



DeSPACE (International) Limited

SUPPLEMENTARY PLANNING STATEMENT

Dec 2024

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a period of 3 Years in “Recreation (1)” Zone in Lot 233 S.B RP (Part) in
D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories**

APPLICANT:

HO PAK HEI

TOWN PLANNING CONSULTANT & SUBMITTING AGENT:

DeSPACE (International) Limited

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Executive Summary

The Applicant, the “current land owner” of Lot No. 233 S.B RP (Part) in D.D. 41, Sha Tau Kok Road - Shek Chung Au, Sha Tau Kok, New Territories, now seeks town planning permission from the Town Planning Board (the TPB) for a proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years at the aforementioned site. The application site has a total area of about 230.5m² (including about 17.5m² of Government land). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the TPB.

According to the Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2 (the OZP), the proposed Temporary Public Vehicle Park (PVP) (excluding container vehicle) for a Period of 3 Years is a Column 2 use under the “REC(1)” zone, which requires planning permission from the TPB. The current application seeks to respond to the increasing parking demand of the Sha Tau Kok area since the commissioning of the Sha Tau Kok Opening-up Plan, and the increasing daily needs of the local villages.

The proposed development on a temporary basis is at a compatible development scale to its nearby rural developments predominated by recreational developments, residential structures/dwellings and vacant/unused land. Also, the proposed development would not cause any adverse impacts to the surroundings.

The Proposed Development is fully justified in terms of planning considerations with various planning and design merits. Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the subject Application.

行政摘要

（聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。）

申請人為現時新界沙頭角沙頭角路 - 石涌凹第 41 約地段第 233 號 B 分段餘段（部分）之土地擁有人，現向城市規劃委員會（下稱城規會）申請於上述地點作為臨時公眾停車場（貨櫃車除外），為期三年。申請地點總面積約 230.5 平方米（包括約 17.5 平方米之政府土地）。本規劃陳述書旨提供背景資料及規劃理由，以支持擬議用途，從而促進城規會之審議。

根據沙頭角分區計劃大綱核准圖編號 S/NE-STK/2（下稱大綱核准圖）中的「康樂（1）」地帶，擬議的臨時公眾停車場（貨櫃車除外）為期三年的用途屬於第二欄用途，需經城市規劃委員會批准。本次申請旨在回應沙頭角開放計劃實施後該地區日益增長的需求，以及滿足本地鄉村居民的日常需要。

擬議發展屬臨時性質，其規模與附近主要以康樂用途、住宅結構/房屋及閒置/未使用土地為主的鄉村發展相容。同時，擬議發展不會對周邊環境造成不利影響。

擬議發展在規劃考慮方面具備充分理據，並具有多項規劃及設計優點。基於上述理由，申請人謹此恭請城市規劃委員會批准本次申請。

1. Introduction

1.1 Project Background

DeSPACE (International) Limited acts on behalf of the Applicant, HO PAK HEI to prepare and submit this Section 16 Town Planning Application to the Town Planning Board (TPB) to seek planning permission for a Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years at Lot No.233 S.B RP (Part) in D.D. 41 and adjoining government land, Sha Tau Kok, New Territories.

The site has an area of 230.5m² including 17.5m² of government land falls within the area zoned as "Recreation (1)" ("REC(1)") on the Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2 (the OZP). According to the Schedule of Uses in the OZP for the "REC(1)" zone, the proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years is a Column 2 use which requires planning permission from the Town Planning Board (the TPB).

The Applicant is the registered land owner of Lot No. 233 S.B RP (Part) in D.D. 41, Sha Tau Kok, New Territories. Upon this planning permission, the Applicant would apply to the Lands Department to permit the applied use if necessary.

The proposed development with a public vehicle park on a temporary basis is at a humble development scale with its nearby rural developments predominated by residential structures/dwellings and vacant/unused land. Also, the proposed development is situated in the midst of rural landscape. The proposed use is compatible with the surrounding area and there would be no adverse impacts to the surroundings in terms of visual, landscape, drainage and traffic issues.

This Planning Statement is written to provide the project information and justifications of the captioned planning application in order to seek favorable consideration by the TPB.

2. Site Context

2.1 Site Context and Surrounding Land uses

The site is flat and paved. It is currently vacant. It is directly accessible from Sha Tau Kok Road - Shek Chung Au. The site has a site area of about 230.5m² including 17.5m² of government land which is proposed to be the run-in/out of the site and it is fenced off from the existing structure nearby.

