

Executive Summary

Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car) for a Period of 3 Years at Lot 1159 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.

The application site is subject to an existing planning permission A/HSK/449 for temporary public vehicle park (private car) for a period of 3 years. The applicant had complied with all the approval conditions imposed to the previous permissions. Since the existing permission will be expired on 26.6.2026, the applicant submits the current application to renew the planning permission for another period of 3 years.

The size of the application site is about 1,150m². It is currently zoned 'Village Type Development' ("V") according to the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/3.

In view of the lacking supply of private parking spaces for the residents in the vicinity, the applicant intends to apply the application site for temporary public vehicle park (private car) to serve the need of the local villagers and regularize the illegal parking in the vicinity as well. As such, only limited private car parking spaces are provided and it is remarkably that the proposed development would not generate an extra traffic flow.

The proposed development is in line with the planning intention of the "V" zone which is to serve the daily need of the residents.

The proposed development is temporary in nature and it would not jeopardize the building of New Territories Exempted House in the long run.

The nature, form and layout of the proposed development are compatible with the surrounding environment. It would not affect the character of the indigenous village. Even so, the applicant has provided some mitigation measures to further minimize any potential impact to the nearby residents. In view of the proposed development is compatible with the surrounding environment and no significant impacts will be generated, preferential treatment should be given to the current planning application.

Town Planning Board has approved another similar public vehicle park in "V" zone at Ha Tsuen recently. Similar preferential treatment should be granted to this application.

The Board is hereby respectfully requested to approve the application site for temporary public vehicle park (private car) for a period of 3 years on sympathetic grounds.

行政摘要

在新界元朗廈村丈量約份第 125 約地段第 1159 號餘段(部份) 作臨時公眾停車場(私家車)用途的規劃許可續期三年

申請地點涉及現有的規劃許可編號 A/HSK/449 批准作為期三年的臨時公眾停車場(私家車)用途。申請人已為先前的規劃許可履行所有附帶的規劃條件。由於現有的規劃許可將於 2026 年 6 月 26 日屆滿，申請人提文本申請以延續為期三年的規劃許可。

申請地點的面積約為 1,150 平方米。根據洪水橋及廈村分區計劃大綱草圖編號 S/HSK/3 中所示，申請地點現時被規劃作「鄉村式發展」用途。

基於區內住宅車位供應嚴重短缺，申請人有意把申請地點申請作臨時公眾停車場(私家車)用途以滿足當地村民之需要及改善附近違例泊車的情況。因此，本申請僅建議提供有限的私人車位而擬議發展不會產生額外的交通流量。

本擬議發展切合村民的日常需要，因此符合「鄉村式發展」用途的規劃意向。

本擬議發展為臨時性質，因此不會影響申請地點長遠作新界豁免管制屋宇的發展。

本擬議發展的性質、形式及佈局與周邊的環境協調，因此不會影響原居民鄉村的風貌。即便如此，申請人提供一些緩解措施，以進一步減少對附近居民的任何潛在影響。由於本申請用途與四周環境協調及不會產生明顯影響，所以本申請理應獲得城市規劃委員會從優考慮。

城市規劃委員會最近曾批准另一宗同樣位於廈村鄉的「鄉村式發展」地帶作臨時公眾停車場用途的申請，因此申請人希望城市規劃委員會對本申請作出相同的對待。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准申請地點作為期三年的臨時公眾停車場(私家車)用途。

**Supplementary Planning Statement for Renewal of Planning Approval for
Temporary Public Vehicle Park (Private Car) for a Period of 3 Years
at Lot 1159 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.**

