

Our Ref.: DD128 Lot 73 S.A & VL
Your Ref.: TPB/A/HSK/605

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

30 March 2026

Dear Sir,

Supplementary Information

**Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in “Village Type Development” Zone,
Various Lots in D.D. 128 and D.D. 129, Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/605)

We write to provide supplementary information for the consideration of government departments (**Appendices I to IV**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Sherry KONG
(Attn.: Mr. Henry TO

email: smwkong@pland.gov.hk)
email: hmhto@pland.gov.hk)

Supplementary Information

**Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in “Village Type Development” Zone,
Various Lots in D.D. 128 and D.D. 129, Lau Fau Shan, Yuen Long, New Territories**

(Application No. A/HSK/605)

The applicant provides the following supplementary information for the application:

1. The applicant would like to revise the applied use to ‘**Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years**’. Revised pages of application form, planning statement and plans are enclosed for the consideration of government departments (**Appendices II to IV**); and
2. The applicant confirmed there will be no car beauty services, vehicle repairing or other workshop activities carried out at the Site at any time during the planning approval period.



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/3
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	Public Vehicle Park (Excluding Container Vehicle) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

**5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述**

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- Plot ratio restriction 地積比率限制 From 由 to 至
- Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由% to 至
- Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- Non-building area restriction 非建築用地限制 From 由m to 至
- Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Renewal for Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) 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163..... sq.m 平方米 About 約
- Proposed plot ratio 擬議地積比率0.05..... About 約
- Proposed site coverage 擬議上蓋面積4..... % 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1-2..... storeys 層
 include 包括.....storeys of basements 層地庫
 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) About 約
.....3.5-6.5..... m 米 About 約

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will 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。此部分將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	Lots 73 S.A, 73 S.B, 73 S.C, 73 S.D, 73 S.E, 73 S.F, 73 S.G, 73 S.H, 73 S.I, 73 S.J, 74 S.A, 74 S.B, 74 S.C, 74 S.D, 75 S.B and 75 S.C in D.D. 128; Lots 3217 S.A, 3217 S.B, 3217 S.C, 3217 S.D, 3217 S.E, 3217 S.F, 3217 S.G, 3217 S.H, 3217 S.I, 3217 S.J, 3217 S.K, 3217 S.L, 3217 S.M, 3217 S.N, 3217 S.O and 3217 RP in D.D. 129, Fung Kong Tsuen, Yuen Long, New Territories		
Site area 地盤面積	3,037	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/3		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Renewal for Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) 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	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	163	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3	
	Composite 綜合用途	N/A	

Supplementary Statement

1) Background

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use *Lots 73 S.A, 73 S.B, 73 S.C, 73 S.D, 73 S.E, 73 S.F, 73 S.G, 73 S.H, 73 S.I, 73 S.J, 74 S.A, 74 S.B, 74 S.C, 74 S.D, 75 S.B and 75 S.C in D.D. 128; Lots 3217 S.A, 3217 S.B, 3217 S.C, 3217 S.D, 3217 S.E, 3217 S.F, 3217 S.G, 3217 S.H, 3217 S.I, 3217 S.J, 3217 S.K, 3217 S.L, 3217 S.M, 3217 S.N, 3217 S.O and 3217 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years**' (the development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of some existing residential developments (i.e. Fung Kong Tsuen, Mountain Royal, etc.), which demand for public parking spaces has always been high. There is currently no public transport services provided along Fung Kong Tsuen Road. The nearest public transport (public minibuses and MTR bus services) stop is at Ping Ha Road, which is about 500m away from the Site. Noting the inconveniences, surrounding locals rely mostly on private cars for daily commuting due to the limited destinations of the services and their own travelling destinations to remote villages. On the other hand, the applicant has been receiving enquiries for available parking spaces continuously, which shows the demand for legal parking spaces around the area has always been high.
- 1.3 In view of the above, the applicant would like to continue to operate the applied use to alleviate the pressing demand for 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 "Village Type Development" ("V") on the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/3 (**Plan 2**). According to the Notes of the OZP, '*public vehicle park (excluding container vehicle)*' is a column two use within the "V" zone, which requires planning permission from the Board.
- 2.2 The Site is surrounded mostly by warehouses, open storage yards, residential development formed by groups of village houses, formed and vacant land; the development with a few low-rise temporary structures is considered not incompatible with the surroundings.

