

Your Ref.: A/TM-LTYT/505

Our Ref.: P25084/TL25447

22 December 2025

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By E-mail

tpbpd@pland.gov.hk

Dear Sir,

**Submission of Supplementary Information (SI)**

**Temporary Public Vehicle Park (Excluding Container Vehicles)**

**for a Period of 5 Years in "Residential (Group C)" Zone,**

**Lot No. 827 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories**

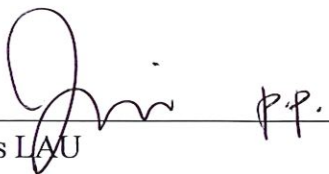
**(Application No. A/TM-LTYT/505)**

We write to submit an updated Planning Statement (Appendix I), Swept Path Analysis (Plans 4.1 & 4.2) and the previously accepted drainage plan and fire services installations proposal for the captioned application, which serves to supersede our previous SI submission under our reference P25084/TL25442 dated 18.12.2025.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

  
Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD (Attn.: Ms. LAM Yan, Yan)

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TO Kin Chung (“the Applicant”) in support of the planning application for a ‘Temporary Public Vehicle Park (Excluding Container Vehicles) for a period of 5 years’ (“the Development”) at Lot No. 827 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### **Application Site (Plans 1 and 2)**

2. The Site comprises Lot No. 827 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories. The Site is accessible from Fuk Hang Tsuen Road leading to the ingress to its west.
3. The site area is about 1,304 m<sup>2</sup>. No Government Land is involved.

### **Planning Context**

4. The Site falls within an area zoned “Residential (Group C)” (“R(C)”) on the Draft Lam Tei and Yick Yuen Outline Zoning Plan (the “OZP”) No. S/TM-LTTY/13.
5. The planning intention of the “R(C)” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
6. The applied use is a Column 2 use within the “R(C)” zone on the OZP which may be permitted with or without conditions by the Board.
7. Given that no structures will be erected in the Development, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “R(C)” zone.

### **Development Parameters**

8. The Development serves to meet the parking demand of local residents and operators in the vicinity. 32 and 6 nos. of parking space for private cars and light goods vehicles (LGV) are provided at the Site respectively (**Plan 3**).
9. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.
10. No structures will be provided at the Site. The existing structures within the Site will be removed.
11. Operation hours are 24-hours daily, including Sundays and public holidays.

## Previous Applications

12. The Site, in part or in whole, is the subject of 6 previous applications for vehicle park use, which were approved by the Rural and New Town Planning Committee (“the Committee”) between 2012 and 2023:

Application No.	Applied Use	Date of Approval
A/TM-LTYT/230	Temporary Public Vehicle Park (for Private Cars) for a Period of 3 Years	24.2.2012
A/TM-LTYT/294	Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years	17.4.2015
A/TM-LTYT/306	Temporary Public Vehicle Park (Private Cars only) for a Period of 2 Years	10.6.2016
A/TM-LTYT/349	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars only) for a Period of 2 Years	4.5.2018
A/TM-LTYT/399	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	21.8.2020
A/TM-LTYT/442	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	21.4.2023

13. The previous applications were approved on considerations that temporary approval would not frustrate the long-term planning intention of the “R(C)” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
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.
15. The previous application no. A/TM-LTYT/442 (“the Last Approval”) for vehicle park use submitted by the same applicant was revoked due to non-compliance with approval conditions regarding the submission and implementation of the run-in/out proposal as the Applicant did not have enough time to liaise with CLP Power on the arrangement for relocation of the existing electric pole before shifting the run-in/out to the south. The Applicant will comply with all the approval conditions under the current application once it is approved by the Committee.
16. Compared with the Last Approval, the site boundary has been slightly revised to reflect the actual situation of the Site, and the location of the vehicular ingress/egress has not been shifted to the south as the pedestrian crossing under the Fuk Hang Tsuen Road widening project was constructed further away from the Site. There is no pedestrian crossing adjacent to the existing vehicular ingress/egress of the Site.

## No Adverse Impacts to the Surroundings

### Visual and Landscape

17. Given that no structures will be erected at the Site, the applied use is considered not incompatible with surrounding land uses intermixed with residential dwellings and vacant land. Adverse visual impacts to the surrounding areas are not anticipated.

