

## **7. Justifications**

The Applicant applies for a "Temporary Private Car Park (Private Cars Only) for a Period of 3 Years".

### **Location and Environment**

The Application Site is located in the local settlement area known as She Shan Tsuen in Lam Tsuen, Tai Po. It is accessible via a local access which connects to She Shan Road and leads to Lam Kam Road. The neighbouring sites to the northwestern and southeastern sides of the Application Site are temporary private car parks. There is only very limited formal parking facility available in She Shan Tsuen.

### **Proposed Operation and Layout**

The Application Site area is 473 sq.m.(about) which would provide 14 nos. of parking spaces for private cars. The proposed private car park would be open 24 hours daily (including public holidays). However, it is expected that traffic in/out the private car park would be mostly between 7 a.m. to 11 p.m. daily only.

The car park is accessible by vehicles via the ingress/egress at the southwestern corner of the Application Site and users can approach car park from different sides of the Application Site on foot from the village. The Application Site is proposed as a private car park for the residents of She Shan Tsuen only.

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

There are no public transportations such as buses and public light buses available to She Shan Tsuen and the proximity. The nearest bus / public light bus stop is only available at Lam Kam Road which is about 30 minutes walking distance away from She Shan Tsuen. Thus, private car is a major mode of transportation for the local residents. However, there is only a very limited formal parking facility available in She Shan Tsuen. Thus, the proposed private car park aims to address the basic proper parking needs of the local residences.

### **No Adverse Impacts**

The proposed use at the Application Site only involves open air parking for 14 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.

### **No Adverse Impacts (Cont'd)**

The current and upcoming use of the neighbouring sites are same as the Application Site as private car parks as well, they are sites covered by 2 recent planning approvals A/NE-LT/778 and A/NE-LT/779. 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 mostly generated within 7 a.m. to 11 p.m. daily only.

The Application Site is not hard paved, it is mainly an open ground and partly covered by asphalt. There is no plan from the Applicant to change the existing status of the Application Site which may impact the surface water run off (such as erection of hoarding). Surface rain water in the Application Site has been absorbed by soaking away from the ground naturally. According to the Applicant, there is no water flooding issues around the Application Site in the past.

Likewise, as the Application Site is only an open air car 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.

### **Preventive and Mitigation Measures regarding Water Gathering Ground**

Having aware of the Application Site is situated at the Water Gathering Ground, the Applicant will enforce the following preventive and mitigation measures on site:

- No foul water and solid will be produced or disposed on the Application Site as no any structures / facilities such as toilets or car wash will be proposed;
- No use and storage of fertilizers, detergents, pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil will be allowed in the Application Site;
- As the Application Site only allows parking of private cars, oil leakage and spillage from oil tanker will be unlikely to happen. However, in case of accidental occurrence of the situation, oil and grease decontamination kit such as absorbent pads will be deployed to decontaminate any possible oil leak;
- The private cars parked inside the will be arranged to be as far away as possible to the water courses and display Signage to prevent pollution. Wooden/metal fencing will be installed near the stream to prevent wind-blown litters;

The Applicant will deploy routine inspections to ensure enforcement of the above policies, if there would be any faulty operation, wastes or incidents found, users will be warned and issues will be taken care of at once.