Section 1 – Background of the Application Site

1.1 Introduction

- 1.1.1 This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Mr. Tang Ming Hei Roy (鄧洛希) who is the operator of the temporary public vehicle park (private car) at Lot 1159 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. **(Figure 1)**
- 1.1.2 The application site is subject to two previous planning permissions No. A/HSK/226 & No. A/HSK/449 for temporary public vehicle park (private car) for a period of 3 years in 2020 & 2023 respectively. All planning approval conditions of the previous permissions have been complied. Since the existing planning permission No. A/HSK/449 will be expired on 26.6.2026, the applicant submits the current application to renew the planning permission for another period of 3 years.
- 1.1.3 In view of lacking supply of private parking spaces for the residents in the vicinity, the applicant intends to continue the provision of a temporary public vehicle park (private car) to serve the need of local villagers through this planning application.
- 1.1.4 The proposed development also intends to regularize the illegal parking in the vicinity and would not generate an extra traffic flow. It is compatible with the surrounding environment and it would not generate adverse landscape, traffic, environmental and drainage impact.

1.2 Site Particulars

- 1.2.1 The application site is situated at Tseung Kong Wai **(Figure 1)**. It possesses an area of about 1,150m². The surface of the application site is hard paved.
- 1.2.2 The application site is accessible via a vehicular track leading from San Sik Road **(Figure 2)**.
- 1.2.3 The application site is zoned for ‘Village Type Development’. The application site is generally surrounded by a numbers of village houses to the north, east and west. An existing open drain is found to the southwest of the application site.

1.3 Proposed Use of the Application Site

- 1.3.1 The application site is applied for temporary public vehicle park (private car) for a

period of 3 years. As the applied temporary uses is targeted to serve the residents and villagers in the vicinity, the operation hours of the proposed development is 24-hour at all days, including Sundays and public holidays.

1.4 Lease Conditions

1.4.1 The application site is situated on an Old Schedule agriculture lot held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.

1.5 Planning Context and Previous Planning Permission

1.5.1 The application site is zoned 'Village Type Development' ("V") according to the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3 (**Figure 2**). Referring to the OZP, the "V" zone is intended to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

1.5.2 The applied use is belonged to column 2 of the "V" zone and temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board in accordance with the Notes of the aforesaid Outline Zoning Plan. As such, it is the applicant's intention to submit this application to request the Board's favour to this proposed use.

1.5.3 Actually, the application site is subject to two previous planning permissions for the same use since 2020 (TPB Ref.: A/HSK/226 & A/HSK/449). The proposed development is not a new development. The applicant would like to continue the same use at the site by submitting the current planning application which has the same nature to the previous planning permission.

Section 2 – Development Proposal

2.1 Site Planning and Vehicular Access Arrangement

2.1.1 The application site occupies an area of about 1,150m². The proposed development

is intended for temporary public vehicle park (private car) for a period of 3 years.

- 2.1.2 The site ingress/egress is located at the northern part of the site. The application site is served by a vehicular track leading from San Sik Road. **(Figure 2)**
- 2.1.3 As there is strong demand of car parking spaces in the area, this proposed development aims to serve the local residents and to regularize the illegal parking in the vicinity. Since only 24 parking spaces of 5m x 2.5m for private car are provided, it is remarkably that the proposed development would not generate an extra traffic flow. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of Ha Tsuen area.
- 2.1.4 2m high periphery fencing has been erected along the site boundary to differentiate the site from adjacent land lots. It can also effectively screen the proposed development.
- 2.1.5 The layout of the proposed development is illustrated in **Figure 3**.

Section 3 – Planning Justifications

3.1 The Current Application is for Renewal of the Existing Planning Permission

- 3.1.1 The application site is subject to two previous planning permissions No. A/HSK/226 & A/HSK/449 which was applied by the same applicant. The application site was occupied for temporary public vehicle park (private car) use since 2020.
- 3.1.2 The applied use and the number of car parking spaces being provided are exactly the same as the previous planning permissions.
- 3.1.3 The operation of proposed temporary development since 2020 has demonstrated that it has no adverse impact to the surrounding environment. In addition, the applicant had complied with all planning conditions imposed to the previous planning permission.
- 3.1.4 In light of the above, the applicant solicits the Town Planning Board's sympathetic consideration to approve the planning permission so that the applicant could operate for another period of 3 years.