The surrounding areas are rural in character with a temporary structure to the immediate east, a cluster of village houses to the south, vacant/unused land and fallow agricultural land to the east, the village proper of San Tsuen to the further west across Sha Tau Kok Road, and to the further east is the Starling Inlet.

2.2 Lease

With reference to the preliminary land status check, the site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government.

The Applicant is well-noted that in the event that the planning permission is given, it is required to apply to the Lands Department to permit the structures to be erected or regularize any irregularities on the application site, if any.

2.3 Accessibility

The site is accessible from Sha Tau Kok Road - Shek Chung Au. There is no public car park in the surrounding areas. Currently, the application site is accessible via franchised bus (Route No. 78K) and Green Minibus (Route No. 55K).

3. Town Planning Context

3.1 Statutory Planning Requirements

The Site is currently zoned “REC(1)” on the Sha Tau Kok OZP and the Applicant intends to use the Site for the purpose of a Temporary Public Vehicle Park (excluding container vehicle) on a temporary basis of 3 years. According to the Notes of the OZP with regard to “REC(1)” zone, the planning intention of the “REC(1)” zone is primarily for low-intensity recreational developments to promote agri-tourism and eco-tourism. Major recreational facilities and uses in support of the recreational developments may be permitted subject to planning permission.

In addition, “Public Vehicle Park (excluding container vehicle)” use is a Column 2 use under the “REC(1)” zone. According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from the Board. It is essential to highlight that the proposed temporary use is to better serve the local community and visitors and would not frustrate the long-term planning intention of the area.

3.2 Previous Planning Application(s) within the Site

The Application Site is subject to 1 previous application (No. A/DPA/NE-STK/2) for a proposed house (New Territories Exempted House (NTEH) – Small House). This application was rejected by the Rural & NT Planning Committee on 18th March 2011.

3.3 Similar Planning Application(s)

As shown in Table 1 below, there are 2 similar approved planning applications on a temporary basis within the same Approved OZP. These cases are all approved with conditions on a temporary basis.

Table 1: Similar Approved Planning Applications in “Recreation (1)” within the same OZP

	Case No.	Applied Use – Eating Place with Ancillary Vehicle Parking	Planning Justification
1	A/NE-STK/7 (19/2/2016) (Approved with condition(s) on a temporary basis)	Temporary Eating Place (Restaurant) with ancillary Vehicle Park for a Period of 3 Years at Lots 172 S.B ss.2 (Part) and 152 S.B RP in D.D.40, Ha Tam Shui Hang Village, Sha Tau Kok, New Territories	PlanD considered that the temporary use <u>could be tolerated for a period of three years as</u> Using part of the site for ancillary vehicle park use to support the temporary restaurant could help <u>meet the car parking needs of the visitors to the restaurant and also the Sha Tau Kok area.</u>
2	A/NE-STK/22 (18/03/2022) (Approved with condition(s) on a temporary basis)	Temporary Eating Place with Ancillary Vehicle Parking for a Period of 5 Years at Lots 360 RP (Part), 392 S.A, 394 S.A (Part), 394 S.B ss.1 (Part) and 394 S.B RP (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok, New Territories	PlanD has <u>no objection</u> to the application. The applicant has submitted with adequate parking, loading/unloading and manoeuvring spaces at the Site, and <u>the provision and management of facilities to avoid illegal parking and ensure pedestrian safety,</u> and C for T has no further comments on the traffic management proposals as submitted by the applicant.

As a comparison between these 2 quoted approved cases and the subject site, the current application only applies for a public vehicle park, and is considered not incompatible with the surrounding area which is rural in character intermixed with temporary residential structures/dwellings and unused land. It meets the car parking needs of the visitors to the Sha Tau Kok area especially after the Opening Up Plan implemented in June 2022 and January 2024 respectively. The proposed vehicle park management measures align with A/NE-STK/22 to avoid illegal parking practices and ensure pedestrian safety.

