, 289, 332, 397, 509, 578 and 649. Details of the previous approved applications for the same use are listed in **Table 2.1** below:

Table 2.1 Previous Approved Planning Applications for the Same Use

	Application No.	Use/Development	Decision Date
1.	A/YL-PS/187	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	Approved with conditions on 26.11.2004
2.	A/YL-PS/254	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles under Application No. A/YL-PS/187 for a Period of 3 Years	Approved with conditions on 17.11.2006
3.	A/YL-PS/289	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	Approved with conditions on 24.10.2008
4.	A/YL-PS/332	Renewal of Planning Approval for Temporary “Public Vehicle Park for Private Cars and Light Goods Vehicles” Use under Application No. A/YL-PS/289 for a Period of 3 Years	Approved with conditions on 12.11.2010
5.	A/YL-PS/397	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	Approved with conditions on 11.1.2013
6.	A/YL-PS/509	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	Approved with conditions on 8.1.2016
7.	A/YL-PS/578	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	Approved with conditions on 4.1.2019
8.	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	Approved with conditions on 24.12.2021 (Planning permission to be expired on 5.1.2025)

2.6.2 All the approval conditions imposed under the last approved Application No. A/YL-PS/649 had been complied with and the planning permission of this previous application will be expired on 5.1.2025 (**Appendix 1** refers). The approval conditions and their status are listed out in **Table 2.2** below:

Table 2.2 Status of the Approval Conditions of the Application No. A/YL-PS/649

	Approval Conditions	Status on Compliance	Date of Compliance
(a)	No operation between 11:00 p.m. and 7:00 a.m., as proposed by the Applicant, is allowed on the Site, during the planning approval period	✓	During the approval period
(b)	Only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the Site at all times during the planning approval period	✓	During the approval period
(c)	No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site at all times during the planning approval period	✓	During the approval period
(d)	No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity, as proposed by the applicant, is allowed on the Site at any time during the planning approval period	✓	During the approval period
(e)	No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period	✓	During the approval period
(f)	The existing drainage facilities shall be maintained at all times during the planning approval period	✓	During the approval period
(g)	The existing boundary fencing shall be maintained at all times during the planning approval period	✓	During the approval period
(h)	The submission of fire service installations proposal within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 5.7.2022	✓	Complied (Appendix 2 letter from Planning Department dated 12.4.2022 refers)
(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 Director of Fire Services or of the TPB by 5.10.2022	✓	Complied (Appendix 2 letter from Planning Department dated 28.6.2022 refers)
(j)	If any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice	✓	During the approval period
(k)	If any of the above planning condition (h) or (i) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice	✓	During the approval period
(l)	Upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the TPB	–	The planning permission is still valid

2.7 Similar Planning Applications

2.7.1 As shown on **Figure 2.1**, there have been one approved application for temporary warehouse within the same “V” zone. The details of the similar application approved in the past five years are listed in **Table 2.3** below.

Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) with Electric Vehicle Charging Device for a Period of 3 Years in “Green Belt” and “Village Type Development” Zones, Various Lots in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories (S.16 Planning Application)

Table 2.3 Similar S.16 Applications for Temporary Public Vehicle Park within the Same “V” Zone on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 in the Past Five Years

	Application No.	Use(s)/Development(s)	Site Area (m ²) (about)	Approval Date
1.	A/YL-PS/626	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	2,315	26.2.2021
2.	A/YL-PS/703	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years		26.1.2024

