

1. Introduction

This planning statement is submitted in support of a Section 16 application to the Town Planning Board for permission to develop a small-scale private vehicle park at **Lot 3067 in D.D. 124**, located within the **“Village Type Development” (“V”) zone** under the **Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/13**.

The proposed development seeks to address the needs of private vehicle parking facilities in the area, improve traffic management, and support local accessibility in a manner consistent with the planning intention of the “V” zone and the statutory requirements of the Town Planning Ordinance (Cap. 131).

2. Site Context

- The site occupies approximately 390 m².
- It is currently used for private vehicle parking with 4 no. of vehicle charging facilities.
- Surrounding land uses include village houses and local access roads.
- The site is accessible via Tin Tei Yan Road, which connects to the district’s road network.

3. Zoning and Planning Intention

- The site is zoned **“Village Type Development” (“V”)** under the **Draft Lam Tei and Yick Yuen OZP No. S/TM-LTYY/13**.
- The planning intention of the “V” zone is to designate land for village expansion and to concentrate village-type development for more efficient land use and infrastructure provision.
- A **public/private vehicle park (excluding container vehicles)** is a **Column 2 use** in the “V” zone, which may be permitted upon application to the Town Planning Board.

4. Justifications for the Proposed Use

a. Community Need

- If the village doesn’t have the private vehicle parking facilities, it results in illegal roadside parking and congestion.
- The proposed facility will serve villagers by improving accessibility and safety.

b. Land Use Compatibility

- The proposed vehicle park is low-intensity and open-air, compatible with the surrounding village environment.
- No permanent structures will be erected, preserving the rural character of the area.

c. Traffic and Safety

- The layout includes safe ingress/egress points and internal circulation.
- It will reduce illegal parking and improve traffic flow and pedestrian safety.

d. Environmental Considerations

- Permeable paving will be incorporated to minimize runoff.
- Noise and air pollution are expected to be negligible due to the small scale and intermittent use.

e. Others

- The proposed temporary private vehicle park is intended solely to serve villagers residing in the vicinity of the site. Access will be restricted to authorized users with access rights granted by the landowners, and the facility will not be open to the public.
- No parking fee will be charged, as the proposed vehicle park is not operated on a commercial basis and is intended only to meet the local parking needs of nearby villagers
- The operation of the proposed temporary private vehicle park will be properly managed and controlled to ensure compatibility with the surrounding village environment. The facility will only accommodate private cars and light goods vehicle. Parking of medium goods vehicles (MGV) and heavy goods vehicles (HGV) will not be permitted within the site.
- No car beauty services, car repairing, maintenance, workshop or other commercial or industrial activities will be carried out on site. The proposed development will function exclusively as a small-scale private vehicle parking facility with no ancillary services, thereby avoiding any nuisance, environmental disturbance or adverse impacts on nearby residential uses.

5. Conclusion

The proposed private vehicle park is a modest, community-serving facility that aligns with the planning intention of the “V” zone under the Draft Lam Tei and Yick Yuen OZP. It addresses a clear local need, respects the rural setting, and offers tangible benefits in terms of traffic management and public convenience. Approval of this application would support orderly village development and enhance infrastructure provision in the area.

1. 引言

本規劃陳述書是為支持根據《城市規劃條例》(第 131 章) 第 16 條向城市規劃委員會提交的申請而編製，旨在於屯門藍地丈量約份第 124 約地段第 3067 號發展為一個小型私人車輛停泊處。該地段位於《藍地及亦園分區計劃草圖編號 S/TM-LTY Y/13》所劃定的「鄉村式發展」(“V”) 地帶內。

擬議發展旨在回應區內私人車輛停泊設施的需求，改善交通管理，並提升本地通達性，以符合「V」地帶的規劃意圖及《城市規劃條例》的法定要求。

2. 地點背景

- 該地點面積約為 390 平方米。
- 現時用作私人停車用途，設有 4 個電動車充電設施。
- 周邊土地用途包括村屋及本地通道。
- 該地點可經天地人路進入，並連接至區內道路網絡。

