

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of SAR Engineering Limited (“the Applicant”) in support of the planning application for the renewal of planning approval for ‘Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)’ for a period of 3 years (“the Development”) at Lot No. 782 (Part) in D.D. 114 and adjoining Government Land, Kam Sheung Road, 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 No. 782 (Part) in D.D. 114 and adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories. The Site is accessible from Kam Sheung Road leading to the ingress to its north.
3. The site area is about 1,464.5 m<sup>2</sup>, including about 25 m<sup>2</sup> of Government Land.
4. The Site is the subject of a previous application No. A/YL-SK/344 for the same applied use submitted by the same applicant. All approval conditions were satisfactorily complied with by the Applicant. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

### **Planning Context**

5. The Site falls within an area zoned “Village Type Development” (“V”) on the Draft Shek Kong Outline Zoning Plan (the “OZP”) No. S/YL-SK/10.
6. 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.
7. Provided that the Development is temporary in nature, renewal of planning approval on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “V” zone.

### **TPB Planning Guidelines**

8. The TPB Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) is relevant to the application.
9. The application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application; all approval

conditions of the previous approval were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.

**Development Parameters**

(a) Parking Spaces

10. The vehicle park serves to meet the parking demand of residents in the vicinity and reduces the illegal road side parking problem. 15 nos. of parking space for private cars and 12 nos. of parking space for light goods vehicles (LGV) are provided at the Site respectively (**Plan 3**). The number and type of parking spaces provided remain the same as the previously approved application A/YL-SK/344.
11. Sufficient space is provided for vehicle manoeuvring within the Site (**Plans 6 & 7**). No parking, reversing or turning of vehicles on public road is expected.

(b) Operation Hours

12. Operation hours are from 8 a.m. to 10 p.m. daily (including Sundays and public holidays).

(c) Structure

13. A one-storey structure for ancillary office and storeroom use is located at the eastern portion of the Site. The GFA, height and dimensions of the structure is same as the previously approved application A/YL-SK/344.

No.	Usage	Covered Area	Floor Area	Height	No of Storey
1	Ancillary Office and Storeroom	54m <sup>2</sup>	54m <sup>2</sup>	3.0m	1

(d) Access to adjacent site

14. Another site, currently used for parking of vehicles, can be found on the eastern/south-eastern portion of the Site which is out of the site boundary under the current application. Access to that site is viable only via the Site under the current application. Hence, access to adjacent site is reserved in the current application.

**Previous Applications**

15. The Site, in part or in whole, is the subject of 6 previous applications approved by the Rural and New Town Planning Committee (“the Committee”):

Application No.	Applied Use	Date of Approval
A/YL-SK/137	Temporary Car Park (Private Cars and Light/Medium Goods Vehicles) for a Period of 3 Years	30.3.2007

A/YL-SK/158	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	24.9.2010
A/YL-SK/196	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	8.11.2013
A/YL-SK/221	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	9.6.2017
A/YL-SK/278	Renewal of Planning Approval for Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	29.5.2020
A/YL-SK/344	Renewal of Planning Approval for Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	9.6.2023

16. The previous applications were approved mainly on considerations that approval of temporary uses would not frustrate the long-term use of the area; compatible with the surrounding areas; the concerns of relevant government departments could be addressed by means of approval conditions; and the applicant complied with all approval conditions.
17. 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 previous approval.
18. The latest previous approval no. A/YL-SK/344 for the same applied use submitted by the same applicant was approved by the Committee on 9.6.2023. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

### Similar Applications

19. There are 3 similar applications for vehicle park use approved by the Committee within the “V” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-SK/367	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	7.6.2024
A/YL-SK/411	Proposed Temporary Shop and Services and Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land for a Period of 5 Years	11.4.2025
A/YL-SK/421	Proposed Temporary Public Vehicle Park (Private Cars, Motorcycles and Light Goods Vehicles Only) with Ancillary Office and Associated Filling of Land for a Period of 3 Years	19.12.2025

20. 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 “V” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

21. 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

22. The Development involves the erection of single-storey temporary structure, the applied use is considered not incompatible with surrounding land uses intermixed with residential structures, open storage yards and grassland.
23. The tree preservation and landscape proposal is the same as the approved tree preservation and landscape proposal under previously approved application A/YL-SK/344, which involved 30 existing trees. Please refer to the tree preservation and landscape proposal (**Plan 4**) for details.
24. All the existing trees will be properly maintained. The operator will preserve the trees within the Site all the time. Regular horticultural maintenance such as watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including Tree care during construction and Pictorial guide for tree maintenance.

#### Traffic

25. Given the same number of parking spaces are provided, the daily trip generation and attraction rate is expected to be 16 (8 for in and 8 for out), which is same as the previously approved application A/YL-SK/344. No significant adverse traffic impact is expected.
26. 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.

#### Environment

27. 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.
28. 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.

#### Drainage

29. Two 350mm U-channels have been constructed on the western and southern portion of the Site. These two channels converge at a catch-pit connecting to a public stream. This drainage proposal is same as the previously approved application A/YL-SK/278 (**Annex Ia**). Upon approval of the application, the applicant is dedicated to maintain the existing drainage facilities in good conditions throughout the planning approval period. Please refer to the drainage proposal (**Plan 5**) for details.
30. As mentioned in Sections 4 & 18 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-SK/344.

Fire Safety

31. The fire service installations (FSI) proposal (**Plan 8**) was accepted by the Director of Fire Services (D of FS) under the previous application no. A/YL-SK/344 on 19.10.2023 (**Annex Ib**). The subsequent FSI implementation was accepted by D of FS on 13.5.2024 (**Annex Ic**).
32. The Applicant has requested relevant contractors for FSI inspection on site. Valid FS251 certificates will be submitted for the perusal of D of FS upon completion of the proper inspection.
33. As mentioned in Sections 4 & 18 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-SK/344.

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