

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) and associated Filling of Land for a Period of 3 Years’ (“the Proposed Development”) at Lot Nos. 921(Part), 924(Part) and 925(Part) in D.D. 109 and adjoining Government Land, 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. 921(Part), 924(Part) and 925(Part) in D.D. 109 and adjoining Government Land, Yuen Long, New Territories. The Site is accessible from Kong Tai Road via a local track leading to the ingress to its west.
3. The site area is about 1,522 m², including Government Land of about 395 m².

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. Given that no structures will be erected in the Proposed Development, 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 vehicle park serves to meet the parking demand of local residents and operators in the vicinity. 34 nos. of parking space for private cars and 4 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.
11. The Site has been filled with concrete of about 0.2 m in depth (from 22.6 mPD to 22.8 mPD) for the provision of solid ground for vehicle manoeuvring (**Plan 5**). The current application serves to regularise the existing filling of land on site.

Similar Applications

12. 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

13. 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.

14. 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

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

Traffic

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

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

17. 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.
18. 34 nos. of parking space for private cars and 4 nos. of parking space for LGV are provided at the Site respectively. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).
19. 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

20. 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

21. 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

22. 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.
23. 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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