

Proposed Temporary 'Public Vehicle Park (excluding container vehicle)' for a period of 8 Years at "Open Space" Zone, Government Land at Po Tai Street, Ma On Shan

Technical Note

1. INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Transport Department ("TD" or "the Applicant") to seek approval from the Town Planning Board ("TPB") for the proposed temporary 'Public Vehicle Park' ("PVP") in a piece of Government Land at Po Tai Street, Ma On Shan ("the Site") for a period of 8 years. The Site is zoned "Open Space" on the Approved Ma On Shan Outline Zoning Plan No. S/MOS/28 (**Figure 1** refers). The contents of this Planning Application are the same as the Planning Application No. A/MOS/128 for the temporary PVP at the same Site for a period of 7 years previously approved by the TPB at its meeting on 24 November 2023. As the proposed temporary PVP will be implemented with a tenancy term of 7 years to be commissioned by late 2024 / early 2025, the total approval period for the planning permission required would be more than 7 years previously approved. Hence, a fresh Planning Application to the TPB seeking an approval period of 8 years (i.e. 1 year for preparatory work for the tenancy and 7 years for the actual tenancy term) is required.

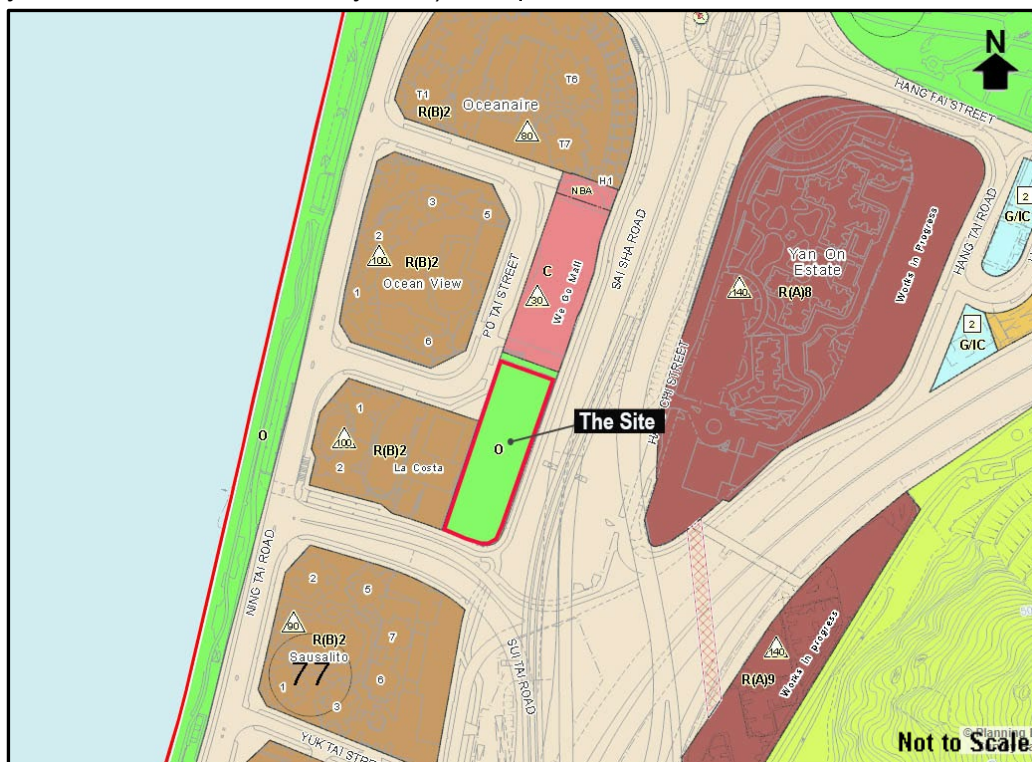


Figure 1 Site Location and Zoning Context Plan (Extracted from Approved OZP No. S/MOS/28)