In particular, a similar application for a temporary public vehicle park (coaches and private cars only) (i.e., A/NE-STK/13) in the near “AGR” zone along the same Sha Tau Kok Road – Shek Chung Au has been approved with conditions by the Board on 15th Jun 2018. For your easy reference, the Gist is summarized below: -

Table 2: Gist of Development Parameters of Application No. A/NE-STK/13

Application No.	A/NE-STK/13
Location	Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and 447 S.B (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok, New Territories
Site area	About 2,150m ²
Plan	Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
Applied use	Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only) for a Period of 3 Years
No. of parking spaces	14 private car parking spaces (5m(L) x 2.5m(W)) 9 Coach parking spaces (12m(L) x 3.5m(W))
Planning Justification	PlanD considered the applied use <u>could be tolerated for a period of three years</u> . The proposed temporary public vehicle park would mainly <u>serve the visitors of the adjacent Sha Tau Kok Farm</u> , but there was no information in the applicant's submission that the general public would not be allowed to use the proposed public vehicle park.

This application is located 473m away from the site along the same road, this case has a larger scale of private vehicle parking space. The subject proposed public vehicle park is a humble scale should be justified.

4. Proposed Development

4.1 Development Proposal

As aforementioned in Section 2, the surrounding areas are rural in character with a temporary structure in the immediate east, a cluster of village houses in the south, vacant/unused land and fallow agricultural land in the east, the village proper of San Tsuen in the further west across Sha Tau Kok Road. The Application Site covers an area of about 230.5m² including 17.5m² of government land. The Development provides a total of 5 parking spaces for private cars (5m(L) x 2.5m(W) each) within the Application Site.

Two on-site portable chemical toilets (1.1m(L) x 1.1m(W) x 2.3m(H) each) will be provided within the application site for serving the visitors. Any sewage/wastewater arising from the operation of applied use shall be discharged to public sewer. As there is a sewer manhole (Feature no. FMH1053922) located right next to the site (**see Figure 2 – Site Plan**), public sewerage connection is available for the proposed portable toilets.

The public vehicle park's operation hours would be 7:00 am to 11:00 pm daily. Only

private cars will be parked at the site. No medium goods vehicles and heavy good vehicles will be parked at the site. Container tractors are also not allowed at the site. Enter and exit of the car park will be through a gate opening along the Sha Tau Kok Road – Shek Chung Au with a width of about 6m. The following traffic management measures are proposed:

- Only private car as defined in the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Site;
- No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/ trailer will be permitted to park at the Site;
- A notice should be posted at the ingress/ egress point of the site to indicate that no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/tractors, as defined in the Road Traffic Ordinance, will be allowed to be parked/stored on the Site;
- No car washing, vehicle repair or other workshop activities will be allowed on the Site; and
- Construct a proper ingress and egress for the Site according to HyD’s Standard and upon termination of the proposed temporary uses.

The key development parameters of the proposed development are summarized in Table below:

Table 3: - Major Development Parameters

Development Parameters Table	
Proposed Use	Proposed Temporary Public Vehicle Park
Site area	About 230.5m ² (including 17.5m ² of government land)
No. of parking spaces	<ul style="list-style-type: none"> ▪ 5 car parking space (5m(L) x 2.5m(W))
No. of portable toilets	<ul style="list-style-type: none"> ▪ 2 portable toilets (1.1m(L) x 1.1m(W) x 2.3m(H))
Operation Hours	<ul style="list-style-type: none"> ▪ 7:00 am to 11:00 pm daily

5. Planning and Development Justifications

5.1 The Proposed Development would not jeopardize the long-term planning intention of the “REC(1)” zone

Based on the nearby similar approved cases in Table 1 and 2, it is considered that approval of the subject application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “REC(1)” zone. The proposed development will not cause permanent or irreversible influence on the land. The proposed development on a temporary basis which generates no significant nuisance

should be encouraged in the interim to make economic use and better utilization of scarce land resources.

5.2 Increasing Demand for Private Car Parking Spaces in the Vicinity

Existing public transport services from Sheung Shui MTR Station in the vicinity are shown below:

Mode	Route No.	Origin - Destination	Frequency
Scheduled Green Minibus	55K	Sheung Shui Station – Sha Tau Kok	4-10 minutes
Franchised Bus	78K	Tai Ping Bus Terminus – Sha Tau Kok Bus Terminus	15-20 minutes
	78S	Sheung Shui BBI – Sheung Shui Terminus – Sha Tau Kok Bus Terminus	60-135 minutes

In June 2022, the opening up of Sha Tau Kok to the public has boosted tourism in the area, attracting a significant number of visitors. This increase in tourist activities has led to a higher demand for parking facilities in the region.

