

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Richland Properties Management Company Limited (“the Applicant”) in support of the planning application for ‘Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) for a Period of 5 Years and associated Filling of Land’ (“the Development”) at Lot No. 449 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 449 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories. The Site is accessible from Ping Ha Road via a local track leading to the ingress to its east.
3. The site area is about 1,689 m². No Government Land is involved.

Planning Context

4. 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.
5. The planning intention of the “V” zone is 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.
6. 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.
7. Given that no structures will be erected in the Development, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “V” zone.

Development Parameters

8. The vehicle park serves to meet the parking demand of nearby village residents and operators. 46 nos. of parking space for private cars, 3 nos. of parking space for light goods vehicles (LGV) and 4 nos. of parking space for light buses (LB) are provided at the Site respectively (**Plan 3**).
9. Operation hours are 24-hours daily, including Sundays and public holidays.
10. The Site is hard-paved with concrete of about 0.2 m in depth. The current application serves to regularise the filling of land for the provision of solid ground for vehicle manoeuvring (**Plan 5**).

Similar Applications

11. There are 31 similar applications for vehicle park use approved by the Committee within the “V” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-PS/604	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and 19-seaters Coaches) for a Period of 3 Years	12.6.2020
A/YL-PS/606	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	10.7.2020
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
A/YL-PS/712	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	7.6.2024

A/YL-PS/715	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	7.6.2024
A/YL-PS/725	Renewal of Planning Approval for Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars for a Period of 3 Years	16.8.2024
A/YL-PS/726	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	20.9.2024
A/YL-PS/727	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	20.9.2024

12. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
13. 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 similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

14. Given that no structures will be erected at the Site, the applied use is considered not incompatible with surrounding land uses mainly comprising vehicle parks and residential dwellings. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

15. The daily trip attraction and generation rates are expected as follows:

	Daily Trip Attractions	Daily Trip Generations
08:00 – 09:00	2	1
09:00 – 10:00	1	2
10:00 – 11:00	3	2
11:00 – 12:00	2	1
12:00 – 13:00	3	3
13:00 – 14:00	1	2
14:00 – 15:00	3	2
15:00 – 16:00	3	1
16:00 – 17:00	2	2
17:00 – 18:00	1	3
18:00 – 19:00	3	2

19:00 – 20:00	2	4
20:00 – 08:00	2	3
Total Trips	<u>28</u>	<u>28</u>

16. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
17. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. No container vehicles and vehicles exceeding 5.5 tonnes will be allowed to park at the Site.

Drainage

18. The Applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once it is accepted by the Drainage Services Department.

Fire Safety

19. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

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. The Development is intended for the use of parking of vehicles only. No container vehicles/tractors and vehicles exceeding 5.5 tonnes will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

Planning Gain

22. The Development serves to cater for the demand for parking spaces of nearby village residents and visitors and alleviate the problem of roadside illegal parking in the vicinity.

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