3 TEMPORARY DEVELOPMENT PROPOSAL

3.1 Public Vehicle Park (Private Cars and LGVs) with EV Charging Device

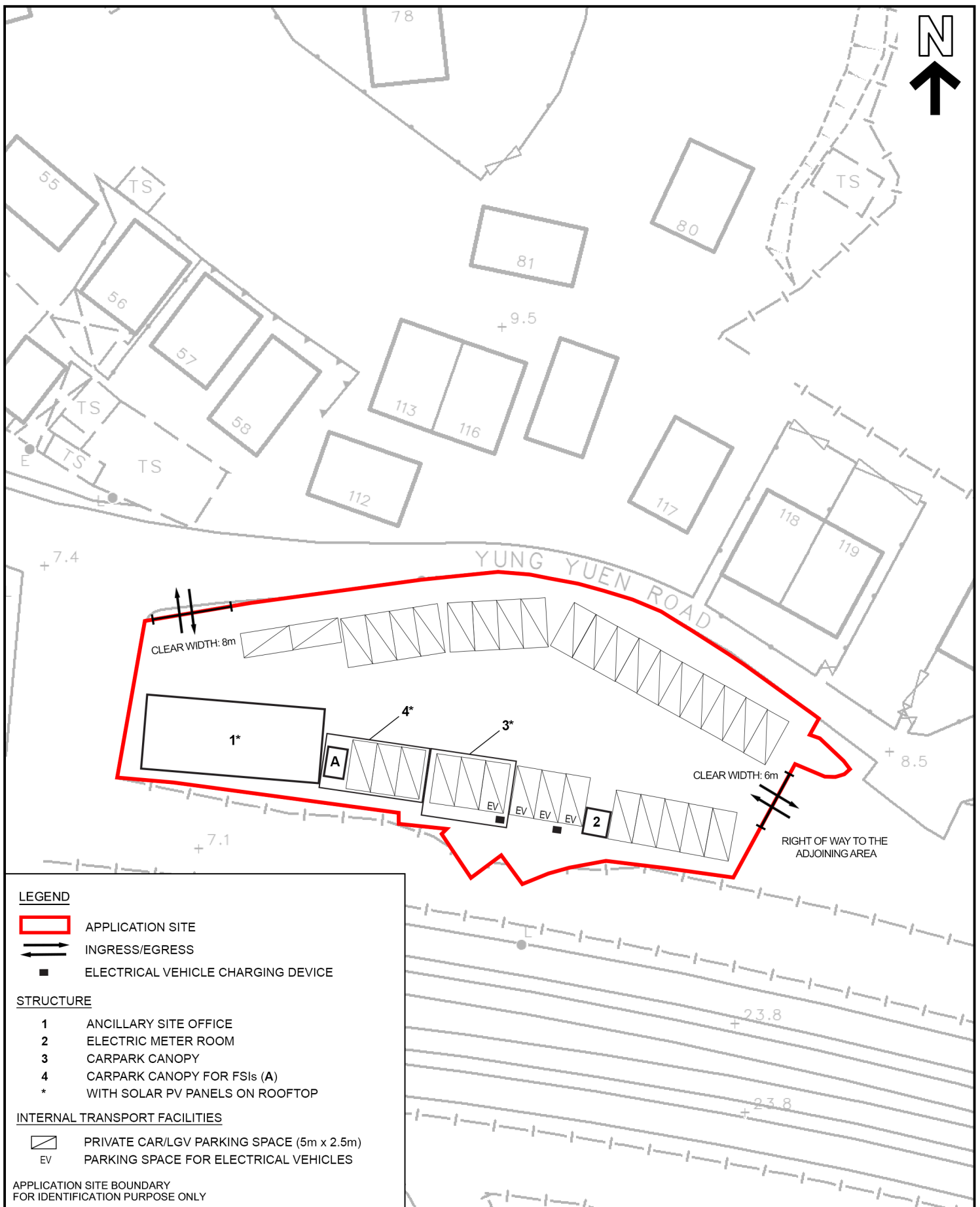
3.1.1 The Site is intended for continual operation of the public vehicle park (private cars and LGVs) for a period of 3 years similar to the previous approved Application No. A/YL-PS/649 except the inclusion of EV charging devices. While there is a minor adjustment on the site boundary and a slight increase of the total floor area, the site area and number of parking spaces would remain the same.

3.1.2 The Applied Development comprises a total of 34 monthly parking spaces for private cars and LGVs to alleviate the parking demand of the local villagers in the area. 2 quick charging devices for EVs with output power of 120kW and 60kW are equipped which could charge 4 EVs at the same time. The Applied Development also comprises 4 structures with a building height of 1-2 storeys (not more than 7m). The gross floor area is about 394m². In view of the openness of the Site, solar PV panels were installed on the carpark canopies and the rooftop of the ancillary site office for supplementing power supply to the vehicle park. The layout and details of the structures of the Applied Development is summarised in **Figure 3.1** and **Table 3.1** below:

