

7. Justifications

The Applicant applies for a temporary use for private car park (private cars and light good vehicles only) for a period of 3 years.

Location and Environment

The Application Site is located in the local settlement area known as Che Ha in Shap Sz Heung. It is accessible via a local road to and from Sai Sha Road. Che Ha is a geographically self-enclosed village. The surroundings of the Application Site are mainly village type houses.

Proposed Operation and Layout

The private car park would only serve the adjacent local residents of Che Ha mainly for their daily car parking needs. The Application Site area is 897 sq.m.(about) which would provide 11 nos. of parking spaces for private car and and 5 nos. of parking spaces for light goods vehicles. It is expected that traffic in/out the private car park would be almost between 7 a.m. to 11 p.m. daily. The car park is accessible by vehicles via the ingress/egress at the western side of the Application Site and users can approach car park on foot from the locality. The proposed private car park would be open 24 hours daily (including public holidays). However, it is expected that traffic in/out the private vehicles park would be mostly between 7 a.m. to 11 p.m. daily only.

Necessary Provisions to the Local Residences

Che Ha is a village locality with a considerable population. Except limited routes buses and public light buses along Sai Sha Road near Che Ha, private cars are the main means of transportation of the local residents. However, with the limited supply of land and relatively dense alignment of village houses in Che Ha, there is nearly no proper parking area is available in the local vicinity. Thus, the private car park would address the basic proper parking needs of the local residences.

No Adverse Impacts

The Applicant will provide fire service and drainage proposals and implementations to comply with all conditions that will be given by the planning approval. Thus, he will ensure the Application Site poses no adverse impact to the surrounding environment.

Similar Planning Approvals

There are similar planning approvals of the same temporary use within the "Village Type Development" in Shap Sze Heung. All are temporary private car parks serving the need of local residents.

Application No.	Applied Use	Approval Date
A/NE-SSH/163	Temporary Private Car Park (Private Cars Only) for a Period of 3 Years	2/5/2025
A/NE-SSH/160	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	10/1/2025
A/NE-SSH/156	Temporary Private Car Park (Private Cars Only) for a Period of 3 Years	4/10/2024
A/NE-SSH/155	Temporary Private Car Park (Private Cars Only) for a Period of 3 Years	4/10/2024
A/NE-SSH/159	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	16/8/2024
A/NE-SSH/154	Temporary Private Car Park (Private Cars Only) for a Period of 3 Years	15/3/2024
A/NE-SSH/153	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	15/3/2024

Conclusion

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