3.2 The Proposed Development is in Line with the Planning Intention of the 'Village Type Development' ("V") Zone and it is Under a Column Two Use in "V" Zone

- 3.2.1 The application site is zoned 'Village Type Development' ("V") according to the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3.

- 3.2.2 The proposed development, i.e. temporary public vehicle park (private car), is primarily to serve the villagers and is definitely a commercial use serving the strong demand of car parking spaces in the vicinity. The nature and the size of the proposed development would not affect the character of the village. As such, the proposed development conforms with the planning intention of the “V” zone.
- 3.2.3 In accordance with the notes of the OZP No. S/HSK/3, the applied use is under a Column Two use in the “V” zone where the subject site falls within. Also, the application site is yet to be applied for New Territories Exempted House and temporary use could be therefore considered in the interim. The proposed development which is temporary in nature would not jeopardize the planning intention of the “V” zone in the long run. Besides, the nature of the proposed development is clean, tidy and free from nuisance, it is highly appreciated if the Town Planning Board could give favourable consideration to the current application.

3.3 The Proposed Development is Compatible with the Surrounding Environment

- 3.3.1 In view of the application site is surrounded by a good number of New Territories Exempted Houses and is easily accessible, the proposed location is an ideal location for public vehicle park to serve the strong demand of car parking spaces in the vicinity.
- 3.3.2 The proposed development of public vehicle park (private car) is clean, tidy and a non-polluting use and no structure is required. Considering the scale, nature, layout and form of the proposed development, they are compatible with the surrounding environment and would not affect the character of the village.

3.4 Similar Public Vehicle Park in ‘Village Type Development’ Zone have been Approved by Town Planning Board

- 3.4.1 The current planning application is not the first of its kind in the vicinity. It is noted that a similar planning application No. A/HSK/570 for temporary public vehicle park (private car and light goods vehicle) for a period of 3 years was approved on 18.7.2025 with conditions. Such application is also situated within the ‘Village Type Development’ Zone. The nature of development is same as the current application. As similar application is approved to serve the need of car parking spaces of other villages nearby, applicant would also apply the application site for the same use to serve the needs of local resident and regularize the illegal parking in the vicinity.
- 3.4.2 Though the applicant aware and also supports the Board’s viewpoint that the Board would assess the individual merits of each application, the operation of this development since 2020 has demonstrated that it would generate no significant adverse impact to the surroundings. In particular, the proposed public vehicle park (private car) is actually a complementary use to nearby residential dwellings. Town

Planning Board is therefore sincerely requested to deliver similar treatment to the current application.

3.5 No Adverse Traffic Impact

3.5.1 The application site is accessible via a vehicular track leading from San Sik Road. Site ingress/egress is arranged at the northern part of the site.

3.5.2 The proposed development is intended to provide parking spaces for the residents and villagers in the vicinity in order to regularize the illegal parking over the village. Besides, only limited amount of car parking spaces is proposed. Therefore, the proposed development would not generate extract vehicle in the vicinity nor significant amount of traffic. It would not affect the traffic condition of San Sik Road. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

| Type of Vehicle | <u>Average</u> Traffic Generation Rate (pcu/hr) | <u>Average</u> Traffic Attraction Rate (pcu/hr) | Traffic Generation Rate at <u>Peak</u> <u>Hours</u> (pcu/hr) | Traffic Attraction Rate at <u>Peak</u> <u>Hours</u> (pcu/hr) |
|-----------------|----------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Private car | 1.09 | 1.09 | 8 | 8 |

Note 1: The opening hour of the proposed development is 24-hour at all days, including Sundays and public holidays.

Note 2: The pcu of private car is taken as 1.

Note 3: Morning peak is defined as 7:00a.m.to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

3.5.3 As shown in above estimation, traffic generation and attraction in both peak hours and in average are not significant. The proposed development aims to serve the nearby residents and villagers in order to regularize the illegal parking near the road in the vicinity now. It would not affect the traffic condition of San Sik Road.