2. THE PROPOSED CARPARK LAYOUT

2.1 The Indicative Carpark Layout

2.1.1 The carpark layout for the temporary PVP is included at **Appendix 1** of this Technical Note. This layout is exactly the same as per the Approved Planning Application No. A/MOS/128. An Automated Parking System ("APS") with footprint of not more than 20% of the Site area and building height of not more than 15m / 22mPD is located at the northeastern portion of the Site. The APS can provide a minimum of 104 nos. and maximum of 152 nos. of carparking spaces while the remaining area of the Site can accommodate about 130 nos. of conventional parking spaces for private vehicles and 13 nos. of commercial vehicles (for light goods vehicles ("LGV") / light buses). The future carpark operator will be allowed to adopt one of the five common types of APS shown in paragraph 5 of "Guideline for Implementing Mechanized Vehicle Parking Systems" issued by Electrical and Mechanical Services Department. The vehicular access will remain unchanged at Po Tai Street and an emergency vehicular access ("EVA") will be provided within the Site to meet fire safety requirement.

2.1.2 **Tables 3.1** summarizes the key development data of the Proposed PVP.

Table 3.1 Major Development Parameters

	Parameters
Site Area	About 4,790m ²
Maximum Building Height	APS: Not more than 15m / 22mPD
Site Coverage	Not more than 20%
Carparking Spaces <ul style="list-style-type: none"> ▪ APS ▪ Private Vehicles ▪ Commercial Vehicles (LGV/light bus) ▪ Total 	104-152 nos. 130 nos. 13 nos. 247-295 nos.
<u>Note:</u> The layout and number of carparking spaces (including conventional and APS) are shown for indicative purpose only and is subjected to detailed design to the satisfaction of Transport Department.	

2.1.3 The Site falls within the Railway Protection Area for Heng On Station. MTR Corporation Limited's in-principal agreement has been sought on the installation of APS system within the Railway Protection Area (**Appendix 2** refers).

2.2 Implementation Programme

2.2.1 Preparatory work for the tenancy of PVP has been carried out by Lands Department. The operator of the PVP is required to build and install the APS

upon award of the tender. It is expected that the tenancy period of the PVP will be from late 2024/early 2025 to late 2031/early 2032.

3. PLANNING MERITS AND JUSTIFICATIONS

3.1 The Proposed Development is fully justified based on the followings:

- The contents of this Planning Application are the same as the Planning Application No. A/MOS/128 for the temporary PVP at the same Site for a period of 7 years previously approved by the TPB at its meeting on 24 November 2023. As the proposed temporary PVP will be implemented with a tenancy term of 7 years to be commissioned by late 2024/early 2025, the total approval period for the planning permission required is 8 years (i.e. 1 year for preparatory work for the tenancy and 7 years for the actual tenancy term). Hence, a fresh Planning Application to the TPB seeking an approval period of 8 years to cover the tenancy term of 7 years is required.
- The Proposed Development is fully in-line with Government's policy for increasing parking spaces and enhancing efficiency of carparks to meet the acute demand for PVP in Sha Tin District.
- The Proposal will not affect the long-term provision of open space in Ma On Shan.
- The Site is located within a predominately residential neighbourhood and is suitable for PVP use for the provision of parking spaces for surrounding residents.
- The bulk of the APS is optimized for the provision of maximum of 152 nos. of parking spaces. The previously conducted visual appraisal under approved Planning Application No. A/MOS/128 is still applicable. No adverse visual impact will be resulted (**Appendix 3** refers).
- The approval of the current Planning Application will be consistent with TPB's previous decisions.
- The results of the previous Traffic Impact Assessment with the design assessment year of 2031 are still valid. The proposed PVP will not induce significant traffic impact onto the surrounding road network.
- The Proposed PVP will not incur any adverse noise nuisance and sewerage impacts.
- There is no change in planning circumstances since the approval of the previous Planning Application No. A/MOS/128.