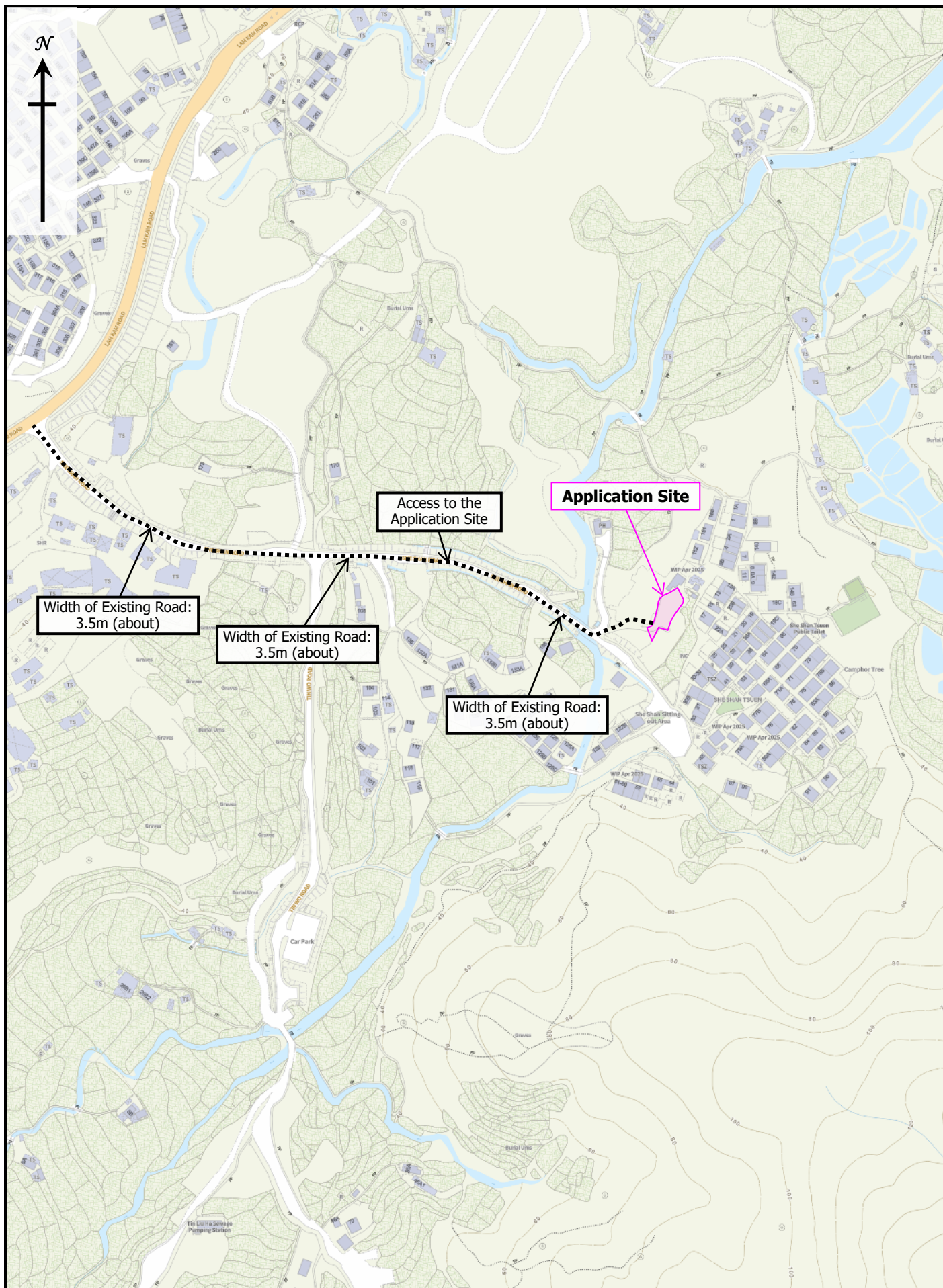
### **Similar Planning Approvals**

There are numerous similar planning approvals of similar temporary use in the same Lam Tsuen Outline Zoning Plan. Recent approvals with application site in or mostly situated in "Village Type Development" zoning are summarized for reference:

<b>Application No.</b>	<b>Applied Use</b>	<b>Zoning</b>	<b>Approval Date</b>
A/NE-LT/779	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	Village Type Development	2/5/2025
A/NE-LT/778	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	Village Type Development	2/5/2025
A/NE-LT/773	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	Village Type Development	10/1/2025
A/NE-LT/766	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	Village Type Development & Agriculture	16/8/2024
A/NE-LT/730	Renewal of Planning Approval for Temporary Private Car Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	Village Type Development	26/8/2022
A/NE-LT/714	Renewal of Planning Approval for Temporary Private Car Park (Private Cars only) for a Period of 3 Years until 8.3.2025	Village Type Development	4/3/2022