Furthermore, the development is intended to serve the needs of nearby residents and in support of village developments, 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 three previous S.16 planning applications of the same 'public vehicle park' use, of which the latest application (No. A/HSK/308) is submitted by the same applicant with the same use as the current application, which was approved by the Board in 2021. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the latest application (No. A/HSK/308), all development parameters (including but not limited to site area, plot ratio (PR), gross floor area (GFA), layout, building height, etc.) remained the same. The applicant has made effort to comply with approval conditions of the latest application, details are shown at **Table 1** below:

Table 1 - Details of Compliance with Approval Conditions of the Latest Application

Approval Conditions of Application No. A/HSK/308		Date of Compliance
(e)	The submission of a drainage proposal	18.04.2024
(f)	The implementation of the drainage proposal	27.03.2025
(h)	The submission of a fire service installations (FSIs) proposal	06.06.2022
(i)	The implementation of the FSIs proposal	10.03.2023

- 2.4 During the approval period of the latest application, the applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. All time-limited approval conditions are successfully complied with.
- 2.5 In support of the current application, the applicant has submitted a FSIs proposal, the previously accepted drainage proposal and implemented drainage facilities within the Site to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to III**). For information, the same FSIs proposal was also accepted by the Director of Fire Services during the latest application period (A/HSK/308).

3) Development Proposal

- 3.1 The Site occupies an area of 3,037 m² (about) (**Plan 1**). 3 structures are provided at the Site for caretaker office, site office and covered parking spaces with total gross floor area (GFA) of 163 m² (about) (**Plan 4**). The caretaker office and site office are intended for staff to support the daily operation of the Site. It is estimated that the site would accommodate 4 nos. of staff. Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	3,037 m ² (about)
Covered Area	136 m ² (about)
Uncovered Area	2,901 m ² (about)
Plot Ratio	0.05 (about)
Site Coverage	4 % (about)
Number of Structure(s)	3
Total GFA	163 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	163 m ² (about)
Building Height	3.5 m - 6.5 m (about)
No. of Storey	1 - 2

- 3.2 The Site is accessible from Fung Kong Tsuen Road via a local access (**Plan 1**). The operation hours of the public vehicle park are 24 hours daily, including public holidays. A total of 52 parking spaces will be provided at the Site, details of parking provisions are shown at **Table 3** below:

Table 3 - Parking Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	40
Light Goods Vehicles (LGV) Parking Space - 3.5 m (W) x 7 m (L)	12

- 3.3 Only PCs and LGVs are allowed to enter/exit the Site at any time during the planning approval period. Other vehicles, including medium and heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. The applicant will ensure no

queuing and/or waiting for motor vehicles from the Site onto Fung Kong Tsuen Road via the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Fung Kong Tsuen Road via the local access.

- 3.4 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. The trip generation and attraction rates are 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				2-Way Total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 - 09:00)	1	4	0	2	7
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	3	2	2	0	7
Traffic trip per hour (average)	2	2	1	1	6

- 3.5 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 minimise adverse environmental impacts and 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.

4) Conclusion

- 4.1 The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures have been provided by the applicant, i.e. submission of an updated FSIs proposal, the previously approved drainage proposal and implemented drainage facilities to mitigate any adverse impact arising from the development (**Appendices I to III**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years**'.