Table 3.1 Details of the Structures of the Applied Development

Structure No.	Building Height (m) (about)	No. of Storey(s)	GFA (m ²) (about)	Use(s)
1*	7	2	135 x 2 = 270	Ancillary Site Office
2	2.4	1	7	Electric Meter Room
3*	4.5	1	58	Carpark Canopy
4*	4.5	1	59	Carpark Canopy for FSIs
Total:			394	

*With solar PV panels on top



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LAYOUT PLAN

TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND LIGHT GOODS VEHICLES) WITH ELECTRIC VEHICLE CHARGING DEVICE FOR A PERIOD OF 3 YEARS
 VARIOUS LOTS IN D.D. 122, PING SHAN,
 YUEN LONG, NEW TERRITORIES

SCALE 1 : 500

FIGURE 3.1

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

DATE: 8.11.2024

3.2 Operation Hour

3.2.1 The operation hours of the Applied Development will be 24 hours daily.

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 northwest corner of the Site. As requested by the lot owner of Lot 42 in D.D. 122, a right of way with a clear width of 6m is provided for the access to the adjoining area to the east of the Site.

3.3.2 Same number of parking spaces as in the previous approved Application No. A/YL-PS/649 will be provided in the Applied Development. Sufficient space is provided within the Site for manoeuvring of vehicles.

3.3.3 Traffic arrangement agreed under Application No. A/YL-PS/649 would remain unchanged. No vehicle without valid licence issued under the Road Traffic Ordinance are allowed to enter/be parked on the Site at all times. No vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activities is allowed on the Site at any time. No vehicle is allowed to queue back to or reverse onto/from public road at all times.

3.4 Landscape and Visual

3.4.1 Existing landscape belt comprising trees and shrubs and boundary fencing by wooden planks will be maintained along the site boundary to provide effective screening to the adjoining areas as shown in **Figure 3.2 Landscape and Drainage Plan**.

3.4.2 Regular maintenance including watering, weeding, pest control, litter removal, fertilising etc. are undertaken by the operator. The trees are well maintained and are in good condition as shown in **Figure 3.3 Site Photos**.

3.5 Environment

3.5.1 The application has adopted environmental mitigation measures in compliance with *Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites* issued by Environmental Protection Department to minimise the adverse environmental impacts to the surrounding. Existing landscape belt and boundary wall along site boundary and paving of the site will be well-maintained. There will be no repairing, dismantling, paint spraying or other workshop activity at the Site.

3.6 Drainage

3.6.1 The approval conditions under previous approved Application No. A/YL-PS/649 in relation to maintenance and record submission of existing drainage facilities had been complied.

