

Justification

Lots 495 S.A ss6, 495 S.A ss5, 495 S.A ss4, 495 S.A ss3 RP, 495 S.A ss3 S.A &
495 S.A ss2 RP “The subject site” in D.D. 92

1. The residential areas at Kam Tsin Village near to the Kam Tsin Road had developed to about one hundred to two hundred low-rising village type /small house type houses. The uprising invitation of households for the past twenty years brought in shortage of car parking problems based on two major historical facts:-
Firstly, for small house development, there is no requirement for any private car-park facilities;
Secondly, the need to provide residential carparks is not the authorities' responsibility. In view of above, there is an urgent need and viable provision for the local residents/villagers to provide their own carparks;
2. The applicant, Mr. Hau Lo Fat (侯路發) is an indigenous villager of Kam Tsin, wishes to apply for a temporary 3-years vehicle car-parking spaces under section 16 of the Town Planning Ordinance;
3. The application site is entirely within the “VE” of Kam Tsin, 100% of “The subject site” falls within V Zone of Kwu Tung South Outline Zoning Plan S/NE-KTS/22;
4. The size of the car-parking spaces will only suitable for private vehicles. In view of the car-parking spaces were being used by local residents/villagers, they knew each other and they will keep watch for and help each other and there is already security guards overseeing the whole village, thus guard-room will not be required.
5. Besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed application site.
6. The Ingress & Egress of the proposed temporary car-parking spaces are on the southern side of “The subject site” as marked “IN” & “OUT” on the plan (Appendix B) adjoining to the existing access local track, it would NOT cause any adverse traffic impact in the vicinity
7. The vehicle access entrance and exit will be 8.00 m wide;

8. More than 5.5 meter wide vehicular passage is proposed for the private carpark, ingress and egress points were provided, please see item 6 (Appendix B).
For maneuvering purposes, turning area is provided inside the carparking spaces;
9. There will be only 14 car-parking spaces with designated vehicle for each parking space. No vehicles from outsider would be allowed entering into the car-park. As a result, no queuing of vehicles would be anticipated outside "The subject site";
10. In case of Fire Emergency, there is a Fire Hydrant for drawing out water from the watermain which is at the Eastern side of Kam Tsin Road or 120m from " The subject site" (Appendix H refers). Fire Extinguisher will be installed at a suitable position for convenient handling if needed;
11. "Right of way " has been obtained from owner/owners of Lot 495 RP and 493 RP in D.D. 92 for the access between "The subject site" and Kam Tsin Road (Appendix G).
12. The proposed car-parking spaces will not affect any adjoining slope, drainage and water supply nor tree felling is required. It would not cause any adverse impact on the environment;