

**Justifications**

**(Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and 447 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories.)**

**1) The Applied Use (same as previous application)**

The applied use is renewal planning approval for ‘Temporary Public Vehicle Park (Coaches and Private Cars Only)’ for a Period of 3 years.

**2) Location (same as previous application)**

The application site is on Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and 447 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories.

**3) Site Area (same as previous application)**

The site area is about 2,150m<sup>2</sup>, of which 334m<sup>2</sup> is Government Land.

**4) Town Planning Zoning**

The site is zoned “Agriculture” (“AGR”) on the approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2.

The planning intention of the “AGR” zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

The applied use (temporary public vehicle park) is neither a column 1 nor column 2 use in the “AGR” zone. However, temporary uses not exceeding three years may be permitted on application to Town Planning Board (TPB).

**5) Details of Proposed Development (same as previous application)**

**(a) Operation hours**

The operation hours will be from 7:00 am to 11:00 pm every day, including Sundays and public holidays. The operation hours remain the same as the previous approved application no. A/NE-STK/21.

(b) Mode of operation

Only private cars and coaches will be parked at the site. No light goods vehicles, medium goods vehicles and heavy goods vehicles, as defined by the Road Traffic (Construction and Maintenance of Vehicles) Regulations (Cap. 374 A), will be parked at the site. Container tractors and trailers are not allowed to park at the site.

(c) Development Parameters

14 parking spaces for private cars (5m (L) x 2.5m (W) each) and 9 parking spaces for coaches (12m (L) x 3.5m (W) each) will be provided at the site. Hence, a total of 23 parking spaces will be provided. Please refer to Layout Plan (Plan 3) for the location of the parking spaces.

(d) Provision of Access

Two 7.3m vehicular accesses will be provided at the south-western and south-eastern part of the site. Vehicles will enter the site via the vehicular access at the south-eastern part of the site and leave via the vehicular access at the south-western part of the site by one-way traffic. Two accesses to other sites are provided at the northern part of the site to maintain the existing vehicular accesses to other sites. Please refer to Layout Plan (Plan 3) for the location of access points.

**6) Previously Approved Applications**

The site is the subject of a previously approved application no A/NE-STK/21 approved by Rural and New Town Planning Committee (RNTPC) of TPB on 11.6.2021.

Given the previously approved application at the site, approval of the current application is in line with previous decisions of RNTPC of TPB.

**7) Similar Applications within the “AGR” Zone**

There is no similar application for ‘temporary public vehicle park’ within the same “AGR” zone.

**8) Compatible with the Surrounding Characteristics**

The site is situated in the midst of rural landscape. The ‘temporary public vehicle park’ use under the current application is compatible with the surrounding area.

**9) Compliance of Approval Conditions**

In the previous application A/NE-STK/21, the applicant complied with all the approval conditions.

**10) No Adverse Impacts to Surrounding Environment (same as previous application)**

(a) Visual

No structure is proposed within the site. Only coaches and private cars will be parked at the site. It is compatible with the surrounding environment. No significant adverse visual impact is anticipated.

(b) Landscape

A tree preservation and landscape proposal (Plan 4) was prepared for the current application. The proposal was approved by the Planning Department. Under the current proposal, a total of 26 existing trees have been planted along the site boundary. The total number of trees remains the same as the approved landscape proposal under the previous application A/NE-STK/21.

All the trees will be properly maintained. 1m x 1m planting spaces and tree guards have been erected to prevent the trees from damage by vehicles. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail removal of climbers and dead trees.

(c) Drainage

The drainage proposal remains the same as the approved drainage proposal under previous application no. A/NE-STK/21. The existing 225mm and 300mm U-channels will be maintained in good conditions during the approval period. Please refer to the drainage proposal (Plan 5) for details.

(d) Traffic

The site is accessible via a local track connecting to Sha Tau Kok Road – Shek Cheung Au (Plan 1). 14 parking spaces for private cars (5m (L) x 2.5m (W)) and 9 parking spaces for coaches (12m (L) x 3.5m (W)) will be provided at the site. Please refer to the Layout Plan (Plan 3) for the location of parking spaces.

Given the limited number of parking spaces provided at the site, no significant adverse impact on the local road networks is anticipated.

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