R-riches Planning Limited

February 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

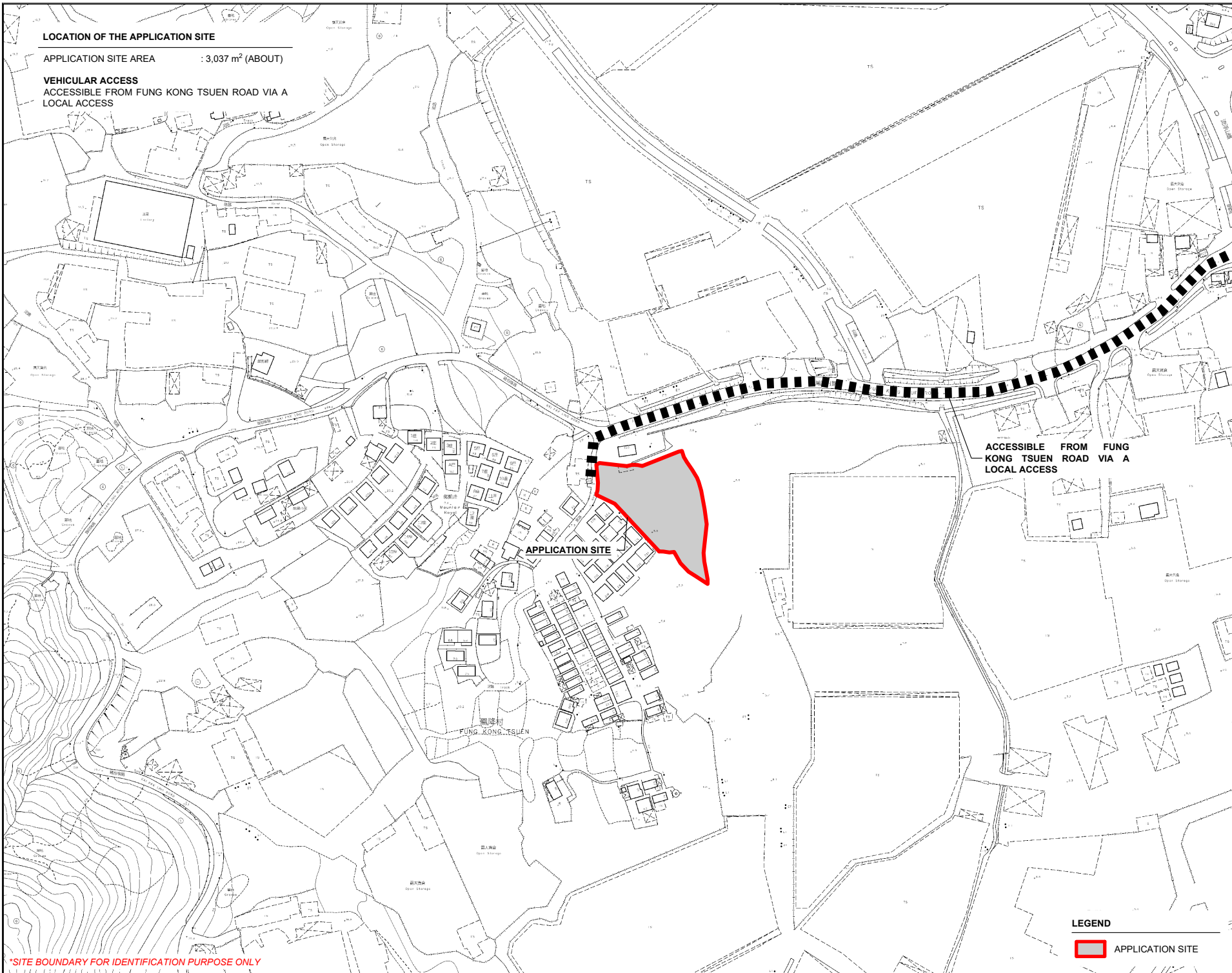
Appendix I	Fire Service Installations Proposal
Appendix II	Approved Drainage Proposal under the Latest Application No. A/HSK/308
Appendix III	Approved Implemented Drainage Facilities under the Latest Application No. A/HSK/308

LOCATION OF THE APPLICATION SITE

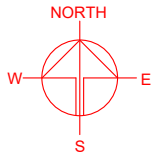
APPLICATION SITE AREA : 3,037 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM FUNG KONG TSUEN ROAD VIA A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



