

## **7. Justifications**

The Applicant applies for a temporary use for private car park (private cars only) for a period of 3 years.

### Location and Environment

The Application Site is located in the local settlement area known as Tseng Tau in Shap Sz Heung. It is accessible via a local road which connects to Hoi Ying Road and leads to Sai Sha Road. Tseng Tau is a geographically self-enclosed village. The surroundings of the Application Site are mainly village type houses.

### Proposed Operation and Layout

The private car park would only serve the adjacent local residents of Tseng Tau mainly for their daily car parking needs.

The Application Site area is 554 sq.m.(about) which would provide 15 nos. of parking spaces for private car. It is expected that traffic in/out the private car park would be almost between 7 a.m. to 11 p.m. daily.

Along the eastern boundary of the Application Site is a local road connecting to other portions of the village, vehicles (users) can access via the eastern side of the Application Site. The southern side of the Application Site are bound by fence wall while the northern side of the Application Site are bound by the houses of the residents.

### Necessary Provisions to the Local Residences

Except limited routes buses along Hoi Ying Road near the Tseng Tau and one route of public light bus arriving at the village, private cars 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 Tseng Tau, there is 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.

### No Adverse Impacts

The Applicant will provide fire service and drainage proposals and implementations to comply with all conditions that will be given by the planning approval. Thus, he will ensure the Application Site poses no adverse impact to the surrounding environment.

Similar Planning Approvals

There are similar planning approvals of the same temporary use within the “Village Type Development” in Shap Sze Heung. All are temporary private car parks serving the need of local residents.

<b>Application No.</b>	<b>Applied Use</b>	<b>Approval Date</b>
A/NE-SSH/121	Temporary Private Car Park (Private Cars and Light Goods Vehicle) for a Period of 3 Years	7/9/2018
A/NE-SSH/119	Temporary Private Car Park (Private Cars and Light Goods Vehicle) for a Period of 3 Years	19/10/2018
A/NE-SSH/124	Temporary Private Car Park (Private Cars and Light Goods Vehicle) for a Period of 3 Years	19/10/2018
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	15/3/2024
A/NE-SSH/154	Temporary Private Car Park (Private Cars Only) for a Period of 3 Years	15/3/2024
A/NE-SSH/159	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	16/8/2024
A/NE-SSH/155	Temporary Private Car Park (Private Cars Only) for a Period of 3 Years	4/10/2024
A/NE-SSH/156	Temporary Private Car Park (Private Cars Only) for a Period of 3 Years	4/10/2024
A/NE-SSH/160	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	10/1/2025

Conclusion

In view of the development is only temporary in nature, addressing the solid needs of the local residents in Tseng Tau and would not incur any adverse impacts. We seek for Town Planning Board’s approval of the application for a period of 3 years.