### Traffic

18. The trip attraction and generation rates are expected as follows:

	Daily Trip Attractions	Daily Trip Generations
08:00 – 09:00	0	2
09:00 – 10:00	1	3
10:00 – 11:00	1	1
11:00 – 12:00	2	1
12:00 – 13:00	2	2
13:00 – 14:00	0	3
14:00 – 15:00	1	1
15:00 – 16:00	1	2
16:00 – 17:00	2	1
17:00 – 18:00	2	1
18:00 – 19:00	4	2
19:00 – 20:00	2	1
20:00 – 08:00	3	1
<b>Total Trips</b>	<b><u>21</u></b>	<b><u>21</u></b>

19. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
20. 32 nos. of parking space for private cars and 6 nos. of parking space for LGVs are provided at the Site. Sufficient space is provided for vehicle manoeuvring within the Site (**Plans 4.1 & 4.2**). No parking, reversing or turning of vehicles on public road is expected. No container vehicles and vehicles exceeding 5.5 tonnes will be allowed to park at the Site.

### Environment

21. 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.
22. The Development is intended for the use of parking of vehicles only. No container vehicles/tractors and vehicles exceeding 5.5 tonnes 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.

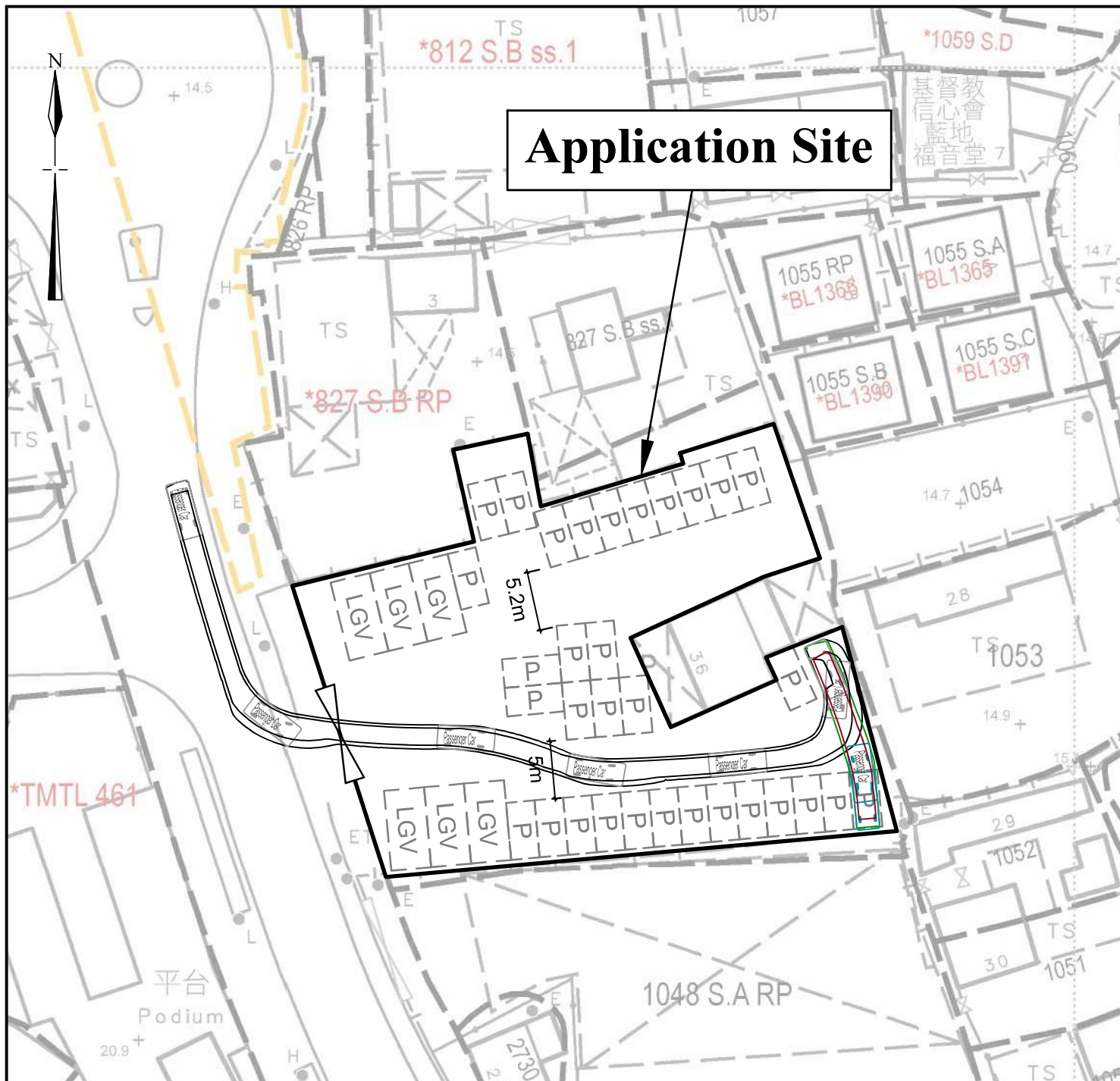
Drainage

23. The approval condition regarding the submission of a condition record of the existing drainage facilities has been complied with under the previous application no. A/TM-LYTT/442. The accepted as-built drainage plan is enclosed at **Annex Ia**. The drainage facilities will be maintained in good conditions throughout the approval period.

