

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Tai Kong Po, Pat Heung, Kam Tin Chiu Kiu Yue Lan Association Limited (“the Applicant”) in support of the planning application for a ‘Temporary Private Vehicle Park (Excluding Container Vehicles) and associated Filling of Land for a Period of 3 Years’ (“the Development”) at Lot Nos. 1032 RP (Part), 1038 (Part), 1039, 1040 (Part) and 1048 (Part) in D.D. 109, 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. 1032 RP (Part), 1038 (Part), 1039, 1040 (Part) and 1048 (Part) in D.D. 109, Yuen Long, New Territories. The Site is accessible from Kong Tai Road leading to the ingress to its south.
3. The site area is about 5,024 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “AGR” zone is primarily 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.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Guard Room	15	15	3	1
2	Storeroom	15	15	3	
Total		<u>30</u>	<u>30</u>		
		Plot Ratio	Site Coverage		
		0.006	0.6%		

9. The vehicle park serves to meet the parking demand of nearby residents (i.e. Tai Kong Po Tsuen) and the worshippers of Tin Tak Kung in the vicinity. Only registered car owners are allowed to park at the Site. Residents will contact the operator for registration. Worshippers are required to contact Tin Tak Kung in advance to reserve a parking space for their vehicles prior to arrival. Upon receiving the request, Tin Tak Kung will contact the operator of the vehicle park to register the vehicles.
10. 72 nos. of parking space for private cars, 5 nos. of parking space for light goods vehicles (LGV) and 4 nos. of parking space for medium goods vehicles (MGV) are provided at the Site respectively. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected.
11. There are two existing access roads on the northern portion of the Site connect to the adjacent areas and will remain open to the public at all times.
12. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.
13. Operation hours are 24-hours daily, including Sundays and public holidays.
14. The Site has been filled with concrete of about 0.2 m in depth (from 13.7 mPD to 13.9 mPD) for the provision of solid ground for vehicle manoeuvring and erection of temporary structures (**Plan 5**). The current application serves to regularise the existing filling of land on site.

Similar Applications

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

Application No.	Applied Use	Date of Approval
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/985	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Associated Filling of Land	4.10.2024

A/YL-KTN/1001	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Associated Filling of Land	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/1089	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land	14.3.2025
A/YL-KTN/1077	Proposed Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years and Associated Filling of Land	2.5.2025
A/YL-KTN/1152	Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and Associated Filling of Land and Pond for a Period of 3 Years	24.10.2025

16. The similar applications were approved by the Committee between 2024 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
17. 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

18. The Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with residential structures and agricultural land. Adverse visual impacts to the surrounding areas are not anticipated.

Traffic

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

	Trip Attractions	Trip Generations
08:00 – 09:00	0	3
09:00 – 10:00	1	2
10:00 – 11:00	2	3
11:00 – 12:00	3	3
12:00 – 13:00	2	2
13:00 – 14:00	2	2
14:00 – 15:00	3	3
15:00 – 16:00	2	1
16:00 – 17:00	3	1

17:00 – 18:00	4	2
18:00 – 19:00	2	2
19:00 – 20:00	2	2
20:00 – 08:00	2	2
Total Trips	<u>28</u>	<u>28</u>

20. 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. 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.
21. The Site is accessible by vehicles from Kong Tai Road leading to the ingress to its south. 72 nos. of parking space for private cars, 5 nos. of parking space for LGV and 4 nos. of parking space for MGW are provided at the Site respectively. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).
22. 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

23. 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

24. 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

25. 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.
26. 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 or whistle blowing will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.