

7. Justifications

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

Location and Environment

The Application Site is located in the local settlement area known as Tseng Tau in Shap Sz Heung. It is accessible via a local road which connects to Hoi Ying Road and leads to Sai Sha Road. Tseng Tau 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 Tseng Tau mainly for their daily car parking needs.

The Application Site area is about 270 sq.m. and currently vacant. It is an abandoned land with some wild grass. Once the application may be approved, wild grass clearance will be conducted to allow car park operation at Application Site but there will not be any tree felling activities. There is also no intended site formation works to be conducted at the Application Site.

The proposed temporary private car park will provide 5 nos. of parking spaces for private car only and 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. The car park is accessible by vehicles via the ingress/egress at the southeastern side of the Application Site and users can approach car park on foot from the locality.

There will be no vehicle without valid license issued under the Road Traffic (Registration and Licensing of Vehicle) Regulations (Cap. 374E) will be allowed to park at the Application Site. There will also be no vehicle inspection, maintenance / workshop activities, repairing or washing activities will be allowed in the Application Site

Necessary Provisions to the Local Residences

Except limited routes of buses along Hoi Ying Road near Tseung Tau and one route of public light bus arriving at the entrance of the village, 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 Tseng Tau, 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/167	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	24/7/2026
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.