

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2842 RP (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of existing residential (i.e. Tin Yan Estate, Sha Kong Wai, Ngau Hom, etc.) and recreational (i.e. Tin Shui Wai Greenfield Garden) development, which demand for public parking spaces has always been high. While some S.16 planning applications for the same use (i.e. vehicle park) were approved by the Board at the south of the Site (i.e. sites located at the adjacent "Residential (Group A)" zone of the same Outline Zoning Plan (OZP)), those sites had been resumed and reverted to the Government in 2024 to paved way for the 'Public Housing Development at Tin Wah Road, Lau Fau Shan'.
- 1.3 Furthermore, despite the fact that public transport services are provided at Tin Wah Road, surrounding locals still rely mostly on private cars for daily commuting due to the limited destinations and infrequency of public transportation. In view of the above, the applicant would like to operate the applied to alleviate the pressing demand in order to compensate the loss 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 "Green Belt" ("GB") on the Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11 (**Plan 2**). According to the Notes of the OZP, '*public vehicle park (excluding container vehicle)*' use is a column two use within the "GB" zone, which requires planning permission from the Board.
- 2.2 Although the applied use is considered not in line with the long term planning intention of the "GB" zone, the Site has been left vacant and the applied use is intended to support the daily lives of the nearby locals, approval of the application on a temporary basis of 5 years would not frustrate the long-term planning intention of the "GB" zone and would better utilize deserted land in the New Territories. The Site is also surrounded by sites occupied by vehicle park, recreational uses and vacant land, hence, the proposed development is considered not

incompatible with the surrounding areas.

- 2.3 Furthermore, several similar S.16 planning applications for 'vehicle park' use were previously approved by the Board within the same "GB" zone of the same OZP. The application site of a similar application (No. A/YL-LFS/520) for the same use is located at the immediate north of the Site, which was approved by the Board on a temporary basis of 3 years on 7/6/2024. Therefore, approval of the current application is in line with the Board's previous decision and would not set undesirable precedent within the "GB" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 2,435 m² (about) (**Plans 4 and 5**). No structure is proposed within the Site. A total of 17 existing trees will be preserved and well-maintained at the Site by the applicant as a landscape buffer to the surrounding area. The nullah located along the eastern boundary is separated by existing fencing, which could restrict visitor from reaching. The operation hours of the Site are 24-hour daily, including public holiday. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	2,435 m ² (about)
Covered Area	N/A
Uncovered Area	2,435 m ² (about)

- 3.2 The Site has been filled with concrete (of not more than 0.2m in depth) to facilitate a flat surface for parking spaces and circulation area (**Plan 6**). The associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out after planning permission has been granted from the Board.
- 3.3 The Site is accessible from Tin Wah Road via a local access (**Plan 1**). A total of 69 parking spaces will be provided at the Site, details of parking spaces are shown at **Table 2** below:

Table 2 – Parking Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	61

Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)	8
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- 3.4 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 7 and 8**). A notice will be posted at a prominent location of the Site to indicate that only PC and LGV are allowed to be parked/stored on enter/exit the Site at any time during the planning approval period.
- 3.5 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. As trip generation and attraction of the proposed development is insignificant (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				2-Way Total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (07:30 – 08:30)	1	7	0	3	11
Trips at <u>PM peak</u> per hour (17:30 – 18:30)	3	4	2	1	10
Traffic trip per hour (average)	2	2	1	1	6

- 3.6 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) Conclusion

- 4.1 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 drainage and fire service installations proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development.

4.2 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) for a Period of 5 Years and Associated Filling of Land'**.

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August 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Direction of Traffic
Plan 6	Plan Showing the Filling of Land of the Application Site
Plan 7	Swept Path Analysis (LGV)
Plan 8	Swept Path Analysis (PC)