

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2435 (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories* (the Site) for '**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of existing residential developments (i.e. Queen's Hill Estate, Shan Lai Court, Ma Liu Shui Shan Tsuen, Graceful Garden, etc.), which demand for public parking spaces has always been high. Although public franchised buses and minibus services are provided at Lung Ma 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 along different sections of Lung Ma Road and Lung Chun Road, causing adverse traffic impact to nearby road networks.
- 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 areas zoned as "Agriculture" ("AGR") and "Residential (Group C)" ("R(C)") 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 neither a column one nor column two use within the "AGR" zone; meanwhile, such use is a column two use within the "R(C)" zone. Thus, planning permission is required from the Board.
- 2.2 The Site is surrounded by residential developments formed by groups of village houses, public housing estate (i.e. Queen's Hill Estate) and housing under Home Ownership Scheme (i.e. Shan Lai Court), as well as scattered open storage sites, warehouses, shop and services, etc.. The proposed development with no structure proposed within is considered not incompatible with the surroundings.

- 2.3 Although the Site falls within "AGR" and "R(C)" zones, there is no current development programme at the Site. Hence, approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intentions of the "AGR" and "R(C)" zones and would better utilise precious land resources in the New Territories.
- 2.4 A portion of the Site is the subject of a previous S.16 planning application (No. A/NE-LYT/820) for 'public vehicle park' use (i.e. submitted by the same applicant with the same use as the current application), which was approved by the Board in 2024. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the previous application (No. A/NE-LYT/820), a larger site area and a different layout are adopted by the applicant which includes additional site area and parking spaces with no structure included within the site. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/NE-LYT/820		Date of Compliance
(c)	The submission of a drainage proposal	Not complied with
(d)	The provision of drainage facilities	Not complied with
(f)	The submission of a fire service installations (FSIs) proposal	18.03.2024
(g)	The implementation of the FSIs proposal	Not complied with
(h)	The submission of a run-in/out proposal	18.03.2024
(i)	The implementation of the run-in/out proposal	11.04.2024

- 2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage, fire safety and traffic aspects. All traffic related conditions have been complied with; whilst regarding drainage and fire service related conditions, the applicant submitted a drainage proposal for compliance with condition (c) on 06.09.2024 and was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 09.10.2024; a FSIs proposal was also submitted by the applicant for compliance with condition (f) on 23.02.2024 and was considered acceptable by the Director of Fire Services (D of FS) on 18.03.2024.

- 2.6 In support of the application, the applicant has submitted the previously accepted run-in/out proposal and the accepted photographic records of implementation of the run-in/out proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to II**).

3) Development Proposal

- 3.1 The Site occupies an area of 14,446 m² (about) (**Plan 1**). No structure will be provided within the Site (**Plan 4**). Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	14,446 m ² (about)
Covered Area	Not applicable
Uncovered Area	14,446 m ² (about)

- 3.2 A portion of the Site (about 9,151m²) had been filled with asphalt and gravel (not more than 0.1 m in depth) for circulation purpose (**Plan 6**). The applicant proposes to further fill up another portion of the Site with concrete (not more than 0.1 m in depth) also for circulation purpose. The total filled area would be 13,784 m². Such land filling is considered necessary and that has been kept to minimal to meet the operational needs of the development. No further filling of land will be carried out by the applicant during the planning approval period.
- 3.3 The Site is accessible from Sha Tau Kok Road (Lung Yeuk Tau) via Lung Ma Road and a local access (**Plan 1**). The operation hours of the public vehicle park is 24-hours daily, including public holidays. A total of 275 parking spaces will be provided at the Site, details of parking 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)	205
Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)	58
Minibus (MB) Parking Space - 3 m (W) x 8 m (L)	12

- 3.3 Only PCs, LGVs and MBs are allowed to enter/exit the Site at any time during the planning approval period. Other vehicles, including medium and heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. The direction of traffic within the Site is enclosed at **Plan 5**, which shows there will be no contravention of traffic flows within the Site. The applicant will ensure no queuing and/or waiting for motor vehicles from the Site onto Lung Ma Road via the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Lung Ma 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		LGV		MB		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	5	45	5	50	0	10	115
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	35	15	65	10	15	5	145
Traffic trip per hour (average)	10	10	10	10	5	5	50

- 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 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 has been provided by the applicant, i.e. submission of the

previously accepted run-in/out proposal and the accepted photographic records of implementation of the run-in/out proposal to mitigate any adverse impact arising from the proposed development. The applicant will also submit and implement drainage and FSIs proposals to mitigate any adverse impacts after the planning application has been 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) and Associated Filling of Land for a Period of 3 Years'**.

R-riches Planning Limited

May 2025