Fire Safety

24. The submission and implementation of Fire Service Installations (FSI) Proposal have been accepted by the Fire Services Department under the previous application no. A/TM-LYTT/442. The accepted FSI Proposal is enclosed at **Annex Ib**. The structures within the Site will be removed. No structure will be provided within the Site under the current application.

- End -



## Legend



**Vehicular Ingress / Egress**



**Parking space for light goods vehicle**  
(7m (L) x 3.5m (W))



**Parking space for private cars**  
(5m (L) x 2.5m (W))



**Private cars**  
(5m (L) x 2m (W))

**1:500**

## Swept Path Analysis

**Goldrich Planners &  
Surveyors Ltd.**

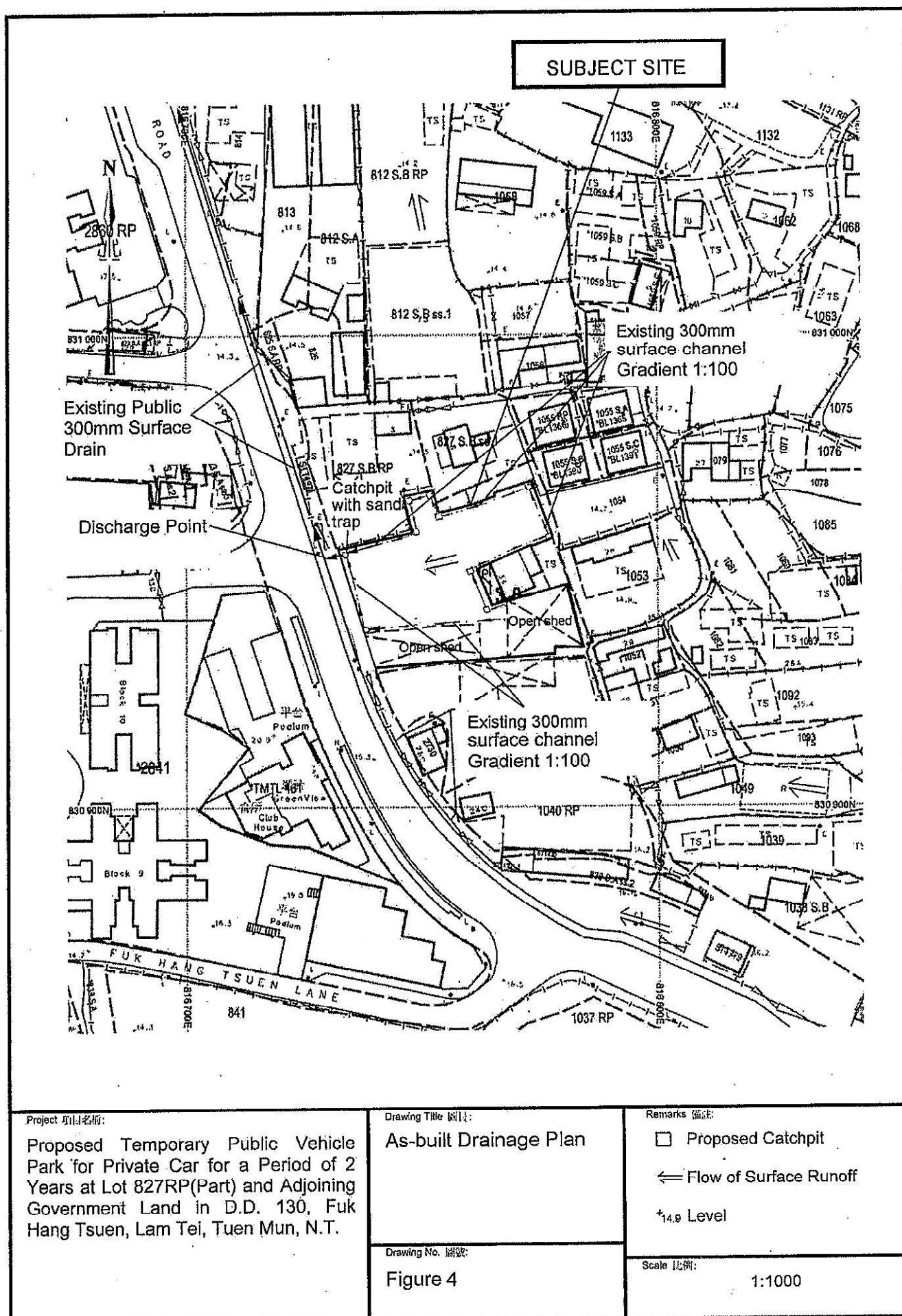
**November 2025**

**Lot 827 RP(part) in DD.130  
Tuen Mun, N.T.**

**Plan 4.1  
( P 25084 )**

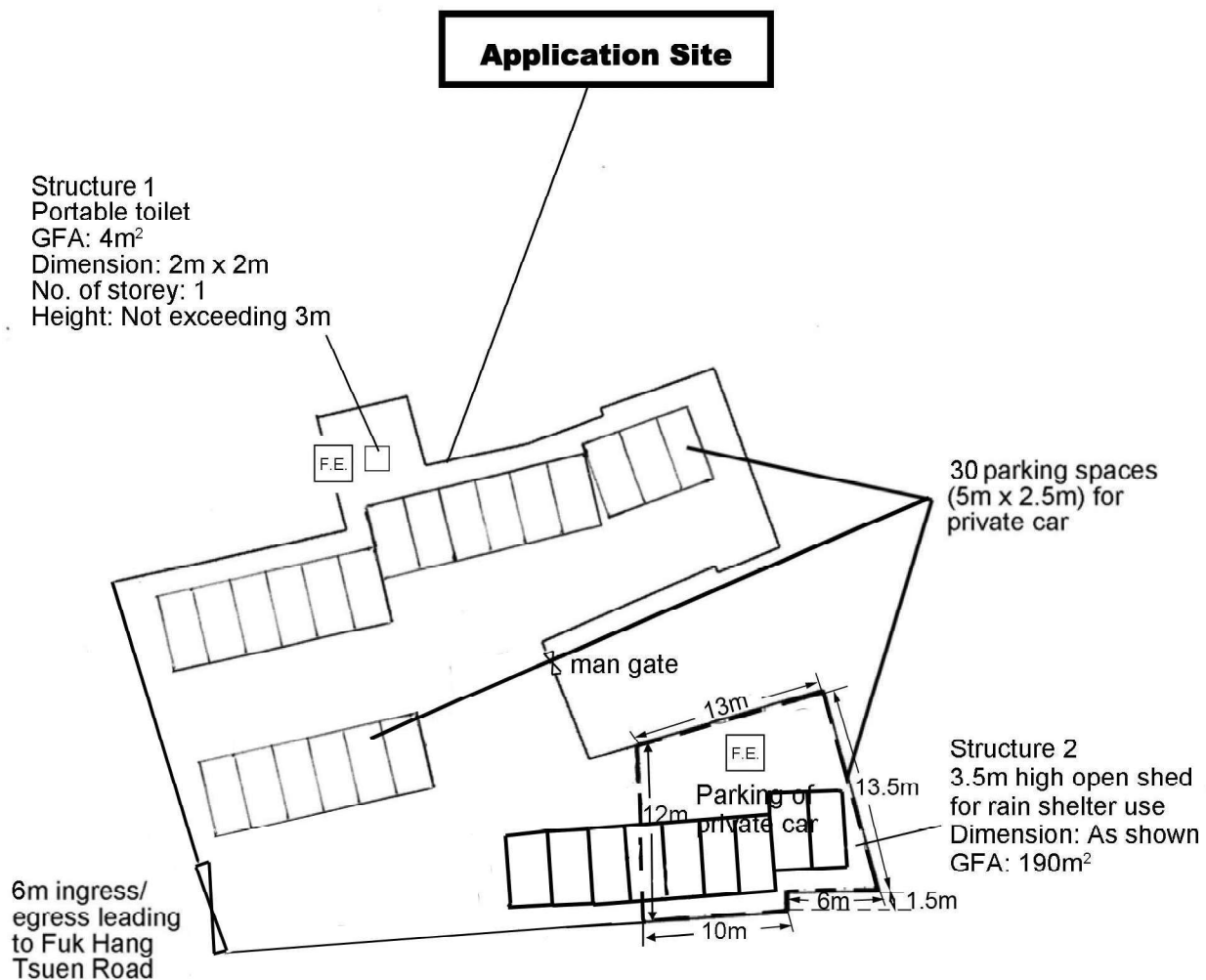








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Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 827 RP (Part) in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 1

Remarks 備註:

F.E. 5kg carbon dioxide fire extinguisher

Scale 比例:

1:500