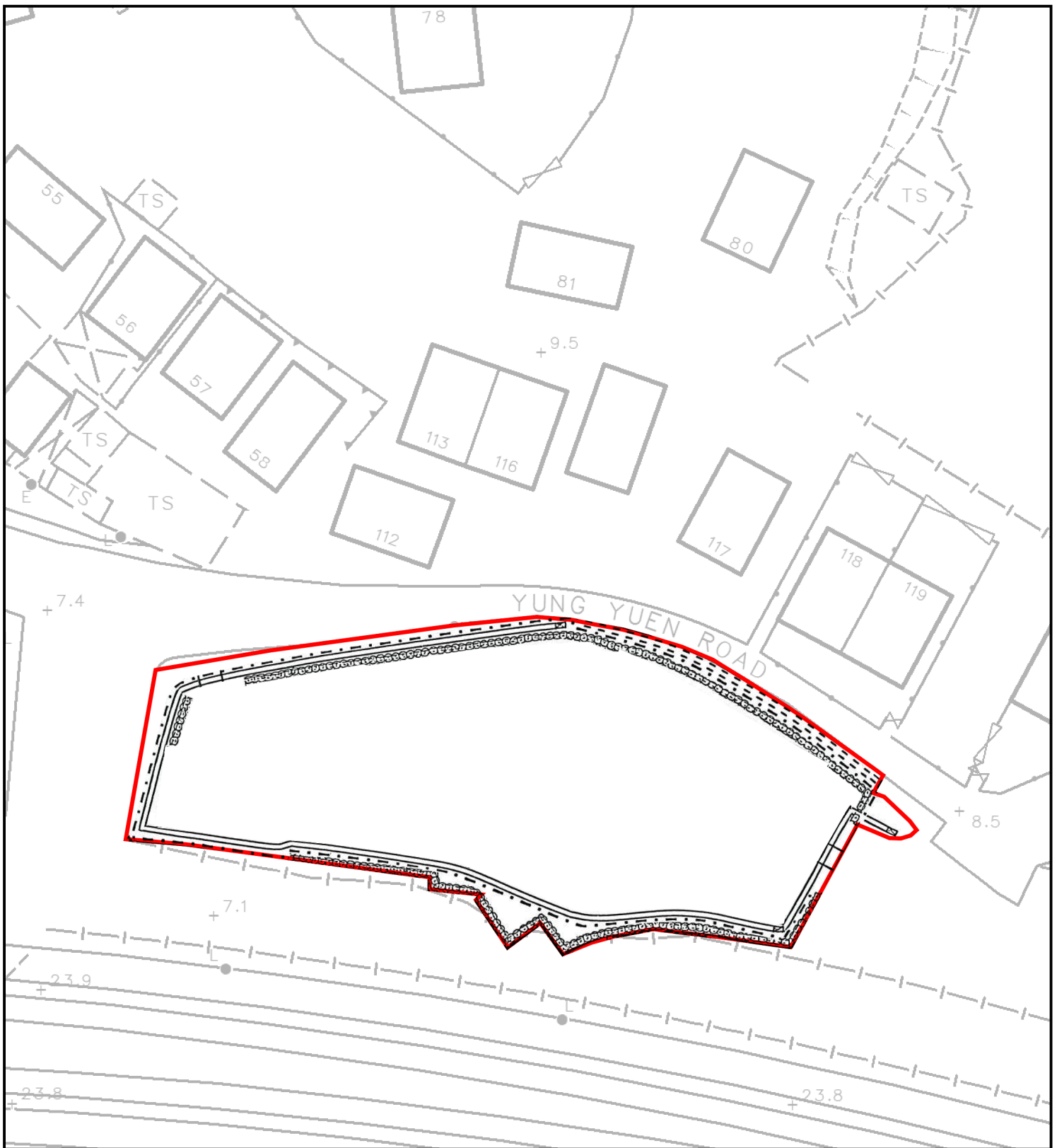
3.6.2 In view of the similar nature and layout of the Applied Development with the previously approved Application No. A/YL-PS/649, existing drainage facilities including peripheral surface channel and catch pits will be maintained to ensure no adverse drainage impact on the surrounding areas (**Figure 3.2 Landscape and Drainage Plan** refers).

3.6.3 Regular clearance of debris and maintenance has been carried out as shown in **Figure 3.3 Site Photos**. No flooding in the surrounding area has been recorded.

3.7 Fire Safety

3.7.1 The approval conditions under Application No. A/YL-PS/649 in relation to the submission and implementation of fire services installations proposal had been complied.

3.7.2 Adequate fire services installations (FSIs) including exit sign, emergency lighting, fire extinguishers, fire alarm system, hose reel system and a 2m³ F.S water tank have been provided. Regular inspection and maintenance of the FSIs have been carried out.



LEGEND

- APPLICATION SITE
- BOUNDARY FENCING

APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

LANDSCAPE PROPOSAL

- | | | |
|--|-------------------------------|--|
| LANDSCAPE BELT | SIZE
(Height in mm) | SPACING
(Centre to Centre in mm) |
| <i>Ficus microcarpa</i> L.f | 2,750 | 5,000 intervals |
| Double row of
<i>Schefflera Heptaphylla</i> | 600 | 450 intervals |

DRAINAGE PROPOSAL

- SURFACE CHANNEL
- CATCH PIT



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LANDSCAPE AND DRAINAGE PLAN

TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND
LIGHT GOODS VEHICLES) WITH ELECTRIC VEHICLE
CHARGING DEVICE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122, PING SHAN,
YUEN LONG, NEW TERRITORIES

SCALE 1 : 500

FIGURE 3.2

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

DATE: 8.11.2024



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



PLANNING LIMITED
規劃顧問有限公司

SITE PHOTOS

TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND LIGHT GOODS VEHICLES) WITH ELECTRIC VEHICLE CHARGING DEVICE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122, PING SHAN,
YUEN LONG, NEW TERRITORIES