There are only three routes which have stops along Sha Tau Kok Road - Shek Chung Au, while no scheduled green minibus provides direct access to the inner villages and recreational developments near the application site such as Sha Tau Kok Farm, Sha Tau Kok Wu Shek Kok Tin Hau Temple and Wadakiyama Plantation.

As the public transport service to the surrounding village clusters and recreational developments is limited, private car is the major transportation mode, creating high demand for car parking spaces. Villagers and tourists are in shortage of proper car parking spaces. In this connection, the proposed temporary public vehicle park could address some of the local demand arising from the enhanced tourism.

5.3 Optimisation of Valuable Land Resources

The proposed development takes full advantage of the location of the application site, situated north of the primary village cluster of San Tsuen and several recreational developments, making it an ideal location to provide parking spaces that can effectively meet the growing parking demands arising from the Sha Tau Kok Opening-up Plan and the surrounding residents.

5.4 Similar Approved Application in the Vicinity

As shown in Section 3.3, there are Two (2) approved planning cases in the vicinity and one (1) approved planning cases in “AGR” zone within the same OZP in 2024. The proposed Temporary Public Vehicle Park (excluding container vehicle) were considered not incompatible with the surrounding areas. With a similar land use nature,

it is expected that the Application Site for the proposed temporary public vehicle park is compatible and a suitable use in the surrounding.

5.5 No Insurmountable Traffic Impacts

The application site is accessible from Sha Tau Kok Road - Shek Chung Au. The proposed use, involving the two portable toilets, will unlikely result in any traffic impacts to the surroundings. A smooth maneuvering of vehicles to/from Sha Tau Kok Road - Shek Chung Au along the local access and within the Application site will be ensured.

Adequate space for maneuvering of vehicle would be provided within the application site and no queuing up of vehicles would be expected along Sha Tau Kok Road - Shek Chung Au. The negligible increase in traffic would not aggravate the traffic condition of Sha Tau Kok Road - Shek Chung Au and its nearby road networks.

5.6 No Insurmountable Visual Impacts

The application site currently sits vacant. The proposed temporary use aims to utilize the application site with no additional structures. The existing greenery would be maintained and no change to landscape setting is anticipated. With natural terrain acting as a buffer zone, no visual impact is anticipated.

5.7 No Insurmountable Landscape Impacts

The Site was hard paved with existing structure observed nearby. The site is fenced off from the adjacent temporary structure. No trees were found near the Site. The site is situated in an area of rural landscape character predominately by village house, vegetated area and cluster of trees. The proposed development will unlikely result in significant adverse landscape impact on existing landscape resources within the site.

5.8 No Insurmountable Environmental Impacts

While the proposal includes existing public sewage connection in the vicinity of the Site, the proposed development will connect to the public sewer and all sewage would be discharged through public sewer. Besides, on-site portable toilets would be provided to avoid direct discharge of sewage to the public sewer network. No significant sewage impact will be caused to the surrounding areas.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

5.9 No Insurmountable Drainage Impacts

Given, the site is in an area where public drainage connection is available along Sha Tau Kok Road, drainage channels system may be constructed if necessary, and connected with the existing public drainer in the vicinity to ensure that the proposed development will not cause any adverse drainage impact to the adjacent area.

