

Justification

**Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S.A,
438 RP (Part), 446 (Part), 447 (Part) and 449 RP (Part) in D.D. 122,
Hang Mei Tsuen, Ping Shan, Yuen Long**

1. The Proposed Use

- 1.1. This application is for the use of ‘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’ under planning permission no. A/YL-PS/663 for a period of 3 years.

2. Location

- 2.1. The application site (the site) is on Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S.A, 438 RP (Part), 446 (Part), 447 (Part) and 449 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long.

3. Background of Planning Application

- 3.1. The site is the subject of a previously approved planning application no. A/YL-PS/663 for the same use. As this planning approval will lapse on 29.7.2025, the applicant would like to renew the planning approval for a period of 3 years to continue the current approved use.

4. Site Area

- 4.1. The site area is about 13,336.2m². It remains the same as the previously approved scheme (A/YL-PS/663).

5. Town Planning Zoning

- 5.1. 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.
- 5.2. The planning intention of the zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board (TPB).
- 5.3. Under the provisions of the OZP, the applied use - ‘Public Vehicle Park (excluding container vehicle)’, falls within Column 2 use of the “V” zone.

6. Development Parameters

- 6.1. All development parameters of the proposed use remain the same as the previously approved scheme under planning application no. A/YL-PS/663.

Operation Hours

- 6.2. The operation hours are between 7:00 a.m. to 11:00 p.m. daily (including Sundays and Public Holidays).

Parking Space

- 6.3. The site provides 218 parking spaces for private cars, 5.5 tonnes goods vehicles, 24-seat coaches, 24 tonnes goods vehicles and coaches. Please see the following table and Layout Plan (Plan 3) for detailed parking arrangement.

Vehicle Types Parked on Site	Nos.
Private Car / 24-seat Coaches / 5.5 tonnes Goods Vehicles	88
24 tonnes Goods Vehicles / Coaches	130
Total	<u>218</u>

- 6.4. “Coach” has the same meaning as “bus” under Cap. 374 s2 of the Road Traffic Ordinance. Bus means a motor vehicle constructed or adapted for the carriage of more than 16 passengers and their personal effects.
- 6.5. No heavy goods vehicles over 24 tonnes or container tractors and trailers are allowed to be parked on-site.

Structures

- 6.6. There are 19 structures on site for site offices, storage for tools, meter room, open shed for private car parking uses.
- 6.7. The total floor area is about 323.88m². All the structures (except open shed) are converted-container structures. Please refer to the following table and Layout Plan (Plan 3) for details.

Appendix I

No.	Structure	Covered Area	Floor Area	Height (m)
1	1-storey container for meter room	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	15m^2	2.6m
2	2-storey container for Site Office (under structure 3)	$2.5\text{m} \times 6\text{m}$ (per storey) $= 15\text{m}^2$	$15\text{m}^2 \times 2$ storeys $= 30\text{m}^2$	5.2m
3	Open Shed	$(3.5\text{m} \times 7\text{m}) - (2.5\text{m} \times 6\text{m})$ $= 24.5\text{m}^2 - 15\text{m}^2$ $= 9.5\text{m}^2$	9.5m^2	5.5m
4	2-storey container storage for tools (under structure 5)	$2.5\text{m} \times 12\text{m} = 30\text{m}^2$	$30\text{m}^2 \times 2$ storeys $= 60\text{m}^2$	5.2m
5	Open Shed	$(3.5\text{m} \times 13.5\text{m}) - (2.5\text{m} \times 12\text{m})$ $= 47.25\text{m}^2 - 30\text{m}^2$ $= 17.25\text{m}^2$	17.25m^2	5.5m
6	1-storey container storage for tools (under structure 8)	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	15m^2	2.6m
7	1-storey container for ancillary site office (under structure 8)	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	15m^2	2.6m
8	Open Shed	$(3.5\text{m} \times 15\text{m}) - (2.5\text{m} \times 6\text{m}) \times 2$ $= 52.5\text{m}^2 - (15\text{m}^2 \times 2)$ $= 22.5\text{m}^2$	22.5m^2	3m
9	1-storey temporary structure for storage for tools	$2\text{m} \times 3.5\text{m} = 7\text{m}^2$	7m^2	2m
10	Tent (for private car parking)	$3\text{m} \times 4\text{m} = 12\text{m}^2$	12m^2	2m
11	Tent (for private car parking)	$3\text{m} \times 4\text{m} = 12\text{m}^2$	12m^2	2m
12	Tent (for private car parking)	$4\text{m} \times 3\text{m} = 12\text{m}^2$	12m^2	2m
13	Tent (for private car parking)	$4\text{m} \times 3\text{m} = 12\text{m}^2$	12m^2	2m
14	1-storey container for storage for tools (under structure 15)	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	15m^2	2.6m
15	Open Shed	$(3\text{m} \times 7\text{m}) - (2.5\text{m} \times 6\text{m})$ $= 21\text{m}^2 - 15\text{m}^2$ $= 6\text{m}^2$	6m^2	3.0m
16	1-storey container for storage for tools	$2.5\text{m} \times 6\text{m}$ $= 15\text{m}^2$	15m^2	2.6m
17	1-storey container for storage for tools	$2.0\text{m} \times 3.6\text{m}$ $= 7.2\text{m}^2$	7.2m^2	2.0m
18	1-storey container for site office	$2.5\text{m} \times 6\text{m} = 15\text{m}^2$	15m^2	2.6m
19	Open Shed	$7.5\text{m} \times 5\text{m} = 37.5\text{m}^2$ (Should be 26.43m^2 as it overlaps with structures 16, 17 and 18)	37.5m^2 (Should be 26.43m^2 as it overlaps with structures 16, 17 and 18)	5m
	Total	<u>278.88m^2</u>	<u>323.88m^2</u>	

