2.4 Similar applications for '*public vehicle park*' were approved by the Board within the same "AGR" zone on the OZP, of which the latest approved application (No. A/NE-LYT/866) was approved by the Board in 2025. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent within the "AGR" zone.

3) Development Proposal

3.1 The Site occupies an area of 1,587 m^2 (about) (**Plan 1**). No structure is proposed at the Site (**Plan 4**). Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	1,587 m^2 (about)
Covered Area	Not applicable
Uncovered Area	1,587 m^2 (about)

3.2 Part of Site has already been covered with hard-paving (1,004 m^2, 63 % (about)); the remaining area is soiled (583 m^2, 37 % (about)). This application serves to regularise the existing hard-paving of concrete, where the existing level is +10.5 mPD (about). For soiled area, the applicant proposed to partly fill with concrete and gravel of not more than 0.2 m to a proposed level of +10.5 mPD (about) to tally with the existing hard-paved area (**Plan 5**). The filling of land is to facilitate a flat surface for vehicle parking and circulation area uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the proposed development. Portions of the Site (22 m^2 (about); 1.4% of the Site) will remain unpaved to facilitate the plating of new trees.

3.3 The Site is accessible from Sha Tau Kok Road - Lung Yeuk Tau via a local access (**Plan 1**). The operation hours of the development is 24-hour daily, including Sundays and public holidays. A total of 18 parking spaces will be provided at the Site, details of parking provisions are shown at **Table 2** below:

Table 2 - Parking Provisions

Type of Space	**No. of Space**
Private Car (PC) Parking Space - *2.5 m (W) x 5 m (L)*	9
Light Goods Vehicle (LGV) Parking Space - *3.5 m (W) x 7 m (L)*	9