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主旨: [A/YL-SK/430] Submission of Supplementary Information
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Your Ref.: TPB/A/YL-SK/430

Dear Sir/Madam,

Planning Application No. A/YL-SK/430
Proposed Temporary Public Vehicle Park (excluding container vehicle) and Associated Filling of Land for
a Period of 3 Years at
Lots 1054 S.B and 1056 S.B (Part) in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long,
New Territories
Submission of Supplementary Information

We are writing to submit supplementary information to provide clarifications regarding the captioned planning application. Please find the attached revised justifications for your consideration. Details of clarifications are as follows:

1. In view of the growing number of vehicles in the area, roadside parking is occasionally observed on local paths. Demand for parking space is therefore expected. Currently, there is no managed carpark in the area. The proposed development could serve nearby residents of The Scenicwoods, Kam Tsin Wai Village and dwellings in the vicinity, so as to reduce roadside parking and improve pedestrian safety in the area.
2. A store room is proposed for storage of operation and maintenance tools, such as traffic cones, bollards, stoppers and spare parts of entrance gate / toll system.
3. The proposed land filling area is about 3,392m², which excludes the area surrounding an existing tree for preservation, and the area at the south of the site to avoid affecting an existing local drain running along the southern boundary.
4. The proposed development will be operated by the applicant. It is confirmed that no open storage or storage of unlicensed vehicle will occur at the Site during the planning approval period.

Should you have any queries, please do not hesitate to contact the undersigned. Thank you.

Yours faithfully,
Charlie TSUI
Town Planner

Extensive Novel Limited

Justifications

Land Use Compatibility

1. In view of the growing number of vehicles in the area, roadside parking is occasionally observed on local paths (see photos below). Demand for parking space is therefore expected. Currently, there is no managed carpark in the area. The proposed development could serve nearby residents of The Scenicwoods, Kam Tsin Wai Village and dwellings in the vicinity, so as to reduce roadside parking and improve pedestrian safety in the area.



Roadside parking on local track leading from
Kam Sheung Road



Roadside parking in Kam Tsin Wai Village

2. The proposed development is considered compatible with the surrounding area which is predominantly village houses, residential dwellings and agricultural uses.
3. The proposed use involves only private cars and light goods vehicles. No vehicles exceeding 5.5 tonnes would be allowed to enter the site. A store room is proposed for storage of operation and maintenance tools, such as traffic cones, bollards, stoppers and spare parts of entrance gate / toll system. 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.
4. The site involves filling of land with soil and concrete of not more than 0.6m in depth to create flat surface for parking. The proposed land filling area is about 3,392m², which excludes the area surrounding an existing tree for preservation, and the area at the south of the site to avoid affecting an existing local drain

running along the southern boundary. 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.

5. The proposed development will be operated by the applicant. It is confirmed that no open storage or storage of unlicensed vehicle will occur at the Site during the planning approval period.

No Undesirable Precedent

6. 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

7. 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.
8. 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.
9. 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.
10. 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.