3.6 No Adverse Environmental Impact

3.6.1 Being a public vehicle park (private car) to serve the nearby residents, the proposed development is a compatible use with the surrounding environment in the proximity. It would generate neither significant environment nor noise disturbance to both the environment and residents in the area.

3.6.2 To begin with, the proposed use would not generate excessive noise because the

proposed development is a static use. Related noise generation activities such as turning on vehicles and associated traffic are not significant and infrequent.

3.6.3 Further, the applicant proposed a number of preventive and mitigation measures hereunder to avoid degradation of surrounding environment:

- (i) The surface of the application site is hard paved to avoid any fugitive dust impact due to vehicle movements;
- (ii) No repairing, dismantling, assembling or other workshop activity is proposed;
- (iii) Only private cars are permitted to access the site. No heavy goods vehicle, container trailer and tractor will be allowed to access the site.

3.6.4 Being aware of the Government's ambition to upgrade the environmental condition of the area, the applicant will comply with the measures laid down in the '*Code of Practice of Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005). The applicant is sincerity and conscientious in maintaining the surrounding environmental condition and would like to seek the consent from relevant Departments.

3.7 Insignificant Drainage Impact

3.7.1 The provision of the drainage facilities was accepted by relevant Departments for the compliance with planning approval conditions (f) and (g) of the previous planning permission No. A/HSK/226. After that, the applicant has regularly cleaned and maintained the drainage facilities in order to comply with the planning approval condition (h) of permission No. A/HSK/226 and the planning approval condition (c) of permission No. A/HSK/449 as well. The as-built drainage plan indicating the approved drainage facilities is shown in **Figure 4**.

3.7.2 All the accrued runoff is intercepted by the existing 525mm surface U-channel along the inner site periphery (**Figure 4**). The intercepted surface runoff is then collected and discharged to the existing open drain to the southwest of the application site. With the provision of drainage facilities, the proposed development has not generated extract effluent or sewage, nor adverse drainage impact.

3.7.3 All the implemented drainage facilities and the existing open drain would be maintained by the applicant's own expense and would be cleaned at regular interval to ensure unhindered flow of surface runoff along the channel.

3.8 Fire Service Installations Commitments

3.8.1 The applicant had implemented the approved fire service installations proposal to comply with planning approval conditions (i) and (j) imposed to the previous planning permission No. A/HSK/226. After that, the applicant has maintained the

fire service installations in order to comply with the planning approval condition (d) of permission No. A/HSK/449 as well. The existing fire service installations plan approved under previous planning permission is shown in the **Figure 5**.

- 3.8.2 The fire extinguishers being provided would be inspected and maintained regularly at the applicant's own expense to ensure their functionality.
- 3.8.3 It is confirmed that there is no storage of combustibles within the application site. Besides, it is confirmed that the layout and use of development on the application site remain the same as that of the previous planning permissions No. A/HSK/226 and A/HSK/449. Besides, the valid FS251 (No. A9838031) is attached in Annex I for consideration by the concerned departments as well.

Section 4 – Conclusion

- 4.1 The application site is subject to two previous planning permissions No. A/HSK/226 and No. A/HSK/449 for the same use since 2020. The existing permission will be expired on 26.6.2026. As such, the applicant submits the current application to renew the planning permission for another period of 3 years.
- 4.2 The application site is currently zoned 'Village Type Development' ("V") under the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3. The applied use is under a Column 2 use in the "V" zone and is in line with the planning intention to serve the need of the residents without affecting the character of the village.
- 4.3 The proposed development is compatible with the surrounding environment. Even so, the applicant has implemented some measures to further minimize any potential impact to the nearby residents.
- 4.4 Another public vehicle park in "V" zone at Ha Tsuen has been approved on temporary basis by Town Planning Board to meet resident's demand (Ref.: A/HSK/570). The applicant sincerely requests the Town Planning Board to deliver similar treatment to his application.
- 4.5 Town Planning Board is hereby respectfully requested to renew the planning permission for the use of temporary public vehicle park (private car) for a period of 3 years at Lot 1159 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. on sympathetic grounds.