

## Supplementary Statement

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 555 S.A ss.1 (Part), 1435 S.A (Part) and 1451 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years**' (proposed development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of some existing residential development (i.e. Tai Hong Wai, Kam Tin Shing Mun San Tsuen, Wing Lung Wai, Kat Hing Wai, Tsz Tong Tsuen, etc.), which demand for public parking spaces has always been high. Although public franchised buses and public minibus services are provided at Kam Tin Road, surrounding locals still rely mostly on private cars for daily commuting due to the limited destinations of the service and their own travelling destinations to remote villages. Subsequently, illegal on-street parking is often observed at Kam Tin Road (especially on nearby lay-bys and bus stops on both ways), which causes adverse traffic impact to the nearby road network.
- 1.3 In view of the above, the applicant would like to operate the applied use to alleviate the pressing demand of legal parking spaces in the area and bring convenience to the surrounding locals.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Village Type Development" ("V") on the Approved Kam Tin North OZP No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, '*public vehicle park (excluding container vehicle)*' use is a column two use within the "V" zone, which requires planning permission from the Board.
- 2.2 The Site is surrounded mostly by residential development formed by groups of village houses of 8.23m high and a primary school, the proposed development with several low-rise temporary structures is considered not incompatible with the surroundings. The proposed public vehicle park (excluding container vehicles) is intended to serve the needs of the residents and in support of the village development, hence, it is considered in line with the planning intention of the "V" zone and would better utilise precious land resources in the New Territories.

2.3 The Site is the subject of a previous planning application (No. A/YL-KTN/719) for the same use that was submitted by the same applicant which was approved by the Board on a temporary basis for a period of 5 years in 2021. When compared with the previous application, a smaller site area was adopted, thus a change in layout of parking spaces. An additional structure is also proposed within, thus larger covered area and gross floor area (GFA) are provided at the Site; whilst there is no change in building height. The applicant has shown effort to comply with approval conditions of the previous application, details are shown at **Table 1**.

**Table 1** – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-KTN/719		Date of Compliance
(e)	Submission of a drainage proposal	Not yet complied with
(f)	Implementation of the drainage proposal	Not yet complied with
(h)	Submission of a Fire Service Installations (FSIs) proposal	30/11/2021
(i)	Implementation of the accepted FSIs proposal	13/10/2022

2.4 Regarding the approval conditions (e) and (f), the applicant made several submissions for compliance with approval condition (e) on 30/03/2023, 15/08/2023, 29/02/2024, 09/05/2024 and 18/06/2024. The latest submission was not accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 02/08/2024. However, the applicant did not have sufficient time to complete the rectification of drainage proposal by the designated time period, which led to revocation of the application on 23/10/2024.

2.5 In support of the current application, the applicant has submitted a fresh fire service installations proposal and a fresh drainage proposal to mitigate potential impact arisen from the proposed development (**Appendices I to II**). The applicant will implement both drainage and FSIs proposals after planning permission has been granted from the Board, as well as acceptance of both proposals by relevant departments.

### **3) Development Proposal**

3.1 The Site occupies an area of 1,460 m<sup>2</sup> (about) (**Plan 4**). A total of 3 structures are provided at the Site for guardroom, site office, meter room and washroom with total GFA of 52 m<sup>2</sup> (**Plan 4**). Details of development parameters are shown at **Table 2** below:

**Table 2 – Major Development Parameters**

<b>Application Site Area</b>	1,460 m <sup>2</sup> (about)
<b>Covered Area</b>	52 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,408 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.04 (about)
<b>Site Coverage</b>	
	4% (about)
<b>Number of Structure(s)</b>	
	3
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	52 m <sup>2</sup> (about)
<b>Building Height</b>	
	3 m (about)
<b>No. of Storey</b>	
	1

#### 4) Operation Mode

##### Operation of the Public Vehicle Park

4.1 The Site is accessible from Kam Tin Road via a local access (**Plan 1**). The operation hours of the public vehicle park are 24-hour daily, including public holidays. A total of 48 parking spaces will be provided at the Site, details of parking space provisions are shown at **Table 3** below:

**Table 3 – Parking Provisions**

<b>Type of Space</b>	<b>No. of Space</b>
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	48

4.2 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plans 5 and 6**). A notice will be posted at a prominent location of the Site to indicate that only PC is allowed to be parked/stored on enter/exit the Site at any time during the planning approval period.

4.3 Furthermore, no vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period. No workshop activities (including vehicle washing, dismantling and repairing, etc.) will be carried out within the Site. As trip generation and attraction of the proposed development is insignificant (as shown at **Table 4** below), adverse traffic impact to

the surrounding road network should not be anticipated.

**Table 4 – Estimated Trip Generation and Attraction**

Time Period	Trip Generation and Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (07:30 – 08:30)	5	35	40
Trips at <u>PM peak</u> per hour (17:30 – 18:30)	36	4	40
Traffic trip per hour (average)	6	6	12

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

4.6 1 caretaker will stay overnight at the Site to handle any potential complaint to minimise nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.

## 5) Conclusion

5.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of the accepted drainage and fire service installations proposals; as well as to implement the accepted proposals once accepted by relevant departments to mitigate any adverse impact arising from the proposed development.

5.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years**'.

**R-riches Property Consultants Limited**

**November 2024**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Plan Showing the Direction of Traffic of the Application Site
<b>Plan 6</b>	Swept Path Analysis (Private Car)

## **APPENDICES**

<b>Appendix I</b>	Fire Service Installations Proposal
<b>Appendix II</b>	Drainage Proposal