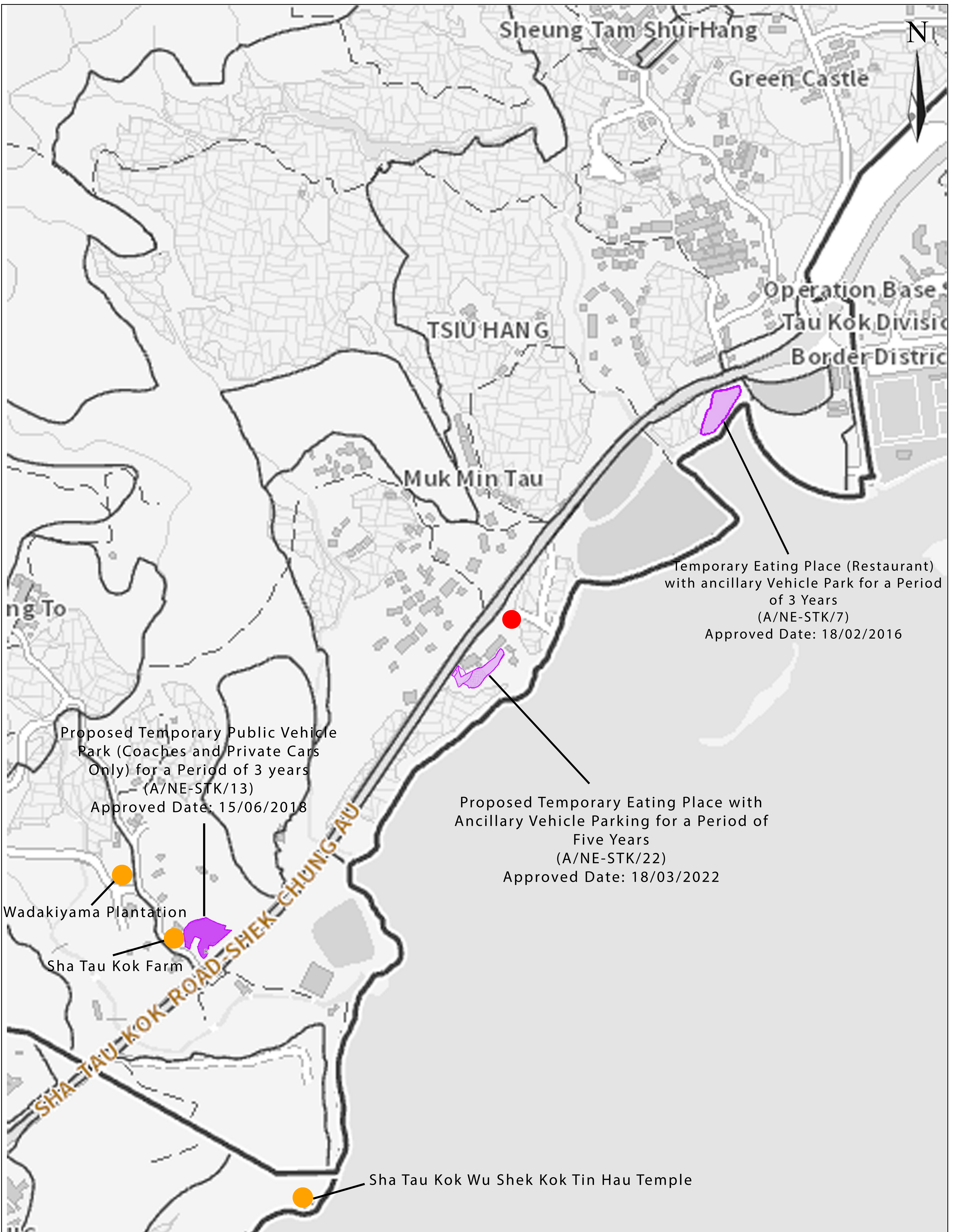
6. Conclusion

This section 16 planning application is submitted to seek planning permission for a Proposed Temporary Public Vehicle Park (excluding container vehicle) on a temporary basis of 3 years at Lot 233 S.B RP (Part) in D.D. 41, and adjoining government land, Sha Tau Kok, New Territories.


The proposal is fully justified on the following grounds:

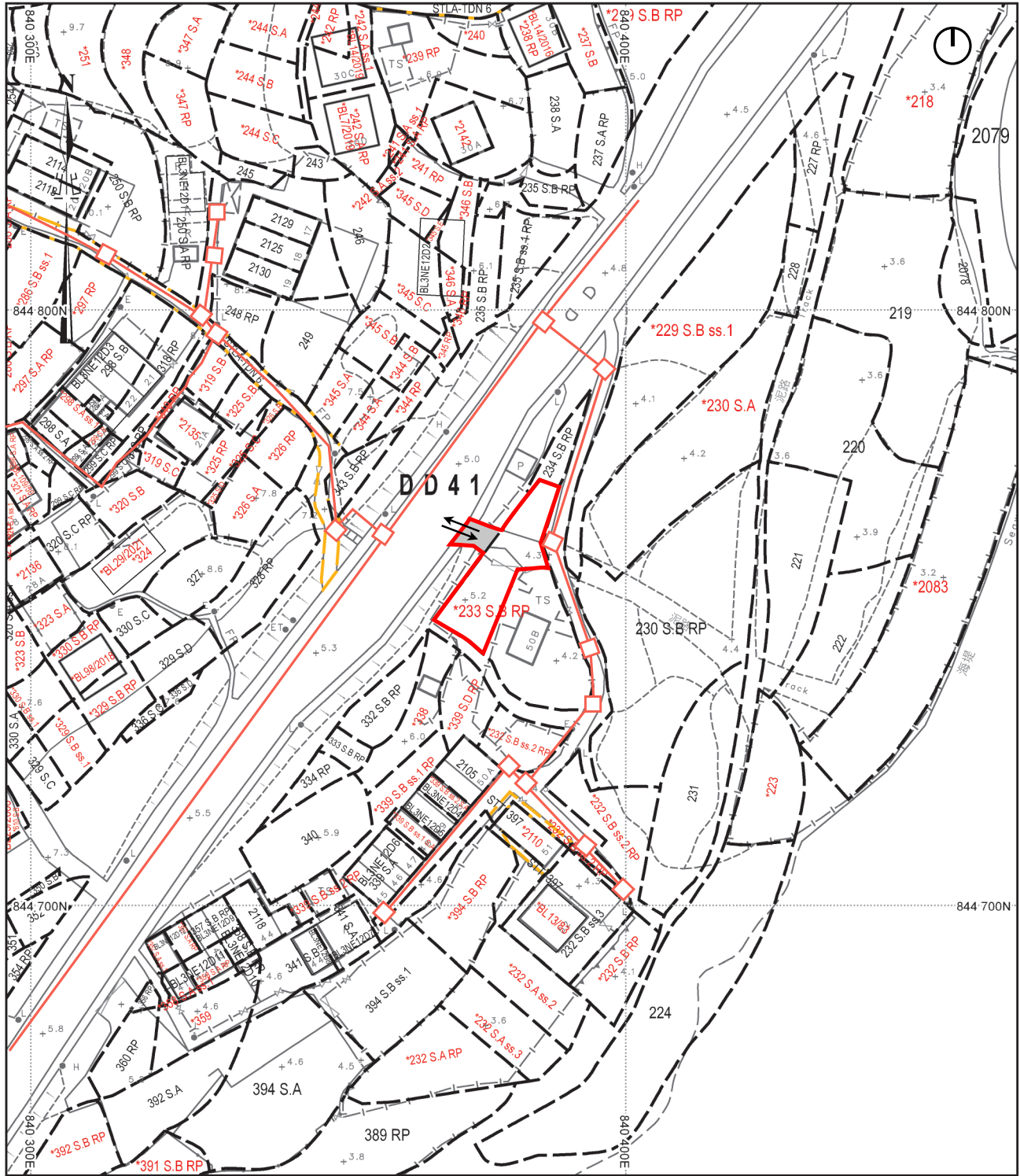
- a. The proposed development is not incompatible with the surrounding areas;
- b. The proposed development would not jeopardize the long-term planning intention of the "REC(1)" zone;
- c. Similar approved applications in the vicinity; and
- d. No adverse traffic, visual, landscape and environmental impacts.

To conclude, the Proposed Development is fully justified in terms of planning considerations. In view of the above, members of the TPB are respectfully requested to favorably consider the present application in support of the proposed Temporary Public Vehicle Park (excluding container vehicle) in Sha Tau Kok District.



LEGEND: ● Application Site ● Tourist Attraction	LOCATION: Lot No: 233 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories
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DRAWING NO.: Figure 1	DRAWING TITLE: Location Plan	DATE: Dec 2024	SCALE: Not To Scale	PREPARED BY:  DeSPACE (International) Limited
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SCALE:



LEGEND:

Application Site Government Land Public Sewer Manhole Public Pipe (Sewer)

LOCATION:

Lot No: 233 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories

DRAWING NO.:

Figure 2

DRAWING TITLE:

Site Plan

DATE:

Dec 2024

PREPARED BY:







DRAWING TITLE:
Master Layout Plan


DATE:
Dec 2024

LOCATION:
Lot No: 233 S.B RP (Part) in
D.D. 41 and Adjoining
Government Land,
Sha Tau Kok,
New Territories

LEGEND:

-  Site Boundary
-  Government Land
-  Parking Space
(5m x 2.5m)
-  Portable Toilet
(1.1m x 1.1m x 2.3m)

DRAWING NUMBER:
Figure 3

PREPARED BY:
 DeSPACE (International) Limited