ACCESSIBLE FROM FUNG KONG TSUEN ROAD VIA A LOCAL ACCESS

APPLICATION SITE

FUNG KONG TSUEN

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND D.D. 129, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY MN	DATE 23.2.2026
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REVISED BY	DATE
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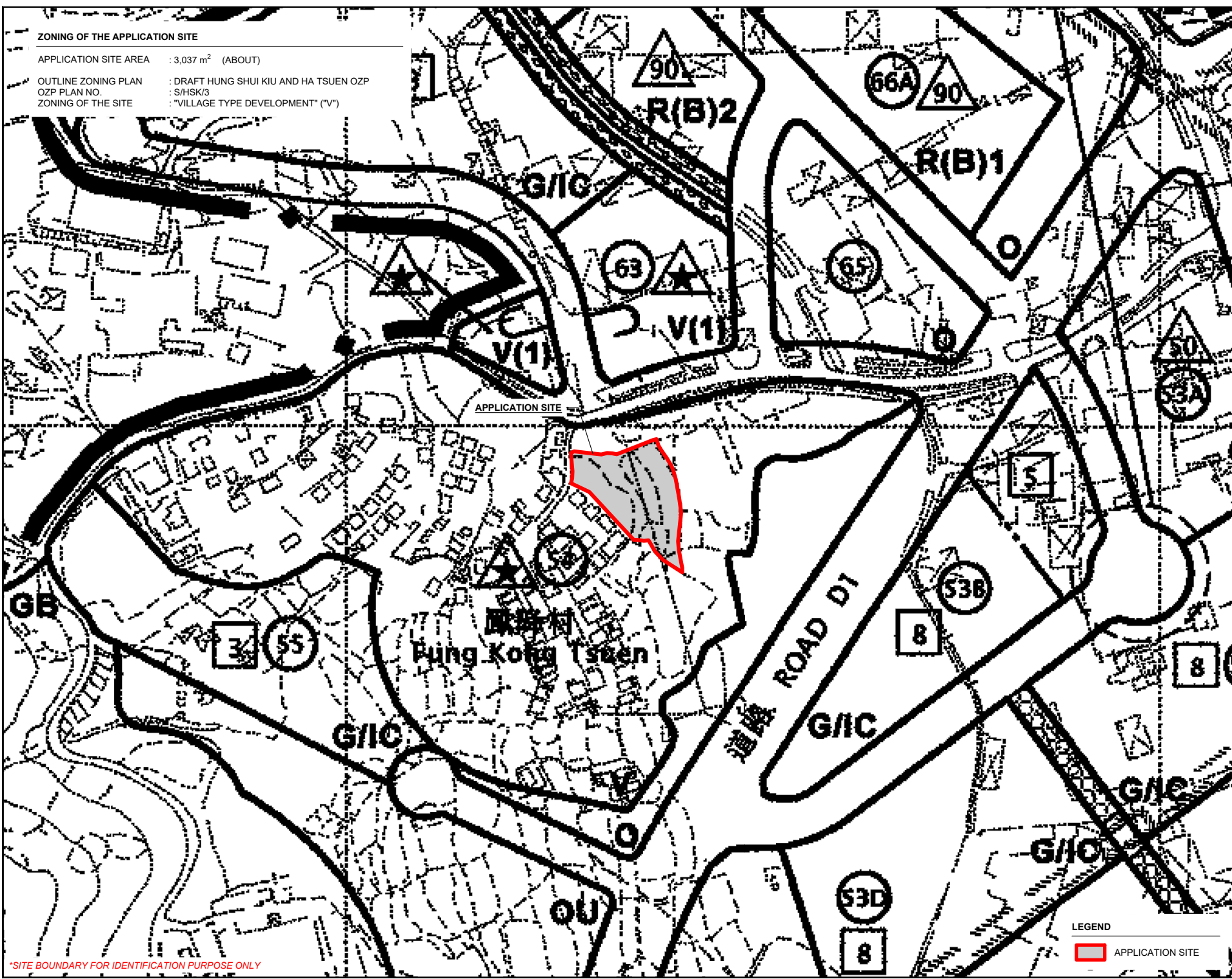
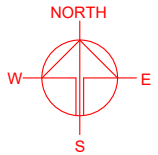
APPROVED BY	DATE
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DWG. TITLE
LOCATION PLAN

DWG NO. PLAN 1	VER. 001
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ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,037 m² (ABOUT)
 OUTLINE ZONING PLAN : DRAFT HUNG SHUI KIU AND HA TSUEN OZP
 OZP PLAN NO. : S/HSK/3
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

