

7. Justifications

The Applicant applies for a temporary use for private car park (private cars and light goods vehicles) for a period of 3 years.

Location and Environment

The Application Site is located in the local settlement area known as Kei Ling Ha San Wai in Shap Sz Heung. It is accessible via a local road which connects to Sai Sha Road. Kei Ling Ha San Wai is a geographically self-enclosed small village. The surroundings of the Application Site are village type houses.

Last Approval

The Application Site has been covered by a latest planning approval No.A/NE-SSH/134 from 29.7.2020 till 28.7.2023 (being a portion of Application Site of A/NE-SSH/134) submitted by the same Applicant. Unfortunately, The Applicant has overlooked to submit a renewal application on time and currently seek for a same planning approval as the previous (i.e. A/NE-SSH/134) with the similar context. At the same time, the landowner of Lot No.462 has decided to submit town planning application for Temporary Private Car Park (Private Cars Only) for 3 Years on his own land (the application has been approved by Town Planning Board on 15.3.2024).

Thus, the current Application Site is now the rest portion of the Application Site of last planning approval No.A/NE-SSH/134 (a local track portion also being excluded in the current application). Details of the current proposed application, including use, operation and layout (except the excluded site portions from Approval No.A/NE-SSH/134, the parking layout are virtually unchanged) are similar as the latest permitted planning approval No.A/NE-SSH/134.

The Applicant has complied with all conditions of the planning approval No.A/NE-SSH/134. Thus, he ensures the Application Site has no adverse impact. Submitted and accepted drainage record under approval No.A/NE-SSH/134 is enclosed for reference. The site and drainage facilities condition currently remains unchanged.

Proposed Operation and Layout

This is a private car park which would only serve the adjacent local residents of Kei Ling Ha San Wai for their daily car parking needs. The Application Site area is 333 sq.m.(about) which would provide 7 nos. of parking spaces for private car and 1 no. of parking space for light goods vehicle. It is expected that mostly traffic in/out the private car park would be almost between 7 a.m. to 11 p.m. daily. The eastern side of the Application Site connects to a local road leading to other portions of the village and subsequently to Sai Sha Road.

Necessary Provisions to the Local Residences

Except limited routes of buses along Sai Sha Road near the Kei Ling Ha San Wai, private vehicles are the main means of transportation of the local residents. However, with the limited supply of land and relatively dense alignment of village houses in Kei Ling Ha San Wai, nearly no proper parking area is available in the local vicinity. Thus, the private car park would address the basic proper parking needs of the local residences. This situation has not changed since the similar planning approval.

Similar Planning Approvals

There are similar planning approvals of the same temporary use within the "Village Type Development" in Shap Sze Heung, for instance, approvals Nos.A/NE-SSH/153 and A/NE-SSH/154 are recent approvals both next to the Application Site, among with other similar approvals are listed below:

Application No.	Applied Use	Approval Date
A/NE-SSH/134	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	10/7/2020
A/NE-SSH/135	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	10/7/2020
A/NE-SSH/141	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	15/10/2021
A/NE-SSH/153	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	15/03/2024
A/NE-SSH/154	Temporary Private Car Park (Private Cars Only) for a Period of 3 Years	15/03/2024

Conclusion

In view of the development is only temporary in nature, addressing the solid needs of the local residents in Kei Ling Ha San Wai and would not incur any adverse impacts. We seek for Town Planning Board's approval of the renewal of the application for a period of 3 years.