

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1475 S.B RP (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**' (the proposed development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of some existing residential and village settlements (e.g. Chung Yuen, Ma Liu Shui San Tsuen, Queen's Hill Estate etc.), which demand for public parking spaces has always been very high. Although public franchised buses and minibus services are provided at Sha Tau Kok Road - Lung Yeuk Tau, some of the surrounding locals and villagers still rely on private cars for commuting due to overcrowded public transport, limited destinations and infrequency of public transport services, as well as their own travelling destinations to remote villages.
- 1.3 In view of the above, the applicant would like to continue to operate the proposed development to alleviate the pressing demand for legal parking spaces in the area and bring convenience to surrounding locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") 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 a column two use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The Site is surrounded in rural character with an intermix of temporary structures for workshops, warehouses, and residential structures, the proposed development with no structure provided is considered not incompatible with the surroundings. Furthermore, as there are no active agricultural activities within the Site, the development would not frustrate the long-term planning intention of the "AGR" zone and would better utilise precious land resources in the New Territories.

- 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 m² (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 m², 63 % (about)); the remaining area is soiled (583 m², 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 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.
- 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

- 3.4 Only PCs and LGVs 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 applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Sha Tau Kok Road - Lung Yeuk Tau via the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Sha Tau Kok Road - Lung Yeuk Tau via the local access.
- 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. The trip generation and attraction rates are 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)	1	3	0	3	7
Trips at <u>PM peak</u> per hour (17:30 - 18:30)	4	1	3	1	9
Traffic trip per hour (average)	1	1	1	1	4

- 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 the 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 will be provided by the applicant, i.e. *submission of drainage and fire service installations proposals*, to mitigate any adverse impact arising from the

proposed development after the planning application 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

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LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Land Filling Plan
Plan 6	Swept Path Analysis