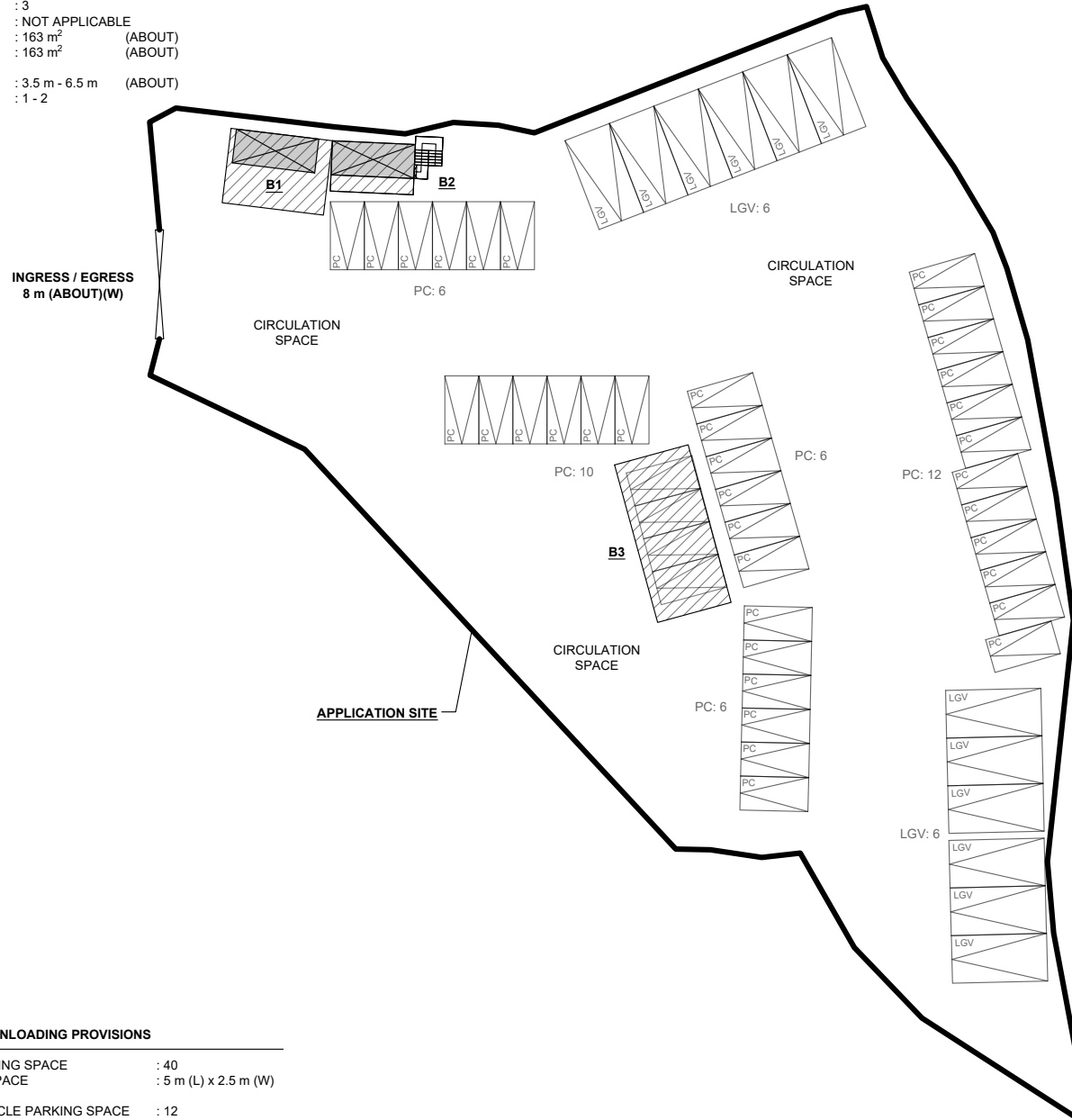
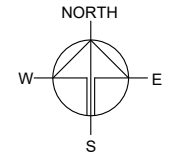
LEGEND
 APPLICATION SITE

PLANNING CONSULTANT	
PROJECT	
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 128 AND D.D. 129, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 3000 @ A4	
DRAWN BY	DATE
MN	23.2.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG. NO.	VER.
PLAN 2	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,037 m ²	(ABOUT)
COVERED AREA	: 136 m ²	(ABOUT)
UNCOVERED AREA	: 2,901 m ²	(ABOUT)
PLOT RATIO	: 0.05	(ABOUT)
SITE COVERAGE	: 4 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 163 m ²	(ABOUT)
TOTAL GFA	: 163 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m - 6.5 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	CARETAKER OFFICE	42m ² (ABOUT)	42m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	SITE OFFICE	27m ² (ABOUT)	54m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B3	COVERED PARKING SPACES	67m ² (ABOUT)	67m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		136m² (ABOUT)	163m² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 40
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 12
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- INGRESS / EGRESS
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE (LIGHT GOODS VEHICLE)

PLANNING CONSULTANT



PROJECT

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND D.D. 129, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	23.2.2026