FIGURE 3.3

BASED ON SITE PHOTOS
TAKEN ON 29.10.2024

DATE: 8.11.2024

4 PLANNING MERITS AND JUSTIFICATIONS

4.1 Supports the Government’s Policies in Promoting the Wider Adoption of EVs

4.1.1 The Government has been actively promoting the wider use of EVs in Hong Kong, with a view to improving road side air quality, reducing greenhouse gas emissions and creating green business opportunities. To set out the long-term policy objectives and plans to promote the adoption of EVs and their associated supporting facilities in Hong Kong, the Government announced the first *Hong Kong Roadmap on Popularisation of Electric Vehicles* on 17 March 2021. One of the key measures is to develop a comprehensive and proper EV charging network comprising public and private charging facilities. Echoing with the policy of increasing public charging facilities, 2 quick chargers with output of 120kW and 60kW will be installed in the existing public vehicle park, allowing up to 4 EVs to be charged at the same time.

4.1.2 Furthermore, the Government aims to formulate a citywide green transformation roadmap and timetable for public buses and taxis in 2024, and provide support to realise the goal of introducing about 3,000 electric taxis by end-2027. A comprehensive quick charging network is needed to effectively support the operations of electric commercial vehicles and achieve the aforesaid target. As such, the charging spaces in the Applied Development will be opened up for electric commercial vehicles, e.g. electric taxis and electric light goods vehicles to support the wider adoption of EVs.

4.2 Accords with the Government’s Policies in Promoting Renewable Energy

4.2.1 *The Hong Kong’s Climate Action Plan 2050* published on 8 October 2021 has outlined “net-zero electricity generation” as one of the major decarbonisation strategies. To decarbonise our electricity generation, the Government will strive to drive the development of renewable energy (RE) through taking the lead in developing RE at Government’s premises and facilitating the private sector in installing RE systems on their land and properties.

4.2.2 In view of the openness of the Site, the Applicant is intended to install solar PV panels on two carpark canopies and the rooftop of the ancillary site office for supplementing power supply to the vehicle park. The utilisation of the available solar energy within the Site accords with the Government’s policy in promoting RE.

4.3 Helps to Meet the Existing Parking Demand in the Area and Fulfils the HKPSG Standard

4.3.1 According to Chapter 8 of Hong Kong Planning Standard and Guidelines (“HKPSG”), the parking standard for village houses is up to 1 car parking space for each standard NTEH (65m²) with 10-15% of provision for overnight goods vehicles, and they are generally provided in communal parking area(s) within the village environ. Therefore, the provision of vehicle parks can help alleviate the demand of parking spaces in the area. The proposed public vehicle park can provide 34 parking spaces

for private cars and LGVs (**Figure 3.1** refers). It serves as an essential supporting facility for residents of the “V” zone. Since the operation of the proposed public vehicle park in 2004, the problem of illegal road side parking has been reduced.

4.4 Previous Planning Approval has been Granted

4.4.1 The same use at the Site was approved by the TPB since 2004. The Site is considered suitable to be used for temporary public vehicle park (private cars and LGVs). All approval conditions attached to the previous application were fully complied with to the satisfaction of the relevant Government departments by the Applicant. Since there is no change in planning circumstances since the last approved Application No. A/YL-PS/649, the current application shall warrant the same favourable consideration.

4.5 All Approved Conditions of the Previous Approved Applications have been Executed and Fulfilled

4.5.1 As explained in **Section 2.6**, all approval conditions of the Application No. A/YL-PS/649 had been complied with during the 3 years of planning permission period. The Applicant has submitted the previous accepted drainage proposal, maintained the existing landscape, environment, drainage facilities, as well as implemented the agreed traffic arrangement. The Applicant is willing to execute and fulfil the existing approval conditions in the future.

4.6 Conforms to the Town Planning Board Guidelines (TPB PG-No. 10)

4.6.1 The Site has been used for temporary public vehicle park (private cars and LGVs) since 2004. The “GB” part of the Site was previously zoned “Undetermined” before the exhibition of the draft Ping Shan OZP No. S/YL-PS/12 on 5.11.2010, and the first permission for temporary public vehicle park covering the Site is long before the above date. The Applied Development does not involve clearance of natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment. The Applied Development conforms to the TPB-No.10.

