

Your Ref.: A/HSK/577

Our Ref.: P25047/TL25262

6 August 2025

The Secretary

By E-mail

Town Planning Board

tpbpd@pland.gov.hk

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sir,

Submission of Supplementary Information (SI)

Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and associated Filling of Land for a Period of 5 Years in “Village Type Development” Zone, Lot Nos. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, Yuen Long, New Territories
(Application No. A/HSK/577)

We would like to submit replacement pages of Form No. S16-I, Executive Summary, Planning Statement (Appendix I) and Plan showing Existing Filling of Land (Plan 5) for the captioned application, which serves to supersede our previous SI submission under our reference P25047/TL25259 dated 6.8.2025

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.


Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD (Attn.: Mr. Tony LAM)

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道
	<input type="checkbox"/> Filling of pond 填塘
	Area of filling 填塘面積 sq.m 平方米
	Depth of filling 填塘深度 m 米
	<input checked="" type="checkbox"/> Filling of land 填土
	Area of filling 填土面積 712 sq.m 平方米
	Depth of filling 填土厚度 1.5 m 米
	<input type="checkbox"/> Excavation of land 挖土
	Area of excavation 挖土面積 sq.m 平方米
	Depth of excavation 挖土深度 m 米
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)	
(b) Intended use/development 有意進行的用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and associated Filling of Land for a Period of 5 Years

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"><thead><tr><th>Name/type of installation 裝置名稱/種類</th><th>Number of provision 數量</th><th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
	(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)												

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and associated Filling of Land for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	138..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.07.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	7.5..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1..... storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	4.5..... m 米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	
average unit size 單位平均面積 sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	1850 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 51 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2		
Zoning 地帶	"Village Type Development" ("V")		
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and associated Filling of Land for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 138 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 0.07 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	4.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	

Executive Summary

1. The application site (the Site) is on Lot Nos. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 1,850 m², including Government Land of about 51 m².
3. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2.
4. The applied use is ‘Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and associated Filling of Land’ for a Period of 5 Years. The applied use is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 51 nos. of parking space for private cars are provided at the Site, including 5 nos. of parking space with Electric Vehicle charging facilities.
6. A total of 3 nos. of single-storey temporary structures are provided for storeroom, covered parking space and ancillary office uses. The gross floor area is about 138 m².
7. Operation hours are 24-hours daily (including Sundays and public holidays).
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 127 約地段第 136 號餘段（部分）及第 137 號餘段（部分）和毗連政府土地。
2. 申請地點的面積約 1,850 平方米，包括約 51 平方米的政府土地。
3. 申請地點在《洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2》上劃為「鄉村式發展」地帶。
4. 申請用途為「臨時公眾停車場（貨櫃車除外）連附屬電動車充電設施及相關填土工程」（為期 5 年）。該用途在大綱圖上的「鄉村式發展」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供合共 51 個私家車泊位，包括 5 個泊位連電動車充電設施。
6. 申請地點提供 3 個單層臨時構築物作儲物室、有蓋停車位及附屬辦公室用途，總樓面面積約 138 平方米。
7. 營運時間為每日 24 小時（包括星期日及公眾假期）。
8. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TANG Kam Chak (“the Applicant”) in support of the planning application for ‘Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and associated Filling of Land for a Period of 5 Years’ (“the Development”) at Lot Nos. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 136 RP (Part) and 137 RP (Part) in D.D. 127 and adjoining Government Land, Yuen Long, New Territories. The Site is accessible from Kiu Hung Road leading to the ingress to its east.
3. The site area is about 1,850 m², including Government Land of about 51 m².

Planning Context

4. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (the “OZP”) No. S/HSK/2.
5. The planning intention of the “V” zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Board.
6. The applied use is a Column 2 use within the “V” zone on the OZP which may be permitted with or without conditions by the Board. Any filling of land within the “V” zone after the date of the first publication in the Gazette of the notice of the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1 shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “V” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Ancillary Office with meter box	16	16	3.5	1
2	Storeroom with meter box	under structure 3	under structure 3	3.5	
3	Covered Parking Space	122	122	4.5	
Total		<u>138</u>	<u>138</u>		
		Plot Ratio	Site Coverage		
		0.07	7.5%		

9. The vehicle park serves to meet the parking demand of nearby village residents and operators. 51 nos. of parking space for private cars are provided at the Site, including 5 nos. of parking spaces with Electric Vehicle (EV) charging facilities (**Plan 3**).
10. Operation hours are 24-hours daily, including Sundays and public holidays.
11. About 1,138 m² of the hard paving within the Site had existed before the date of the first publication in the Gazette of the notice of the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1. This application serves to regularize the existing filling of land with concrete of the remaining area of the Site (about 712 m²) of about 0.1m to 1.5m in depth for the provision of solid ground for vehicle manoeuvring (**Plan 5**).

