

### **Necessary Provisions to the Local Residences**

The nearest bus / public light bus stop for the residences of Tin Kwong Po is only available Castle Peak Road – Kwu Tung which is about in average more than 20 minutes walking distance away from different parts of Tin Kwong Po. Thus, there has been demand for use of private cars as a mode of transportation in Tin Kwong Po.

However, there is no any formal parking provision for Tin Kwong Po. Without such provision, the private cars can only be park illegally at road side of local road and access. They will cause danger by blocking access fire engines and ambulance access when they are in need. The proposed temporary private vehicle park is highly essential to address the basic proper parking needs of the local residences.

### **Local Demand and Support**

Under formal village boundary of Recognized Village by the Government, Tin Kwong Po is part of the Recognized Village known as Tsung Pak Long Village, a support letter from Tsung Pak Long Village Representative Mr. Kan Sau Cheung (簡壽祥) is herewith attached the application. He has also explaining the strong demand and no provision of private car parking facility concern in Tin Kwong Po. In addition, support signatures from Tin Kwong Po residences are attached showing support and voicing out for real private car parking demand.

### **No Adverse Impacts**

The proposed temporary use at the Application Site only involves open air parking for 13 nos. of private cars only. There will be no adverse impacts in terms of visual, noise, traffic, drainage nor fire, to be caused by the proposed use at the Application Site.

There will be limited trips of private cars generated by users of the Application Site which the pattern of traffic by the local users is usually one trip out to town in the morning and one trip back from the town in the evening / at night. These trips are expected to be generated within 7 a.m. to 11 p.m. daily only.

Likewise, as the Application Site is only a temporary open air vehicle park for private cars for local residents only, there is no any shroff nor any structure proposed. Thus, there is no flammable source in the Application Site and it is suggested that no particular firefighting and fire service installations are necessary.

### **Proposed Filling of Land**

The Application Site is currently covered by asphalt and gravel. This existing site condition has been established for long time. The Applicant intends to maintain the current site condition as it supports the operation of the proposed car park. It would be more favourable to suppress dusts that may be produced in vehicles manoeuvring compared to uncovered muddy bare land. Thus, the Applicant is willing to apply for associated filling of land with the aim to regularize the existing site condition only.

**Similar Planning Approvals**

The Application Site is situated in "Agriculture" zoning. However, the applied use is a temporary use in natural which will not jeopardize the planning intention of the zoning. In fact, I will provide immediate planning gain to the local community by providing the desired parking facilities in strong demand.

There are similar planning approvals with similar temporary uses in "Agriculture" zoning in North and East Yuen Long districts. Recent similar planning approvals are summarized below for reference:

<b>Application No.</b>	<b>Applied Use</b>	<b>Zoning</b>	<b>Approval Date</b>
A/YL-PH/1028	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land	Agriculture	4/10/2024
A/YL-KTN/1025	Proposed Temporary Private Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land	Agriculture	2/8/2024
A/YL-KTN/915	Renewal of Planning Approval for Temporary Private Vehicle Park for Light Goods Vehicles for a Period of 3 Years	Agriculture	23/6/2023
A/YL-KTN/888	Renewal of Planning Approval for Temporary Private Vehicle Park for Light Goods Vehicles for a Period of 3 Years	Agriculture	17/3/2023

**Conclusion**

In view of the development is only temporary in nature, addressing the solid needs of the local residents in the locality and would not incur any adverse impacts. We seek the Town Planning Board's approval of the application for a period of 3 years.