

Justifications

Land Use Compatibility

1. The proposed public vehicle park intends to serve nearby residents of The Sceneic Woods and temporary structures. It is considered compatible with the surrounding area which is predominantly residential dwellings, temporary structures and agricultural uses.
2. The proposed use involves only private cars and light goods vehicles. No vehicles exceeding 5.5 tonnes would be allowed to enter the site. Also, no car washing, repairing and other workshop activities would be allowed in the site. Thus, the proposed use would not general nuisance to the surrounding.
3. The site involves filling of land with soil and concrete of not more than 0.6m in depth to create flat surface for parking. Noting that the site falls on "AGR" zone, should the planning permission granted, the applicant will reinstate the site to an amenity area upon expiry of the planning permission.

No Undesirable Precedent

4. There is a similar case for Proposed Temporary Public Vehicle Park with Electric Vehicle Charing Facility for a Period of 3 Years and Filling of Land (No. A/YL-SK/349) approved by the RNTPC of the Town Planning Board on 26.1.2024 in the same "AGR" zone. Approval of this application is in line with previous decision and would not set an undesirable precedent.

Technical Feasibility

5. Adequate drainage facilities and fire service installations complying technical requirements would be provided upon request by concerning departments to ensure no adverse drainage and fire safety impacts generated.
6. According to the submitted Estimated Traffic Generation (Annex), traffic generated by the proposed use is limited and thus will not impose significant traffic impact on the existing road network in the vicinity.
7. There is an existing tree in the Site which will be preserved. No felling of tree is

proposed and thus no adverse landscape impact is anticipated.

8. The applicant will strictly follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" promulgated by the Environmental Protection Department and other relevant regulations so that no adverse environmental impact is imposed on the surrounding area.