7. Previously Approved Applications

Application No.	Applied Use	Date of Consideration	Decision
A/YL-PS/243	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	28.4.2006	Approved with conditions (3 Years)
A/YL-PS/266	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	9.3.2007	Approved with conditions (3 Years)
A/YL-PS/278	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Years	14.12.2009	Approved with conditions (1 Year)
A/YL-PS/294	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 1 Year	13.2.2009	Approved with conditions (1 Year)
A/YL-PS/317	Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Year	19.3.2010	Approved with conditions (1 Year)
A/YL-PS/340	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Lorries and Coaches under Application No. A/YL-PS/317 for a Period of 3 Year	18.3.2011	Approved with conditions (1 Year)
A/YL-PS/385	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	10.8.2012	Approved with conditions (1 Year)
A/YL-PS/437	Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Buses (Coaches) and 24 Tonnes Goods Vehicles for a Period of 3 Years	7.3.2014	Approved with conditions (1 Year)
A/YL-PS/472	Renewal of Planning Approval for Temporary Rural Communal Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Year	27.2.2015	Approved with conditions (1 Year)
A/YL-PS/515	Temporary Rural Communal Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles) for a Period of 3 Year	29.7.2016	Approved with conditions (3 Years)
A/YL-PS/590	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	19.7.2019	Approved with conditions (3 Years)

Application No.	Applied Use	Date of Consideration	Decision
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	Approved with conditions (3 Years)

- 7.1. The site is the subject of 12 previous applications for the same use as Public Vehicle Park (Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles).
- 7.2. The site is for the same use as the previous approval under application No. A/YL-PS/663 applied by the same applicant.
- 7.3. The applicant has complied with all approval condition in previously approved application No. A/YL-PS/663.
- 7.4. The development parameters of this submission remain the same as the previously approved scheme. There is no material change in terms of planning circumstances. Planning consideration for the proposed development should be granted.

8. Planning Gain

- 8.1. There is no other public vehicle parking facility in the area. The site is owned by local Tsos/Tongs who have no intention to develop Small House on the site. They intend to use the land for a communal vehicle park for the nearby villages, which provided spacious and orderly parking of private cars, coaches and goods vehicles to the neighbourhood. The car park can contain the unplanned sprawling of vehicle parking which generates traffic problems and environmental nuisances to the community.
- 8.2. The site provides car park for the coaches, accommodating Ping Shan Heritage Trail tourists. Using the site as a communal vehicle park for the coaches is therefore justified.

9. No Adverse Impact on the Environment

Landscape

- 9.1. The existing 100 trees within the site will be properly maintained. Please refer to the Tree Preservation and Landscape Plan (Plan 4) for details. 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.

Fire Service Installations

- 9.2. Annual inspection of the existing fire service installations has been conducted. Please refer to the Fire Service Installations Proposal (Plan 5) for details.

Drainage

- 9.3. The applicant had complied with the approval condition regarding the submission of record of the existing drainage facilities. Please refer to the Drainage Proposal (Plan 6) for details.

Fencing

- 9.4. The fencing is kept in good condition. The whole area will be fenced so that there will be no disturbance to the surrounding environment.

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