3. 分區及規劃意圖

- 根據《藍地及亦園分區計劃草圖編號 S/TM-LTY Y/13》，該地點被劃為「鄉村式發展」(“V”) 地帶。
- 「V」地帶的規劃意圖是為村落擴展劃定土地，並集中村落式發展，以提高土地使用效率及基礎設施的提供。
- 公共/私家車輛停泊處（不包括貨櫃車）屬於「V」地帶的第 2 類用途，可經向城市規劃委員會申請批准許可。

4. 擬議用途的理據

a. 社區需求

- 若沒有此私家停泊車設施，就會導致路邊非法泊車及交通擠塞。
- 擬議設施將服務村民，提升通達性及安全性。

b. 土地用途相容性

- 擬議車輛停泊處屬低密度、露天設施，與周邊村落環境相容。
- 不會興建永久性建築物，保留地區的鄉郊特色。

c. 交通與安全

- 設計包括安全的出入口及內部迴旋空間。
- 有助減少非法泊車，改善交通流動及行人安全。

d. 環境考慮

- 將採用透水鋪面以減少雨水徑流。
- 由於規模小及使用間歇，預期噪音及空氣污染影響甚微。

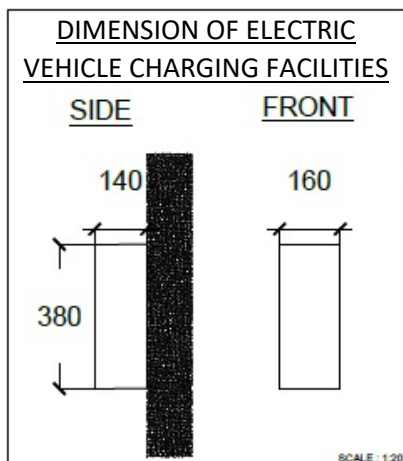
e. 其他事項

- 擬議的臨時私人車輛停泊處僅供居於該地點附近的村民使用。車輛停泊處將只限獲土地擁有人授權並享有通行權的使用者進入，並不對公眾開放。
- 由於擬議車輛停泊處並非以商業形式營運，且僅旨在滿足附近村民的本地泊車需要，因此不會收取任何泊車費用。
- 擬議的臨時私人車輛停泊處將妥善管理及加以管制，以確保與周邊鄉村環境相容。該設施只會供私家車和輕型貨車使用，並不容許中型貨車(MGV) 及重型貨車 (HGV) 於場內停泊。
- 場內不會提供汽車美容、汽車維修、保養、工場或任何其他商業或工業活動。擬議發展將純粹作為一個小規模的私人車輛停泊設施，並不設任何附屬服務，以避免對附近住宅用途造成任何滋擾、環境干擾或不良影響。

