

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories (the Site)* for '**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 the San Uk Tsuen and Kan Lung Tsuen, which demand for parking has always been very high. Although public transportation is available at Sha Tau Kok Road (Lung Yeuk Tau), locals still rely mostly on private car for daily commuting due to the limited destinations and infrequency of public transportation. In view of the growing population in the area, the applicant would like to continue to operate the applied use to alleviate the pressing demand for parking spaces.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 (**Plan 2**). According to the Notes of the OZP, '*public vehicle park (excluding container vehicle)*' is a column two use within the "V" zone, therefore requires planning permission from the Board.
- 2.2 Since the Site is surrounded by residential use and vacant land, the proposed development with two 1-storey structures is small in scale and is considered not incompatible with the surrounding area. The applicant is the sole land owner of the Site and they currently have no known program to develop the Site for long-term use, therefore, approval of the current application on a temporary basis of 5 years would better utilize deserted land. As the proposed development is intended to support the daily lives of nearby locals, it is considered in line with the long-term planning intention of the "V" zone.
- 2.3 Furthermore, the Site is the subject of several previous S.16 planning applications for the same use, which the latest application (No. A/NE-LYT/755) was approved on a temporary basis of 5 years by the Board in 2022. When compared with the previous application (No. A/NE-LYT/755), there is increase in the number of parking spaces to alleviate the demand for the applied use, while the total gross floor area (GFA) is reduced to reflect the existing condition

of the Site. In support of the application, the applicant has submitted the accepted drainage proposal of the previous application (No. A/NE-LYT/755) and fire service installations (FSIs) proposal to mitigate potential nuisance to the surrounding areas (**Appendices I and II**).

3) Development Proposal

- 3.1 The area of the Site is 4,110 m² (about) (**Plan 4**). Two 1-storey structures are proposed at the Site for guardroom and site office with total GFA of 20 m² (**Plan 4**). The site office and guardroom are intended to provide indoor workspace for 2 staff to support the daily operation of the Site. The operation hours of the Site are 24-hour daily, including public holiday. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	4,110 m ² (about)
Covered Area	20 m ² (about)
Uncovered Area	4,090 m ² (about)
Plot Ratio	
	0.005 (about)
Site Coverage	
	0.5% (about)
Number of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	20 m ² (about)
Building Height	
	2.5 m – 2.8 m (about)
No. of Storey	
	1

- 3.3 The Site is accessible from Sha Tau Kok Road (Lung Yeuk Tau) via Lung Ma Road and a local access (**Plan 1**). A total of 73 parking spaces are provided at the Site, details of parking spaces are shown at **Table 2** below:

Table 2 – Parking Provisions

Type of Space	No. of Space
Private Car Parking Space - 2.5 m (W) x 5 m (L)	55
Light Goods Vehicle Parking Space - 3.5 m (W) x 7 m (L)	17

- 3.4 Sufficient space is provided for vehicle to smoothly manouvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 6**). A notice will be posted at a prominent location of the Site to indicated that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exist the Site at all times during the planning approval period.
- 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. As the Site was the subject of several S.16 planning application for the same use, the trip generation and attraction of the proposed development are based on the actual operation of the proposed development (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:30 – 08:30)	2	8	0	6	16
Trips at <u>PM peak</u> per hour (17:30 – 18:30)	6	7	6	1	20
Traffic trip per hour (average)	4	4	2	2	12

- 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 minimize adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. submission of the accepted drainage proposal of the previous application and FSIs proposal to mitigate any adverse impact arising from the proposed development after planning approval have been obtained from the Board (**Appendices I and II**).

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

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February 2024

APPENDICES

- Appendix I** Accepted drainage proposal of the previous application No. A/NE-LYT/710
and 755
- Appendix II** Fire Service Installations Proposal

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** Direction of Vehicle
- Plan 6** Swept Path Analysis – Light Goods Vehicle
- Plan 7** Swept Path Analysis – Private Car