### **Conclusion**

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



## LOCATION PLAN

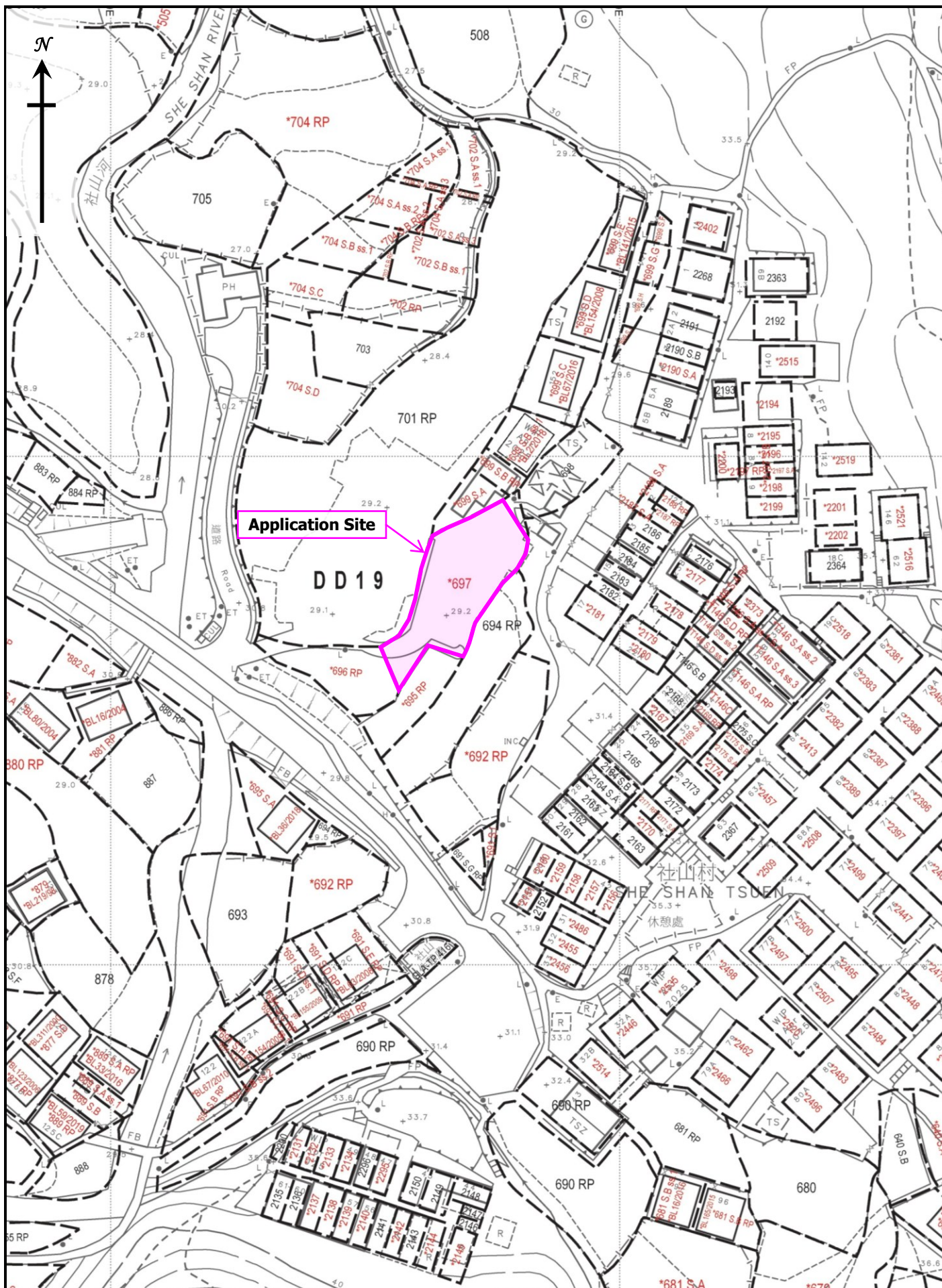
**Figure 1**

Not to Scale



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