

Attachment 5

Replacement Pages of Planning Statement



Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This Application is submitted to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”) for a proposed temporary Public Vehicle Park (Excluding Container Vehicle), Shop and Service (convenience store) and Ancillary Office for a period of 3 years (“**the Proposed Development**”) at Lot Nos. 377, 380 S.A, 380 S.B, 380 S.C and 380 RP in D.D. 78, and 61 S.B RP (Part), 62 and 65 S.B RP (Part) in D.D. 80 in Heung Yuen Wai, New Territories (“**the Application Site**”).

The Application Site falls within an area of “Recreation” (“**REC**”) zone and “Village Type Development” (“**V**”) zone on the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 (“**the OZP**”). Upon completion of the Proposed Development, it comprises 50 parking spaces for private cars (at least 2.5m x 5m each), as well as two two- storey structures for convenience store and ancillary office uses. The proposed building height of 6 m and the total floor area is about 384 sq.m. There will be two various loading and unloading bays for Light Goods Vehicle (LGV) (at least 3.5m x 7m each) to support the Proposed Development.

The Application echoes government’s direction to provide more parking spaces to serve the Heung Yuen Wai Boundary Control Point, which aims to accommodate the high demand of the local villagers and the cross-boundary travellers for car parking spaces. It is situated at a convenient location that is within 5 minutes walking distance from the Boundary Control Point.

The Proposed Development does not hinder the long-term planning intention of “REC” and “V” zone. Similar applications in the “REC” and “V” zone in the Ta Kwu Ling North area have also been approved and considered. The Proposed Development will not cause adverse traffic, visual, landscape, drainage and environmental impacts.

In view of the above justifications, we would sincerely seek for favourable consideration of the Board to approve this Application.



內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第16條，就新界香園圍丈量約份第78約地段第377號、第380號A分段、第380號B分段、第380號C分段及第380號餘段及丈量約份第80約地段第61號B分段餘段（部分）、第62號，以及第65號B分段餘段（部分）（下稱「**申請地點**」）的用地，向城市規劃委員會（下稱「**城規會**」）申請作擬議臨時公眾停車場（貨櫃車除外）及臨時商店及服務行業（便利店）連附屬辦公室用途，為期3年（下稱「**擬議發展**」）。

申請地點現時於《打鼓嶺北分區計劃大綱圖編號 S/NE-TKLN/2》（下稱「**大綱圖**」）劃作「康樂」和「鄉村式發展」地帶。擬議發展包括50個私家車專用停車位（每個最少2.5米 x 5米），以及兩個兩層高的構築物作為臨時商店及服務行業和附屬辦公室用途。擬議構築物的高度約6米，總樓面面積約為384平方米。擬議發展將會有兩個輕型貨車的上落客貨車位（每個最少3.5米 x 7米）。

申請響應政府提供更多泊車位服務香園圍口岸的方向，旨在滿足當地村民和過境旅客對泊車位的殷切需求。申請地點坐落在一個方便的位置，從蓮塘/香園圍口岸步行5分鐘即可到達。

擬議發展不會妨礙打鼓嶺北「康樂」和「鄉村式發展」地帶的長遠規劃意向。而且於打鼓嶺北的「康樂」和「鄉村式發展」地帶亦已有不少相關申請曾被批准。擬議發展不會對交通、視覺、景觀、排水和環境造成不利影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。



2.9 Temporary Public Vehicle Park for Private Cars, Shop and Services and Ancillary Office

2.9.1 The current Application Site covers an area of about 4,628 sq.m. The Proposed Development will provide a total of 50 parking spaces for private cars (at least 2.5m x 5m each) within the Application Site.

2.9.2 Following the previously approved applications No. A/NE-TKLN/57 and 58, there will be two two-storey structures as temporary shop and services (convenience store) and ancillary office, each situated at the north-western portion and north-eastern portion of the Application Site. Together, with a total floor area of 384 sq.m. and a height of about 6 meters. There will be two loading & unloading bays at the north-western portion and north-eastern portion of the Application Site to serve the commercial use.

Parameters	Proposed Development
Site Area	About 4,628 sq.m.
No. of Structure	2
Covered Area	About 192 sq.m.
Maximum Height of Structure	About 6 metres, two-storey
Maximum Total Site Coverage	About 4.1%
Maximum Plot Ratio	About 0.083
No. of Parking Spaces for Private Cars	50
Loading/ Unloading Space for LGV	2

2.9.3 Following the previously approved applications, a setback of 6 m from the road kerb side of Lin Ma Hang Road has been reserved for the future widening works of the eastern section of Lin Ma Hang Road. **These areas shall not form part of the application site**, hence no interfacing issue is anticipated from this Development.

2.9.4 The indicative layout plan of the Development is shown in **Annex 1**.

2.10 Operation Arrangement

2.10.1 The car park will operate 24 hours a day. Daily, weekly and monthly rental basis will be allowed for local residents and visitors. A longer operation hour and a varied charging scheme will provide greater flexibility to the cross- boundary travellers, so as to relieve the pressure from the existing Heung Yuen Wai Car Park.

2.10.2 According to Chapter 8 of the Hong Kong Planning Standards and Guidelines, the dimension of parking spaces and loading/ unloading bays are set. All the proposed parking spaces and loading/ unloading bays comply with the relevant standards.

Types of Parking Space and Loading/Unloading Bay	Length (m)	Width (m)
Private Cars, Van-type Light Goods Vehicles and Taxis	5	2.5
Light Goods Vehicles (LGV)	7	3.5



intentions of the “REC” and “V” zones.⁵

- 3.2.3 The building form and building bulk follows the approved scheme. The only difference is the increase of car parking spaces as well as site area. A table summarizing the differences between Applications No. A/NE-TKLN/57 and 58 and the current applicant is as follows:

<u>Parameters</u>	<u>Application No.</u> <u>A/NE-TKLN/57</u>	<u>Application No.</u> <u>A/NE-TKLN/58</u>	<u>Current</u> <u>Application</u>	<u>Difference</u> <u>between</u> <u>current and</u> <u>two approved</u> <u>applications</u>
Site Area	About 1,924 sq.m.	About 2,228 sq.m.	About 4,628 sq.m.	+ 476 sq.m.
Floor Area	About 204 sq.m.	About 180 sq.m.	About 384 sq.m.	Same
No. of Structure(s)	1	1	2	Same
Max. Height of Structures	6 meters	6 meters	6 meters	Same
No. of Private Car Parking Spaces	24	26	50	Same
No. of Loading/ Unloading Bay for Light Goods Vehicle	1	1	2	Same

4.1 Similar Approved Applications for Public Vehicle Parks

- 4.1.1 There are several similar applications for temporary vehicle park use in the vicinity of the Application Site, which falls within “REC” zone and “V” zone.
- 4.1.2 There is a similar approved application of similar uses within the same “REC” zone and “V” zone in Heung Yuen Wai area, involving different sites. The adjacent application No. A/NE-TKLN/53 for temporary public vehicle park for private cars and LGV was approved on 2023, with its access point also abuts Lin Ma Hang Road.
- 4.1.3 Planning approval for the adjacent site (No. A/NE-TKLN/53) is going to be expired in mid-2026, with another approved site (No. A/NE-TKLN/70) that will be lapsed in late-2026. The shortage of car parking spaces in Heung Yuen Wai will become more serious with the lapse of application No. A/NE-TKLN/53.

⁵ https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m727rnt_e.pdf