Previous Applications

12. The Site, in part, is the subject of 4 previous applications for vehicle park use, which were approved by the Rural and New Town Planning Committee (“the Committee”) between 2018 and 2023:

Application No.	Applied Use	Date of Approval
A/HSK/36	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	12.1.2018
A/HSK/194	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	13.12.2019
A/HSK/352	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land	22.4.2022
A/HSK/404	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	3.2.2023

13. The previous applications were approved mainly on considerations that the development would not frustrate the long-term planning intention of the “V” zone; not incompatible with the surrounding land uses; and relevant government departments had no adverse comments on the developments.
14. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.

Similar Applications

15. There are 9 similar applications for vehicle park use approved by the Committee within the “V” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/HSK/226	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	26.6.2020
A/HSK/308	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years	25.6.2021
A/HSK/324	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	27.8.2021
A/HSK/354	Proposed Temporary Public Vehicle Park (excluding container vehicles) for a Period of 5 Years	18.2.2022
A/HSK/386	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	12.8.2022
A/HSK/449	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	9.6.2023
A/HSK/498	Temporary Public Vehicle Park (Excluding Container Vehicle) and Storage of Vehicle Parts for a Period of 3 Years	15.3.2024
A/HSK/519	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Filling of Land	21.6.2024
A/HSK/513	Proposed Temporary Public Vehicle Park (Taxis and Private Cars) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years	19.7.2024

16. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
17. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

18. The Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses mainly comprising warehouses, residential dwellings, vehicle parks and vacant land. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

19. The estimated average trip generation and attraction are as follows:

	Trip Generations	Trip Attractions
08:00 – 09:00	5	1
09:00 – 10:00	4	1
10:00 – 11:00	3	2
11:00 – 12:00	2	1
12:00 – 13:00	2	2
13:00 – 14:00	2	3
14:00 – 15:00	3	2
15:00 – 16:00	1	2
16:00 – 17:00	2	3
17:00 – 18:00	2	4
18:00 – 19:00	2	4
19:00 – 20:00	1	3
20:00 – 08:00	1	2
Total	<u>30</u>	<u>30</u>

20. 51 nos. of parking space for private cars are provided at the Site, including 5 nos. of parking spaces with EV charging facilities.
21. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. No container vehicles are allowed to be parked at the Site. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site. It is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.

Drainage

22. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the proposal is accepted by the Drainage Services Department.

Fire Safety

23. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Environment

24. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental

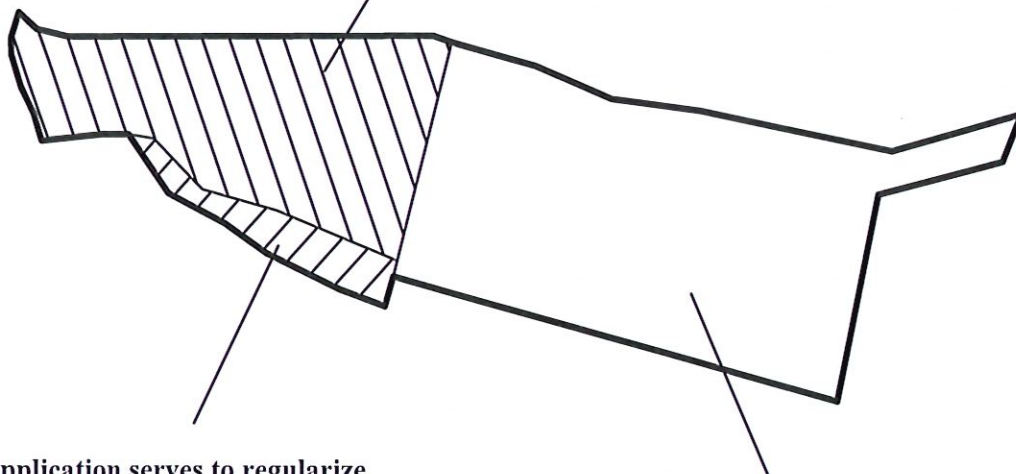
Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

25. The Development is intended for the use of parking of vehicles only. No container vehicles/tractors will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -



This application serves to regularize
the existing filling of land with
concrete of this portion of site
(about 611m²)
of about 0.1m in depth to provide a
solid ground for erection of structures
and vehicle maneuvering



This application serves to regularize
the existing filling of land with
concrete of this portion of site
(about 101m²)
of about 1.5m in depth to provide a
solid ground for erection of structures
and vehicle maneuvering

The hard paving of this portion of
site (about 1,138m²)
had existed before the first
publication in the gazette of the
notice of the draft
Hung Shui Kiu and Ha Tsuen OZP
No. S/HSK/1

N.T.S

Plan Showing Existing Filling of Land

**Goldrich Planners &
Surveyors Ltd.**

July 2025

**Lots 136RP(part), 137RP(part)
and adjoining government land in DD.127**

**Plan 5
(P 25047)**