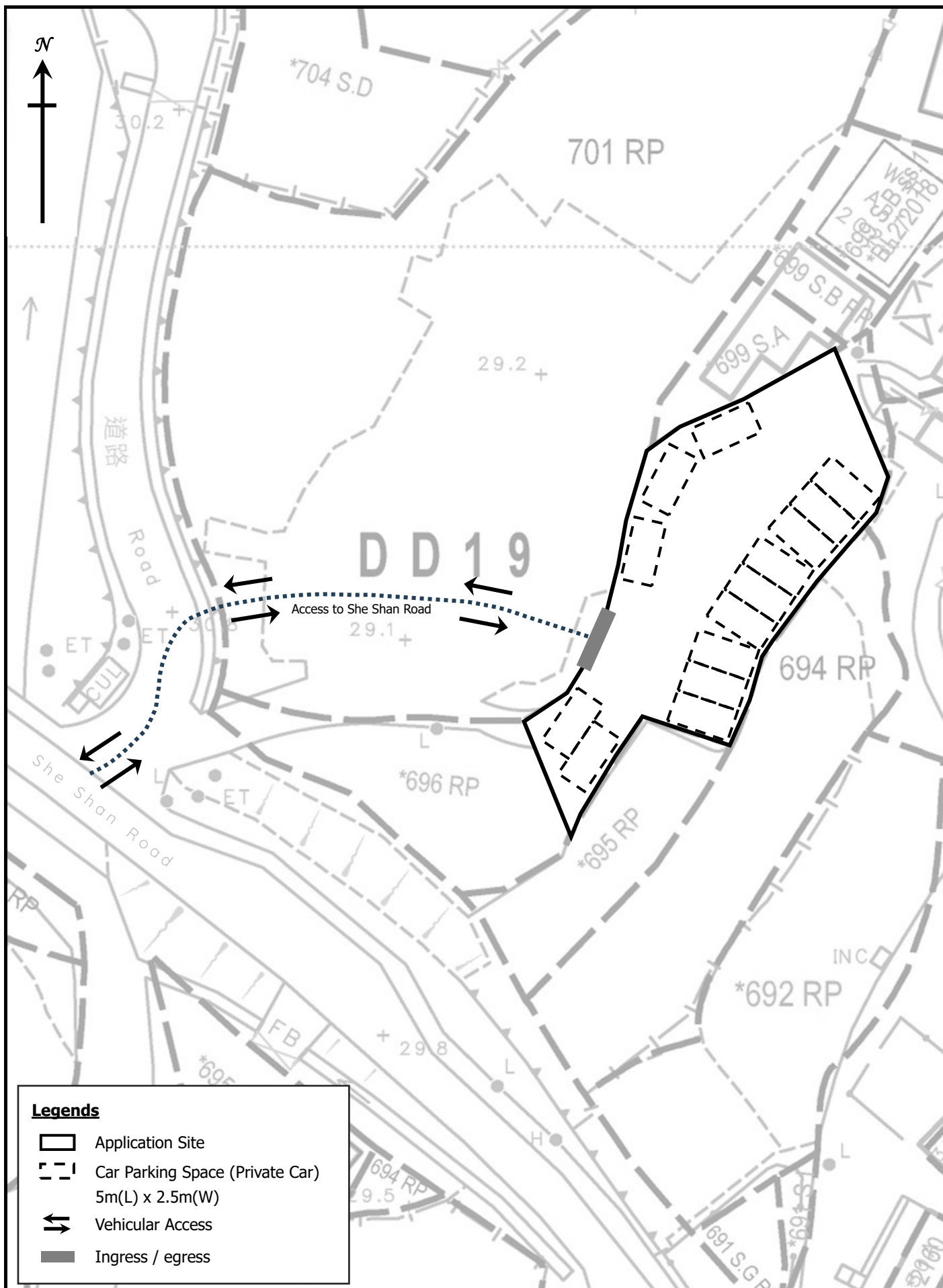
# LOT INDEX PLAN

Figure 2

1 : 1000



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## LAYOUT PLAN

**Figure 3**

1 : 400



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