

### Executive Summary

1. The application site (the Site) is on Lot Nos. 201 (Part) and 202 (Part) in D.D. 110, Yuen Long, New Territories.
2. The site area is about 2,119 m<sup>2</sup>. No Government Land is involved.
3. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicles)’ for a Period of 5 Years. According to the Notes of the OZP, the applied use is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions
5. A total of 73 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. 申請地點位於新界元朗丈量約份第 110 約地段第 201 號（部分）及第 202 號（部分）。
2. 申請地點的面積約 2,119 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「鄉村式發展」地帶。
4. 申請用途為「擬議臨時公眾停車場（貨櫃車除外）」（為期 5 年）。根據有關分區計劃大綱圖的《注釋》，該用途在大綱圖上的「鄉村式發展」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 申請地點提供合共 73 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. TSOI Tak Lee (“the Applicant”) in support of the planning application for a ‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 5 Years’ (“the Proposed Development”) at Lot Nos. 201 (Part) and 202 (Part) in D.D. 110, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 201 (Part) and 202 (Part) in D.D. 110, Yuen Long, New Territories. The Site is accessible from Kong Po Road via a local track leading to the ingress to its west.
3. The site area is about 2,119 m<sup>2</sup>. No Government Land is involved.

### Planning Context

4. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Other commercial, community and recreational uses may be permitted on application to the Board.
6. According to the Notes of the OZP, the applied use is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Board.
7. Given that no structures will be erected in the Proposed 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 “V” zone.

### Development Parameters

8. The vehicle park serves to meet the parking demand of local residents and operators in the vicinity. 68 nos. of parking space for private cars and 5 nos. of parking space for light goods vehicles (LGV) are provided at the Site respectively (**Plan 3**). Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected.
9. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.

10. Operation hours are 24-hours daily, including Sundays and public holidays.

### Similar Applications

11. There are 7 similar applications for vehicle park use approved by the Rural and New Town Planning Committee (“the Committee”) within the “V” zone on the OZP in the past 3 years:

<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/YL-KTN/922	Temporary Public Vehicle Park (excluding Container Truck) for a Period of 3 Years	28.7.2023
A/YL-KTN/935	Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years	11.8.2023
A/YL-KTN/1038	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of Three Years and Associated Filling of Land	20.9.2024
A/YL-KTN/1039	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land	20.9.2024
A/YL-KTN/1046	Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years	25.10.2024
A/YL-KTN/1072	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTN/1076	Temporary Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities for a Period of 5 years	6.6.2025

12. The similar applications were approved by the Committee between 2023 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
13. 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 similar approved applications.

### No Adverse Impacts to the Surroundings

#### Visual and Landscape

14. 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

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

	<b>Trip Attractions</b>	<b>Trip Generations</b>
08:00 – 09:00	0	2
09:00 – 10:00	1	3
10:00 – 11:00	2	2
11:00 – 12:00	2	0
12:00 – 13:00	2	1
13:00 – 14:00	2	2
14:00 – 15:00	3	2
15:00 – 16:00	1	1
16:00 – 17:00	2	2
17:00 – 18:00	1	1
18:00 – 19:00	3	2
19:00 – 20:00	2	2
20:00 – 08:00	1	2
<b>Total Trips</b>	<b><u>22</u></b>	<b><u>22</u></b>

16. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
17. 68 nos. of parking space for private cars and 5 nos. of parking space for LGV are provided at the Site respectively. Most of the drivers of private cars in the vehicle park are holiday drivers. These vehicles will only leave the vehicle park on holidays and occasionally on weekdays.
18. 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 are allowed to be parked at the Site. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.

Drainage

19. The Applicant will submit a drainage proposal, with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts generated by the Development after planning approval has been granted from the Board. The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

20. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Environment

21. 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.
22. The Proposed 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.

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