REVISED BY	DATE

APPROVED BY	DATE

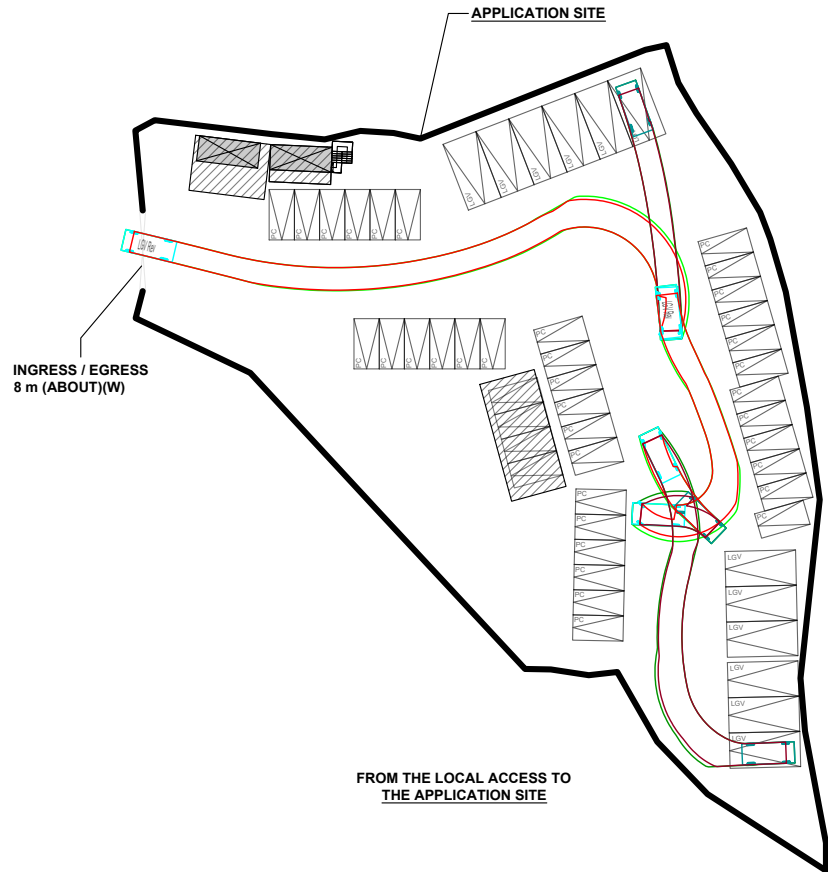
DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

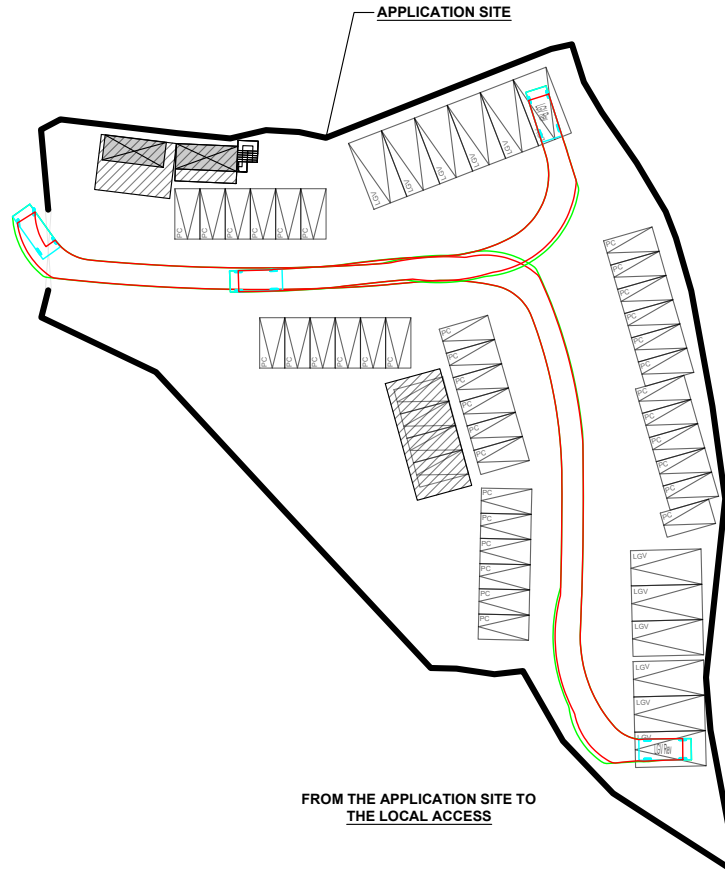
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO THE APPLICATION SITE

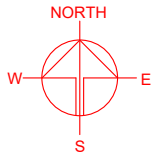


FROM THE APPLICATION SITE TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- INGRESS / EGRESS
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE (LIGHT GOODS VEHICLE)
- LIGHT GOODS VEHICLE
- SWEPT PATH ANALYSIS

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND D.D. 129, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

23.2.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001