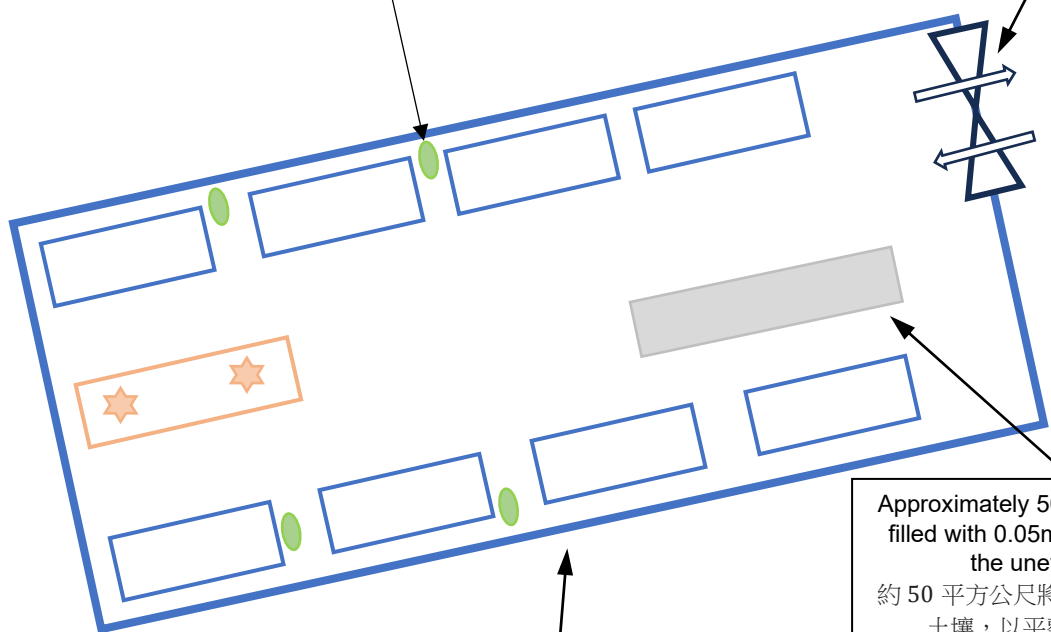
5. 結論

擬議的私人車輛停泊處是一項規模適中、服務社區的設施，符合《藍地及亦園分區計劃草圖》中「V」地帶的規劃意圖。該項目回應本地明確需求，尊重鄉郊環境，並在交通管理及公共便利方面帶來實質效益。批准此申請將有助推動有序的村落發展及提升區內基礎設施的提供。

TIN TEI YAN ROAD



A 6-m wide entrance/exit gate has been provided for the car in/out use
申請地點安裝約6.0米闊的閘門給車輛日常出入之用



Approximately 50 sq. m. area will be filled with 0.05m depth soil to level the uneven ground
約 50 平方公尺將填入 0.05 公尺厚的土壤，以平整不平坦的地面

申請地點
Application Site

Legends:

- Private Car parking space (2.5mW x 5.0mL)
- Light Goods Vehicle parking space (3.5mW x 7.0mL)
- Electric Vehicle Charging Facilities
- Soil filling area to level the uneven ground



Inflammable mesh will be used as the shelter for the parked vehicle and the charging point

主題地點
SUBJECT SITE

二零二五年七月三十一日根據測量圖編號
6-NW-17B 製備的摘要圖
EXTRACT PLAN PREPARED ON 31.07.2025
BASED ON SURVEY SHEET NO(S). 6-NW-17B

