

Executive Summary

1. The application site (the Site) is on Lot No. 827 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories.
2. The site area is about 1,304 m². No Government Land is involved.
3. The Site falls within an area zoned “Residential (Group C)” (“R(C)”) on the Draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYYY/13.
4. The applied use is ‘Temporary Public Vehicle Park (Excluding Container Vehicles)’ for a Period of 5 Years. The applied use is a Column 2 use within the “R(C)” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 38 nos. of parking space for private cars and light goods vehicles are provided at the Site.
6. Operation hours are 24-hours daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界屯門藍地丈量約份第 130 約地段第 827 號餘段（部分）。
2. 申請地點的面積約 1,304 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《藍地及亦園分區計劃大綱草圖編號 S/TM-LTYYY/13》上劃為「住宅（丙類）」地帶。
4. 申請用途為「臨時公眾停車場（貨櫃車除外）」（為期 5 年）。該用途在大綱圖上的「住宅（丙類）」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供合共 38 個私家車及輕型貨車泊位。
6. 營運時間為每日 24 小時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TO Kin Chung (“the Applicant”) in support of the planning application for a ‘Temporary Public Vehicle Park (Excluding Container Vehicles) for a period of 5 years’ (“the Development”) at Lot No. 827 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 827 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories. The Site is accessible from Fuk Hang Tsuen Road leading to the ingress to its west.
3. The site area is about 1,304 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Residential (Group C)” (“R(C)”) on the Draft Lam Tei and Yick Yuen Outline Zoning Plan (the “OZP”) No. S/TM-LTYY/13.
5. The planning intention of the “R(C)” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
6. The applied use is a Column 2 use within the “R(C)” zone on the OZP which may be permitted with or without conditions by the Board.
7. Given that no structures will be erected in the Development, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “R(C)” zone.

Development Parameters

8. The Development serves to meet the parking demand of local residents and operators in the vicinity. 32 and 6 nos. of parking space for private cars and light goods vehicles (LGV) are provided at the Site respectively (**Plan 3**).
9. Operation hours are 24-hours daily, including Sundays and public holidays.

Previous Applications

10. The Site, in part or in whole, is the subject of 6 previous applications for vehicle park use, which were approved by the Rural and New Town Planning Committee (“the Committee”) between 2012 and 2023:

Application No.	Applied Use	Date of Approval
A/TM-LTTY/230	Temporary Public Vehicle Park (for Private Cars) for a Period of 3 Years	24.2.2012
A/TM-LTTY/294	Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years	17.4.2015
A/TM-LTTY/306	Temporary Public Vehicle Park (Private Cars only) for a Period of 2 Years	10.6.2016
A/TM-LTTY/349	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars only) for a Period of 2 Years	4.5.2018
A/TM-LTTY/399	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	21.8.2020
A/TM-LTTY/442	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	21.4.2023

11. The previous applications were approved on considerations that temporary approval would not frustrate the long-term planning intention of the “R(C)” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
12. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

13. Given that no structures will be erected at the Site, the applied use is considered not incompatible with surrounding land uses intermixed with residential dwellings and vacant land. Adverse visual impacts to the surrounding areas are not anticipated.

Traffic

14. The trip attraction and generation rates are expected as follows:

	Daily Trip Attractions	Daily Trip Generations
08:00 – 09:00	0	2
09:00 – 10:00	1	3
10:00 – 11:00	1	1
11:00 – 12:00	2	1
12:00 – 13:00	2	2

13:00 – 14:00	0	3
14:00 – 15:00	1	1
15:00 – 16:00	1	2
16:00 – 17:00	2	1
17:00 – 18:00	2	1
18:00 – 19:00	4	2
19:00 – 20:00	2	1
20:00 – 08:00	3	1
Total Trips	<u>21</u>	<u>21</u>

15. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
16. 32 nos. of parking space for private cars and 6 nos. of parking space for LGVs are provided at the Site. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. No container vehicles and vehicles exceeding 5.5 tonnes will be allowed to park at the Site.

Environment

17. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
18. The Development is intended for the use of parking of vehicles only. No container vehicles/tractors and vehicles exceeding 5.5 tonnes will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

19. The approval condition regarding the submission of a condition record of the existing drainage facilities has been complied with under the previous application no. A/TM-LYTT/442. The drainage facilities will be maintained in good conditions throughout the approval period.

Fire Safety

20. The submission and implementation of Fire Service Installations (FSI) Proposal have been accepted by the Fire Services Department under the previous application no. A/TM-LYTT/442. The structures within the Site have been removed. No structure will be provided within the Site under the current application.

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