

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 78 RP and 80 (Part) in D.D. 124, San Sang Tsuen, Ha Tsuen, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years**' (proposed development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of some existing residential development (i.e. San Sang Tsuen, Galore Garden, Kau Lee Uk Tsuen, etc.), which demand for public parking spaces has always been high. Although public franchised buses and MTR bus services are provided at Tin Ha Road, surrounding locals still rely mostly on private cars for daily commuting due to the limited destinations of the services and their own travelling destinations to remote villages. Subsequently, illegal on-street parking is often observed at Tin Ha Road (especially on nearby lay-bys and bus stops on both ways), causes adverse traffic impact to nearby road network.
- 1.3 In view of the above, the applicant would like to operate the proposed use to alleviate the pressing demand for legal parking spaces in the area and bring convenience to the surrounding locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Village Type Development" ("V") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2 (**Plan 2**). According to the Notes of the OZP, '*public vehicle park (excluding container vehicle)*' is a column two use within the "V" zone, which requires planning permission from the Board.
- 2.2 The Site is surrounded mostly by residential development formed by groups of village houses, open storage sites, warehouses and shop and services (stores), the proposed development with a low-rise temporary structure is considered not incompatible with the surroundings. Furthermore, the proposed public vehicle park (excluding container vehicles) is intended to serve the needs of the residents and in support of the village developments, hence, it is considered in line with the planning intention of the "V" zone and would better utilise precious land resources in the New Territories.

3) Development Proposal

- 3.1 The Site occupies an area of 1,348 m² (about) (**Plan 1**). 1 structure is provided at the Site for site office and guardroom with total gross floor area (GFA) of 15 m² (**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

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

- 3.2 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

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

- 3.3 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.

- 3.4 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

- 3.5 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

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis (Private Car)