4.7 Temporary in Nature and Will Not Jeopardise the Long-Term Planning Intention of the “GB” and “V” Zones

4.7.1 The application site is currently zoned “GB” and “V” on the approved Ping Shan OZP No. S/YL-PS/20 (**Figure 2.1** refers). According to the Notes of the OZP for “GB”, the zone is intended for *‘defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.’* The temporary vehicle park has been in operation since the first planning approval in 2004. It provides essential parking facilities to residents in the surrounding area and also reduce illegal road side parking in the vicinity. Therefore, the proposed use contains and avoids urban sprawl to other rural areas with natural features. In fact, the Applicant has provided and maintained the lush

planting along the site boundary (**Figures 3.2 and 3.3** refers). These mature trees and shrubs not only serve as effective screening but also greatly enhance the amenity value of the area, and provide a green buffer between the viaduct structure of MTR Tuen Ma Line and the "V" zone to its north. With all these greening, initiatives and efforts done by the applicant, the Site is considered appropriate and effective as a green belt. It therefore will not jeopardise the long-term planning intention of the "GB" zone.

- 4.7.2 The planning intention of "V" zone is *'to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and re-provisioning of village houses affected by Government projects'*. At present, the indigenous villagers have no intention to build their small houses and rent their lots to the Applicant for the proposed temporary public vehicle park to serve the local villagers in the vicinity. It therefore will not jeopardise the planning intention of the "V" zone. In fact, the proposed public vehicle park will serve the local villagers especially those who owned EVs and complement the village type development.

4.8 Compatible with the Adjoining Land Uses in Terms of Scale and Nature

- 4.8.1 The surrounding area is mainly occupied by vehicle parks, logistic centres and unused land. The proposed temporary public vehicle park is compatible with the character of its surrounding areas and will not cause any adverse impacts to the surrounding. There is also adequate buffer between the vehicle park separating the adjoining lots with existing village houses and potential lots for small houses. Peripheral fencing with wooden planks also enhances visual amenity of the Site. As such, the proposed development is compatible with and will not affect the village development in the area.

4.9 No Adverse Traffic Impact on the Local Traffic Network

- 4.9.1 Traffic arrangement agreed under Application No. A/YL-PS/649 would continued and applied. Sufficient manoeuvring space and adequate width of aisles and ingress/egress point are provided to ensure smooth operation of the vehicle park. Since the proposed vehicle park with only 34 parking spaces which is intended to serve the parking demand from the local villagers and to help alleviate on-street illegal parking, no adverse impact on traffic network is envisaged.

4.10 Well-maintained Fire Services Installations to Ensure Fire Safety

- 4.10.1 Adequate fire services installations will be provided. Regular inspection and maintenance of the FSIs have been carried out to ensure fire safety to the surroundings.

4.11 No Adverse Drainage, Visual, Landscape and Environmental Impact to the Surroundings

- 4.11.1 Adequate drainage facilities were installed under the previous approved application, and they will be well-maintained to ensure no adverse drainage impact to the

- surrounding uses (**Figures 3.2 and 3.3** refers). The Applicant has complied with the approval conditions of the previous Application No. A/YL-PS/649 in relation to the submission of records of existing drainage facilities. Adequate drainage facilities are installed in the previous approved application and they are well-maintained to ensure no adverse drainage impact to the surrounding uses.
- 4.11.2 The Applicant has complied with the approval conditions of the previous application in relation to the provision of boundary fencing. The existing landscape belt and boundary fencing as shown in **Figure 3.2** will be well-preserved and maintained. No adverse visual and landscape impact to the surroundings is envisaged.
- 4.11.3 The Applicant has undertaken the environmental mitigation measures set out in the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*'. The Applied Development will not cause adverse environmental impact.

5 SUMMARY AND CONCLUSION

5.1.1 The Applicant seeks planning approval from the TPB for Temporary Public Vehicle Park (Private Cars and LGVs) for a period of 3 years at Lots 39 RP (Part), 40 RP, 42 (Part), 43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part) in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long, New Territories. The Site is situated within areas zoned "GB" and "V" on the OZP No. S/YL-PS/20. The Site has an area of about 1,560 m², including GL of about 17 m².

5.1.2 The Site is currently used as temporary public vehicle park (private cars and LGVs) under Application No. A/YL-PS/649. Such uses have been approved since 2004. The Applied Development comprises 4 structures with a building height of 1-2 storeys (not more than 7m). The gross floor area is about 394m². 34 parking spaces for private cars and LGVs are provided.

