

### 3) Development Proposal

- 3.1 The Site occupies an area of 1,348 m<sup>2</sup> (about) (**Plan 1**). 1 structure is provided at the Site for site office and guardroom with total gross floor area (GFA) of 15 m<sup>2</sup> (**Plan 4**). The structure (site office and guardroom) is intended to provide indoor workspace for administrative staff and caretaker to support the daily operation of the Site. It is estimated that the site would accommodate 2 nos. of staff. Details of development parameters are shown at **Table 2** below:

**Table 2 – Major Development Parameters**

<b>Application Site Area</b>	1,348 m <sup>2</sup> (about)
<b>Covered Area</b>	15 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,333 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.01 (about)
<b>Site Coverage</b>	1% (about)
<b>Number of Structure(s)</b>	1
<b>Total GFA</b>	15 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	15 m <sup>2</sup> (about)
<b>Building Height</b>	2.8 m (about)
<b>No. of Storey</b>	1

- 3.2 The Site is proposed to be filled wholly with concrete (of not more than 0.2 m in depth) for site formation of structures, parking spaces and circulation area (**Plan 6**). Such land filling is considered necessary and that has been kept to minimal to meet the operational needs of the development. No further filling of land will be carried out during the planning approval period.
- 3.3 The Site is accessible from Tin Ha Road via a local access (**Plan 1**). The operation hours of the public vehicle park are 24-hour daily, including public holidays. A total of 28 parking spaces will be provided at the Site, details of parking space provisions are shown at **Table 3** below:

**Table 3 – Parking Provisions**

<b>Type of Space</b>	<b>No. of Spaces</b>
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	28

- 3.4 Only PCs are allowed to enter/exit the Site at any time during the planning approval period. Other vehicles, including light, medium, heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting for motor vehicles from the Site onto Tin Ha Road via the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Tin Ha Road via the local access (**Plan 5**).
- 3.5 Furthermore, no vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period. The trip generation and attraction rates are as shown at **Table 4** below. adverse traffic impact to the surrounding road network should not be anticipated.

**Table 4 – Estimated Trip Generation and Attraction**

Time Period	Trip Generation and Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	9	11
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	8	4	12
Traffic trip per hour (average)	5	5	10

- 3.6 The applicant will strictly follow the ‘*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*’ issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals, to mitigate any adverse impact arising from the

proposed development after the planning application approved by the Board.

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years’**.

**R-riches Planning Limited**

**April 2025**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis (Private Car)
<b>Plan 6</b>	Land Filling Plan