

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. WU Shu Fan Sam (“the Applicant”) in support of the planning application for a ‘Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Pond for a Period of 5 Years’ (“the Development”) at Lot Nos. 876 S.B, 876 S.C, 876 S.D, 876 RP, 877, 878, 880 RP and 881 RP in D.D. 113 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. 876 S.B, 876 S.C, 876 S.D, 876 RP, 877, 878, 880 RP and 881 RP in D.D. 113 and adjoining Government Land, Yuen Long, New Territories. The Site is accessible from Kam Ho Road via a local track leading to the ingress to its north.
3. The site area is about 3,424 m², including Government Land of about 191 m².

Planning Context

4. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Kam Tin South Outline Zoning Plan (the “OZP”) No. S/YL-KTS/15.
5. The planning intention of the “V” zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Board.
6. The applied use is a Column 2 use within the “V” zone on the OZP which may be permitted with or without conditions by the Board. Any filling of pond within the “V” zone shall not be undertaken without the permission from 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 “V” zone.

Development Parameters

8. The vehicle park serves to meet the parking demand of nearby village residents and operators. 72 nos. of parking space for private cars and 3 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. Operation hours are 24-hours daily, including Sundays and public holidays.

10. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.
11. The pond (about 2,573 m²) within the Site has been filled with soil and concrete of about 1.5 m in depth for over 25 years (**Plan 5**). This application serves to regularize the existing filling of pond for the provision of solid ground for vehicle manoeuvring.

Similar Applications

12. There are 3 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:

Application No.	Applied Use	Date of Approval
A/YL-KTS/968	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land	12.1.2024
A/YL-KTS/1017	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	4.10.2024
A/YL-KTS/1039	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities and Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Pond	20.12.2024

13. The similar applications were approved by the Committee in 2024 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.
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 and Landscape

15. 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

16. The 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	2
11:00 – 12:00	3	2
12:00 – 13:00	2	2
13:00 – 14:00	2	2
14:00 – 15:00	3	3
15:00 – 16:00	1	1
16:00 – 17:00	2	2
17:00 – 18:00	4	1
18:00 – 19:00	1	2
19:00 – 20:00	2	2
20:00 – 08:00	2	1
Total Trips	<u>25</u>	<u>25</u>

17. 72 nos. of parking space for private cars and 3 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. It is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.

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 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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