



Application Site

DD 23

Legend

Survey sheet reference no. 3-SE-22A

Scale 1:1000

→ → → Vehicular access leading to the junction of Ting Kok Road

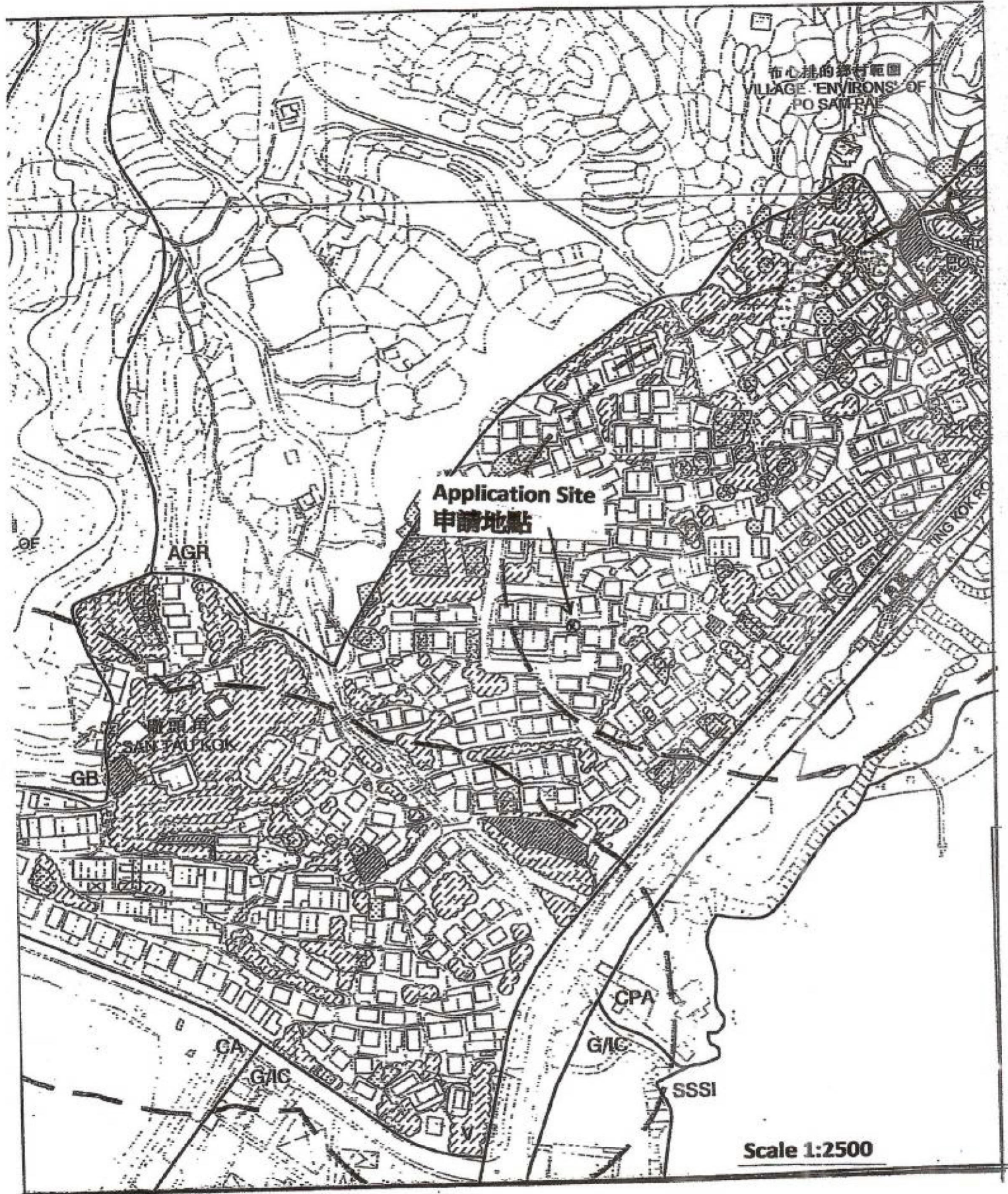


### Justifications

The application site is about 46 sq. m. located at the dead end of a track road between two rows of New Territories Exempted Houses. The site is zoned “Village Type Development” (V) according to the Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19. In fact, the site is already used for car parking of two private vehicles at the premises adjoining the application site. The support justifications to the application are as follows:

- (a) The site is relatively small in area (46 sq. m.) and at the dead end of the existing track road between two rows of New Territories Exempted Houses. The use of temporary car park would not cause any impact on the internal village traffic flow.
- (b) The application site is only used for parking of two private cars. The car park is an open air private car park without any structure or cover erected within the application site. Therefore, no visual impact or nuisance would be caused to the surrounding environment.
- (c) Storm-water discharge system is already in existence upon the development of the adjoining village houses as required by the Drainage Services Department.
- (d) In view of the relatively small size of the car park and of its private use, there is no operation hours (only for parking two private cars not exceeding 5.5 tonnes) for the use of parking on the application site.
- (e) There are fire service installations inside the New Territories Exempted Houses adjoining the application site as required by FSD upon the issue of Certificate of Compliance of the completed buildings, the provision of FSI can be achieved instead.
- (f) There are no provisions of public car park or village car park in San Tau Kok and Po Sam Pai villages. There is a critical demand of parking spaces for the villagers and residents. Besides, the only car park in Po Sam Pai village is currently under enforcement action by Central Enforcement Unit of Planning Department. It seems there are no alternatives to me but submit the application under the Section 16 of TP Ordinance for temporary use of the site for 3 years.
- (g) Though the site cannot be developed for village type house due to its size and location, the use of car park is only a temporary measure. By the time that the public transport is more frequent and convenient at the district, I might give up the use of private car and the site for private car park.
- (h) In view of the above factors, the Board is respectfully requested to consider the planning application for private car park on Lot No. 1055 RP in D.D. 23 for 3 years on sympathetic grounds.









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申請地點

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