

**Proposed Flat with Permitted Shop and Services, Eating Place,
Social Welfare Facility and Public Vehicle Park (excluding container vehicle) at
(i) Government Land at Junction of Tai Chung Kiu Road and On Sum Street (new Lot to be known
as Sha Tin Town Lot 626 (STTL 626))**

**(ii) Government Land at Junction of On Sum Street and On Ping Street (new Lot to be known as
Sha Tin Town Lot 627 (STTL 627))**

Shek Mun, Sha Tin

(Application No. A/ST/1053 under s.16 of the Town Planning Ordinance)

Supplementary Information (I)

Provision of Carpark

The non-domestic podium designated for parking can fully accommodate the parking demand for the Public Vehicle Park (PVP) and ancillary parking. The provision of carpark in STTL626 is provided with respect to the following justification:

STTL626

The standard parking spaces are based on Item (f) & (g) of Table 11: Parking Standards, Chapter 8, HKPSG as shown below.

Type of Parking Space	Length (m)	Width (m)	Area (m ²)
Private Cars	5	2.5	12.5
Medium / Heavy Goods Vehicles (M/HGV)	11	3.5	38.5
Motorcycles	2.4	1	2.4
“Shared-use” for LGV and Light buses	8	3.5	28

In order to provide the required space for conventional vehicular access, E&M facilities and other ancillary facilities inside the carpark, based on our in-house data, an adjustment factor of 1.7 would be applied on the area of the above standard parking spaces, which are shown below.

Type of Parking Space	Standard Area (m ² per vehicle)	Area with Adjustment Factor (m ² per vehicle)
Private Cars	12.5	21.3
Medium / Heavy Goods Vehicles (M/HGV)	38.5	65.5
Motorcycles	2.4	4.1
“Shared-use” for LGV and Light buses	28	47.6

With the maximum flat production of 962 units and 3 towers under the latest development parameters as well as re-provision of public vehicle park (PVP) at STTL 626, the required parking spaces and corresponding GFA in accordance with Chapter 8, HKPSG are listed below.

Type of Parking Space	Required Nos. of Parking Space	Area with Adj. Factor (m ² per vehicle)	Required GFA for Carpark (m ²)
Ancillary Parking			
Private Cars (PC)	275 ⁽¹⁾	21.3	5,844
Medium / Heavy Goods Vehicles (M/HGV)	3 ⁽²⁾	65.5	196
Motorcycles (MC)	13 ⁽³⁾	4.1	53
Private Cars (PC) (Non-Domestic)	11 ⁽⁴⁾	21.3	234
Medium / Heavy Goods Vehicles (M/HGV) (Non-Domestic)	3 ⁽⁴⁾	65.5	196
Motorcycles (MC) (Non-Domestic)	2 ⁽⁵⁾	4.1	8
Public Vehicle Park (PVP)			
Private Cars (PC)	110	21.3	2,338
Motorcycles (MC)	15	4.1	61
“Shared-use” for LGV and Light buses ⁽⁶⁾	45	47.6	2,142
Total for STTL626			<u>11,072</u>

Notes:

1. The required nos. of PC parking space, including parking space for residents and visitors, are based on Section 1 : Parking Standards for Residential Developments, Detail of Standards, Table 11, Chapter 8, HKPSG.
2. The required nos. of M/HGV loading/unloading bays are based on Section 1, Detail of Standards, Table 11, Chapter 8, HKPSG.
3. The required nos. of MC parking space are based on Section 3(f), Table 11, Chapter 8, HKPSG.
4. The required nos. of PC parking space and M/HGV loading/unloading bays for non-domestic facilities are based on Section 3, Detail of Standards, Table 11, Chapter 8, HKPSG.
5. The required nos. of MC parking space for non-domestic facilities are based on General Notes (f), Statement of Intent, Table 11, Chapter 8, HKPSG.
6. Based on site observations and parking occupancy surveys, a demand for light bus parking was identified within the existing car park. In view of the demand and comparable parking space dimensions between LGV and light bus, “shared-use” for LGV and light buses parking spaces are proposed to optimise parking provision and operational flexibility in the proposed PVP.

With assumption of 2-storey carpark and maximized GFA of 5,816m² on each of the G/F and 1/F, providing a total GFA of 11,631m², it is considered sufficient (i.e. 11,072m² < 11,631m²) to accommodate carpark demand of the ancillary carpark and PVP, including associated E&M, lift lobbies, fire services and safety facilities at STTL626.