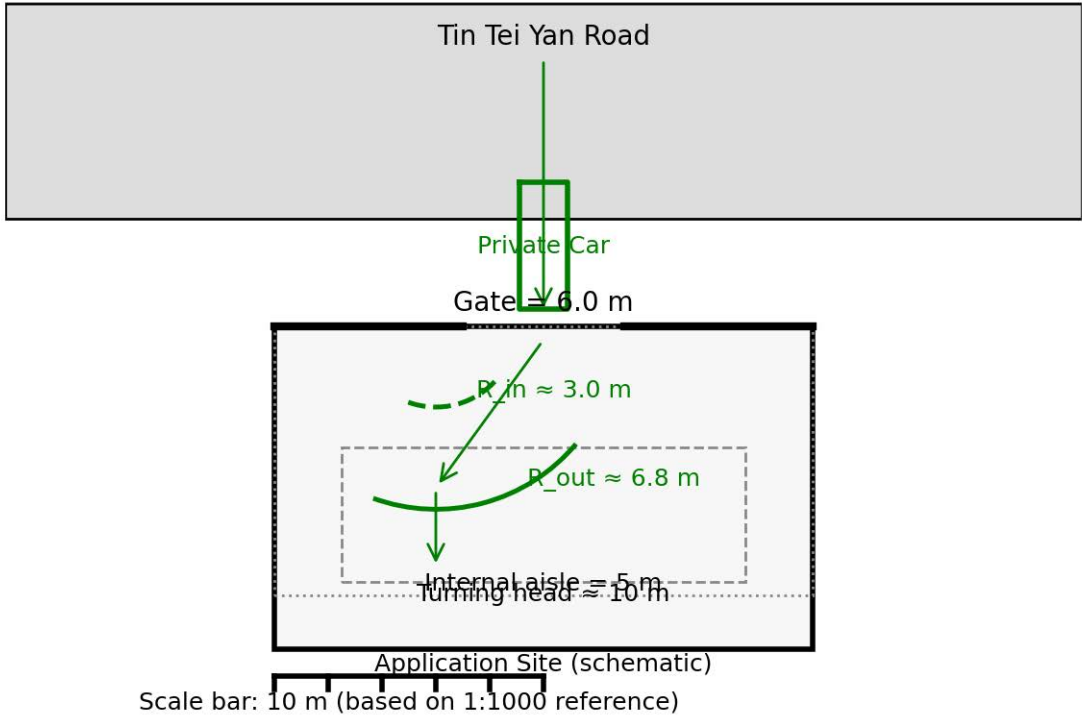
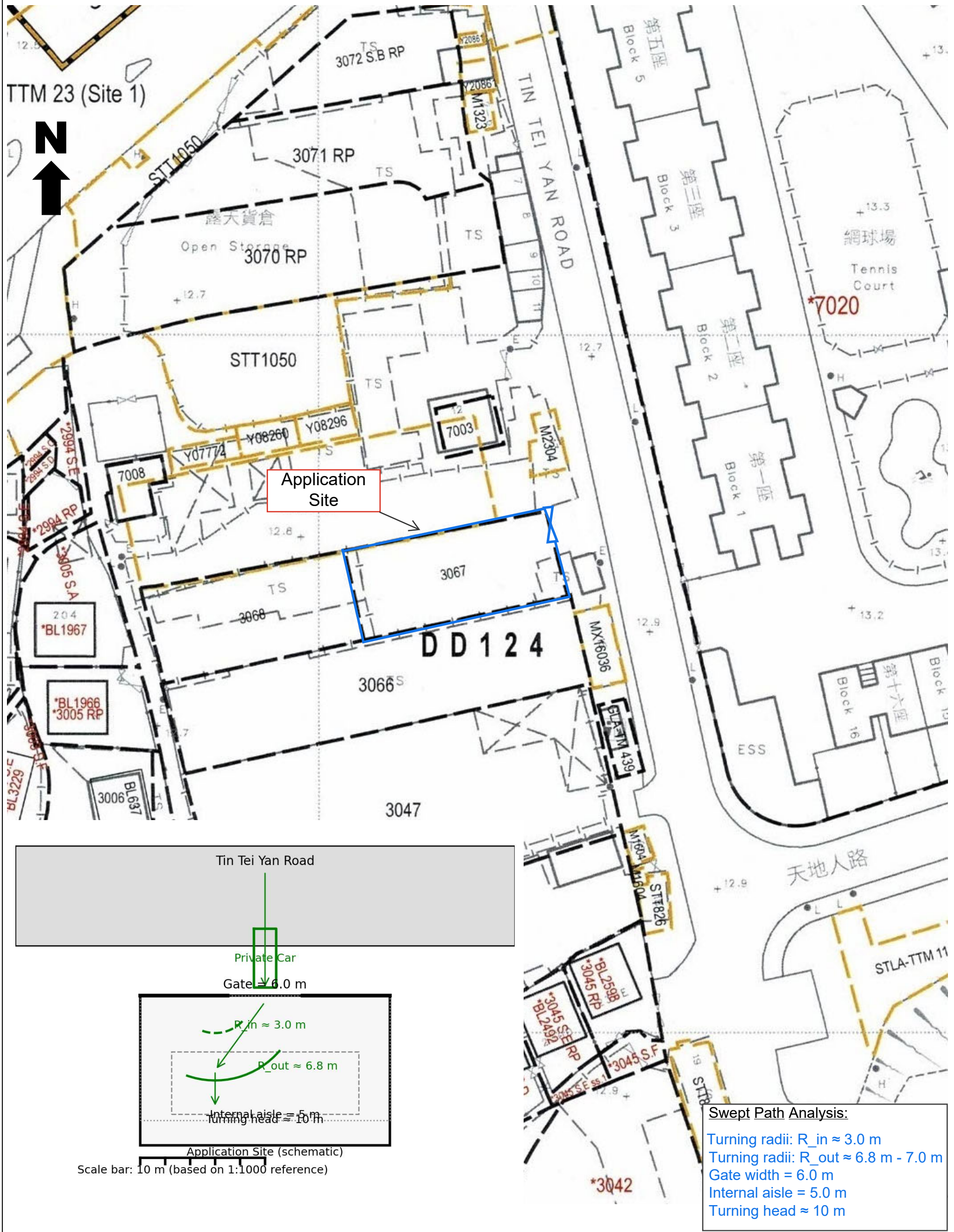
**Site Layout; Charging Facilities
Installation and Filling Plan**

Temporary Private Vehicles Park
(exclude container vehicles) with ancillary
electric vehicle charging facilities for a
period of 3 years at Lots No. 3067 in
D.D.124, Tin Tei Yan Road, Lam Tei,
Tuen Mun, N.T.