5.1.3 As detailed in the Planning Statement, the applied development is well justified on the grounds that:

- It supports the Government's policies in promoting the wider adoption of EVs;
- It accords with the Government's policies in promoting renewable energy;
- It helps to meet the existing parking demand in the area and fulfils the HKPSG Standard;
- Previous planning approval has been granted for temporary public vehicle park;
- All approval conditions under the previous approved applications have been executed and fulfilled;
- It conforms to the TPB Guidelines for Application for Development within Green Belt zone (TPB PG-No.10);
- It is temporary in nature and will not jeopardise the long-term planning intention of "GB" and "V" zones;
- It is compatible with the adjoining land uses in terms of scale and nature;
- No adverse traffic impact on the local traffic network;
- Well-maintained fire services installations to ensure fire safety; and
- No adverse drainage, visual, landscape and environmental impact to the surroundings.

5.1.4 In view of the Applicant's excellent track record to fulfil the approval conditions and efforts to mitigate possible environmental impacts, members of the TPB are respectfully requested to give favourable consideration to the application.

Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) with Electric Vehicle Charging Device
for a Period of 3 Years in "Green Belt" and "Village Type Development" Zones,
Various Lots in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories (S.16 Planning Application)

Appendix 1

Approval Letter of Planning Application No. A/YL-PS/649

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2620 6022)

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-PS/649

14 January 2022

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn.: Betty S.F. Ho)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Public Vehicle Park
(Private Cars and Light Goods Vehicles) for a Period of 3 Years in "Green Belt"
and "Village Type Development" Zones, Lots 39 RP (Part), 40 RP, 42 (Part),
43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and
43 S.G (Part) in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long**

I refer to my letter to you dated 11.11.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 5.1.2022 until 4.1.2025 and is subject to the following conditions :

- (a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site at all times during the planning approval period;
- (c) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;
- (d) no vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity, as proposed by you, is allowed on the site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

- (g) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (h) the submission of fire service installations proposal within 6 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.7.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.10.2022;
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (f) 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;
- (k) if any of the above planning condition (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; and
- (l) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VII of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 5.1.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 24.12.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 4.2.2022). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Bonnie Lee of Tuen Mun & Yuen Long West District Planning Office at 2158 6288. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

Appendix 2

Letters from Planning Department for Compliance with Approval Conditions (h) and (i) under Planning Application No. A/YL-PS/649

By Post & Fax (2620 6022)

規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路1號
沙田政府合署14樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函檔號 Your Reference pa/yl.ps/2107639
本署檔號 Our Reference TPB/A/YL-PS/649
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

12 April 2022

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong
(Attn.: Ms. Betty S.F. Ho)

Dear Sir/Madam,

Planning Application No. A/YL-PS/649
Compliance with Approval Condition (h)

I refer to your letter of 17.3.2022 for compliance with the captioned approval condition on submission of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

- Acceptable. The captioned condition has been **complied with**. Please find the detailed comments at the **Appendix**.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ronald CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn: Mr. WONG Ho-yin)

Internal
CTP/TPB(2)

Appendix

Director of Fire Services (D of FS) (Contact Person: Mr. WONG Ho-yin, Tel: 2733 7737) has the following comments through memo dated 11.4.2022 (ref.: (78) in FSD/PG 3368/00 Pt.8):

Please advise the applicant that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

Please feel free to contact Mr. WONG Ho-yin at 2733 7737 or Mr. LI Leong-kiu at 2733 7781 for any further information.

By Post & Fax (2620 6022)

規 劃 署
屯門及元朗西規劃處
新界沙田上禾輦路 1 號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函檔號 Your Reference pa/yl.ps/2107639
本署檔號 Our Reference TPB/A/YL-PS/649
電話號碼 Tel. No.: 2158 6330
傳真機號碼 Fax No.: 2489 9711

28 June 2022

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong
(Attn.: Ms. Betty S.F. Ho)

Dear Sir/Madam,

Planning Application No. A/YL-PS/649
Compliance with Approval Condition (i)

I refer to your letter of 26.5.2022 for compliance with the captioned approval condition on implementation of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

- Acceptable. The captioned condition has been **complied with**.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with. Please find the detailed comments at the Appendix.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ronald CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn: Mr. WONG Ho-yin)

Internal
CTP/TPB(2)