

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 346, 347 S.B (Part), 347 S.C, 347 S.D, 347 S.E, 347 S.F, 347 RP (Part) and 348 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (the Site) for **‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years’** (the proposed development) (**Plan 1**).
- 1.2 The Site is in close proximity to nearby residential and retailing uses such as Grand Mayfair, the NAScenT, the Richfield etc., where there is strong local demand for vehicle parking spaces. Besides, the existing public vehicle park adjacent to MTR Kam Sheung Road Station is always with high occupancy rate. The proposed development helps alleviate the pressing demand for parking spaces and illegal on-street parking in Kam Tin area, as well as minimise adverse traffic impact to nearby road network and enhance pedestrian safety.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Residential (Group C)” (“R(C)”) on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, *‘Public Vehicle Park (Excluding Container Vehicle)’* is a Column 2 use within the “R(C)” zone, which requires planning permission from the Board.
- 2.2 The applied use is considered not incompatible with surrounding area which is dominated by low-rise residential developments, vacant land, parking of vehicles, shop and services and open storage uses. Although the applied use is not entirely in line with the planning intention of the “R(C)” zone, there is no known development of the area for residential use. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the “R(C)” zone and would better utilise precious land resources in the New Territories.
- 2.3 Portion of the Site is subject of a previously approved application (No. A/YL-KTS/812) for *‘Shop and Services’*, which was submitted by a different applicant and approved by the Board on a temporary basis for a period of 5 years in 2019. All approval conditions were considered complied with within the approval period.
- 2.4 Apart from the previous application, a similar application (No. A/YL-KTS/972) partly for the same applied use, i.e. *‘Shop and Services’* and *‘Public Vehicle Park’*, namely the Richfield, was approved by

the Board within the same "R(C)" zone to the north of the Site in 2023. Therefore, approval of the application is in line with the Board's previous decisions and would not set an undesirable precedent within the "R(C)" zone.

- 2.5 In support of the application, the applicant has submitted a fire service installations (FSIs) proposal and a drainage plan to enhance fire safety and to mitigate potential drainage impacts of the proposed development (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupied an area of 3,595 m² (about) (**Plan 3**). The operation hours of the proposed development will be 24-hour daily, including Sunday and public holidays. The parking spaces will be mainly rented on monthly basis, while hourly parking spaces will also be available subject to availability. No structure will be erected at the Site.
- 3.2 The Site is accessible from Kam Sheung Road via a local access (**Plan 1**). A 9 m-wide vehicular ingress/egress is proposed at the southern part of the Site. 2 nos. of pedestrian access connecting the Richfield to its north are also provided. A total of 70 parking spaces for private cars (PC) and light goods vehicles (LGV) are proposed at the Site (**Plan 4**). Details of the parking provisions are shown at **Table 1** below.

Table 2 – Parking Provisions

Type of Space	No. of Space
Parking Space for PC - 2.5 m (W) x 5 m (L)	62
Parking Space for LGV - 3.5 m (W) x 7 m (L)	8

- 3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As the estimated traffic generated/ attracted by the proposed development is expected to be minimal, adverse traffic impacts arising from the proposed development should not be anticipated. Details of the estimated trip generation/attribution are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	

Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	12	0	2	16
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	6	7	2	2	17
Average trip per hour (09:00 – 18:00; 19:00 – 08:00)	3	3	1	1	8

- 3.4 A notice will be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.
- 3.5 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. The applicant has submitted a FSIs proposal and a drainage plan to enhance fire safety and to mitigate the potential drainage impacts of the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years**'.

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LIST OF APPENDICES

Appendix I	FSIs proposal
Appendix II	Drainage plan

LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Layout plan
Plan 5	Swept path analysis