For Identification Purpose
只供參考之用

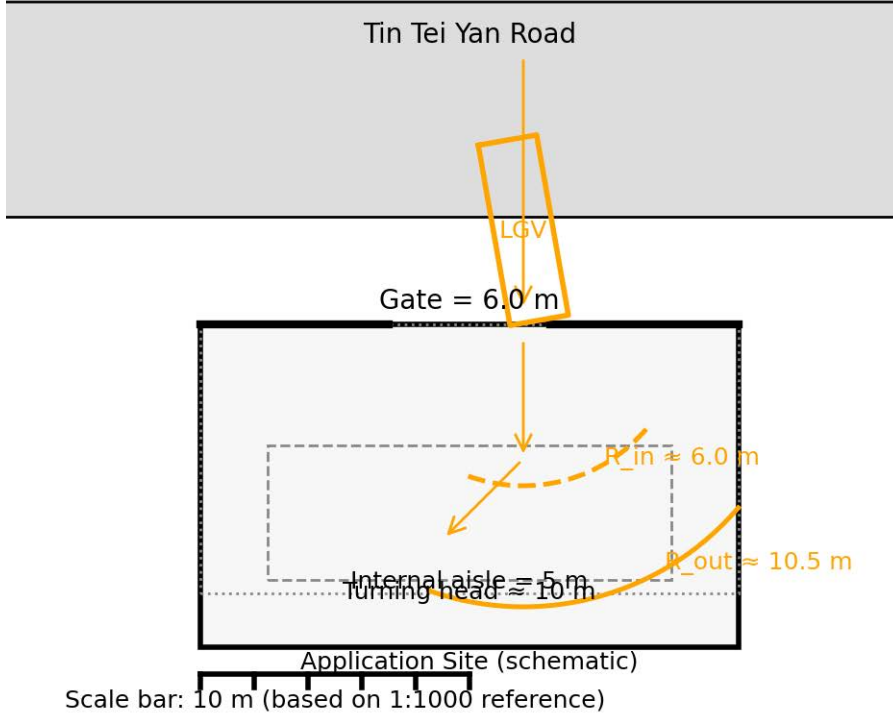
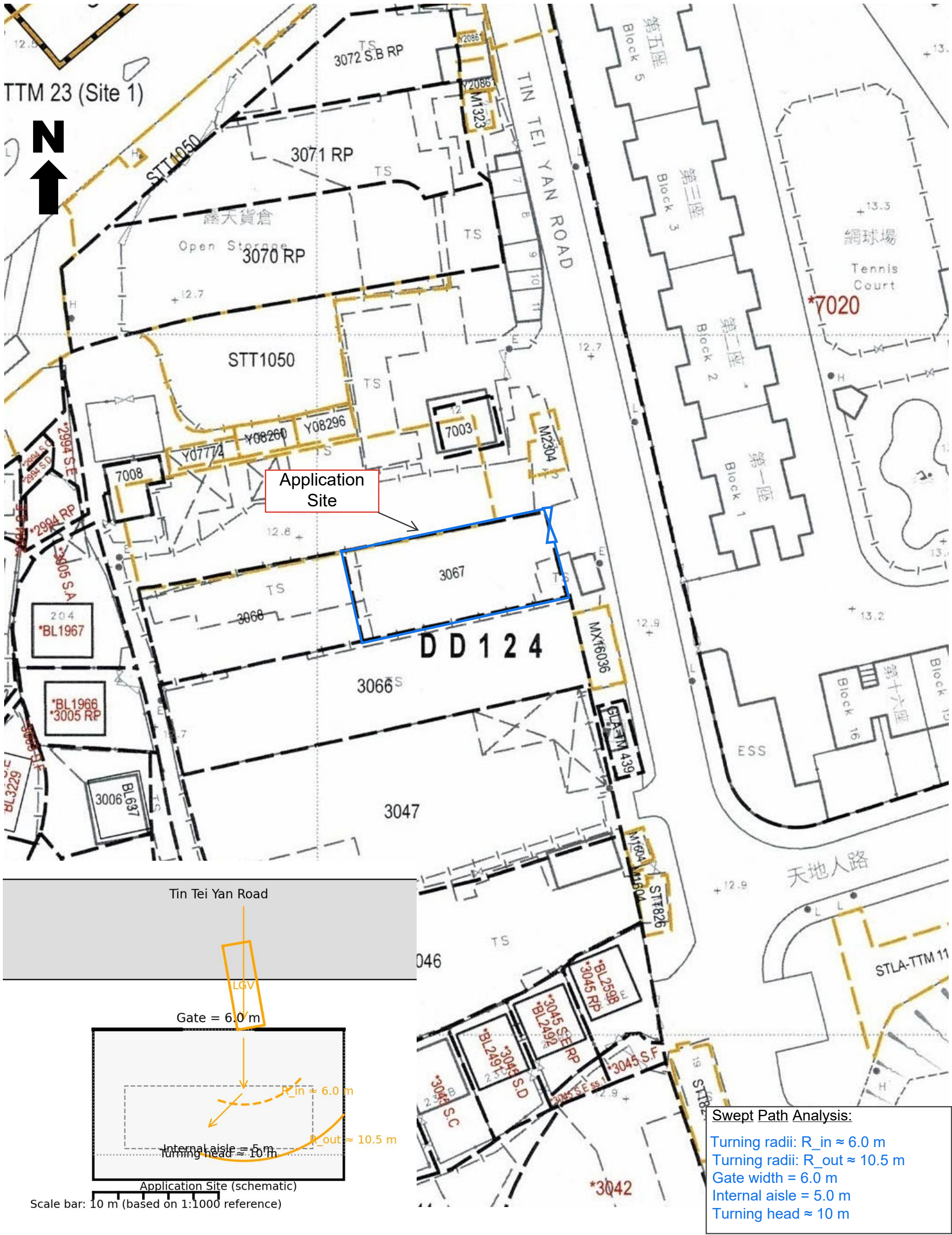
計劃編號 PROJECT NO.
P-2025-1001

圖則 FIGURE
03



Swept Path Analysis:
Turning radii: $R_{in} \approx 3.0\text{ m}$
Turning radii: $R_{out} \approx 6.8\text{ m} - 7.0\text{ m}$
Gate width = 6.0 m
Internal aisle = 5.0 m
Turning head $\approx 10\text{ m}$

<div><div></div><div>主題地點 SUBJECT SITE</div></div> <p>二零二五年七月三十一日根據測量圖編號 6-NW-17B 製備的摘要圖 EXTRACT PLAN PREPARED ON 31.07.2025 BASED ON SURVEY SHEET NO(S). 6-NW-17B</p>	<p>Swept Path Analysis (PV)</p> <p>Temporary Private Vehicles Park (exclude container vehicles) with ancillary electric vehicle charging facilities for a period of 3 years at Lots No. 3067 in D.D.124, Tin Tei Yan Road, Lam Tei, Tuen Mun, N.T.</p>	<p>For Identification Purpose 只供參考之用</p>	
		計劃編號 PROJECT NO. P-2025-1001	圖則 FIGURE 04A



Swept Path Analysis:

Turning radii: $R_{in} \approx 6.0\text{ m}$
Turning radii: $R_{out} \approx 10.5\text{ m}$
Gate width = 6.0 m
Internal aisle = 5.0 m
Turning head $\approx 10\text{ m}$

<div><div></div><div>主題地點 SUBJECT SITE</div></div> <p>二零二五年七月三十一日根據測量圖編號 6-NW-17B 製備的摘要圖 EXTRACT PLAN PREPARED ON 31.07.2025 BASED ON SURVEY SHEET NO(S). 6-NW-17B</p>	<p>Swept Path Analysis (LGV)</p> <p>Temporary Private Vehicles Park (exclude container vehicles) with ancillary electric vehicle charging facilities for a period of 3 years at Lots No. 3067 in D.D.124, Tin Tei Yan Road, Lam Tei, Tuen Mun, N.T.</p>	<p>For Identification Purpose 只供參考之用</p>	
		計劃編號 PROJECT NO. P-2025-1001	圖則 FIGURE 04B