

Your Ref.: A/TM-LTYY/519

Our Ref.: P26018/TL26253

8 July 2026

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

**Temporary Public Vehicle Park (Excluding Container Vehicles) and
Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities
for a Period of 5 Years in "Village Type Development" Zone, Lots 2015 S.A RP (Part),
2016 RP (Part), 2017 RP (Part) and 2018 RP (Part) in D.D. 130,
Lam Tei, Tuen Mun, New Territories
(Application No. A/TM-LTYY/519)**

We write to submit replacement pages of application form, updated executive summary, planning statement, layout plan (Plan 3) and swept path analysis (Plans 4.1 & 4.2) for the captioned application, which serves to supersede our previous submission under our reference P26018/TL26249 dated 8.7.2026.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

c.c.

DPO/TMYLW, PlanD (Attn.: Ms. LAM Yan, Yan)

(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) and Public Utility Installation
(Solar Photovoltaic System) with Ancillary Facilities 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	498..... sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.3.....	☒ About 約
Proposed site coverage 擬議上蓋面積	29.7..... %	☒ About 約
Proposed no. of blocks 擬議座數	2.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1..... 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..... m 米	☒ About 約
☐ Domestic part 住用部分		
GFA 總樓面面積	 sq. m 平方米	☐ About 約
number of Units 單位數目		
average unit size 單位平均面積	 sq. m 平方米	☐ About 約
estimated number of residents 估計住客數目		

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Castle Peak Road - HSK</u> ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces <u>62</u> 私家車車位 Motorcycle Parking Spaces _____ 電單車車位 Light Goods Vehicle Parking Spaces <u>4</u> 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces _____ 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces _____ 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces _____ 的士車位 Coach Spaces _____ 旅遊巴車位 Light Goods Vehicle Spaces _____ 輕型貨車車位 Medium Goods Vehicle Spaces _____ 中型貨車車位 Heavy Goods Vehicle Spaces _____ 重型貨車車位 Others (Please Specify) 其他 (請列明) _____
	No 否	☒

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. 2015 S.A RP (Part), 2016 RP (Part), 2017 RP (Part) and 2018 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories		
Site area 地盤面積	1677 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/14		
Zoning 地帶	Village Type Development (“V”)		
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicles) and Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities 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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☒ About 約 498 ☐ Not more than 不多於	☒ About 約 ☐ Not more than 不多於 0.3
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Non-domestic 非住用	3.5 m 米 ☒ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	

		1 Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	29.7 % ☒ About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數 66	
	Private Car Parking Spaces 私家車車位 62 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 4 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Executive Summary

1. The application site (the Site) is on Lot Nos. 2015 S.A RP (Part), 2016 RP (Part), 2017 RP (Part) and 2018 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories.
2. The site area is about 1,677 m². No Government Land is involved.
3. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY Y/14.
4. The applied use is ‘Temporary Public Vehicle Park (Excluding Container Vehicles) and Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities’ 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 66 nos. of parking space for private cars and light goods vehicles are provided at the Site, including 12 nos. of parking space with Electric Vehicle charging facilities.
6. A total of 2 nos. of single-storey temporary structures are provided for open shed with solar photovoltaic panel uses. The gross floor area is about 498 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. 申請地點位於新界屯門藍地丈量約份第 130 約地段第 2015 號 A 分段餘段（部分）、第 2016 號餘段（部分）、第 2017 號餘段（部分）及第 2018 號餘段（部分）。
2. 申請地點的面積約 1,677 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《藍地及亦園分區計劃大綱核准圖編號 S/TM-LTY Y/14》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）及公用事業設施裝置（太陽能光伏系統）連附屬設施」（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 66 個私家車及輕型貨車泊位，包括 12 個泊位連電動車充電設施。
6. 申請地點提供 2 個單層臨時構築物作開放式棚架放置太陽能光伏板用途，總樓面面積約 498 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. TO Kin Chung (“the Applicant”) in support of the planning application for a ‘Temporary Public Vehicle Park (Excluding Container Vehicles) and Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities for a Period of 5 Years’ (“the Development”) at Lot Nos. 2015 S.A RP (Part), 2016 RP (Part), 2017 RP (Part) and 2018 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 Nos. 2015 S.A RP (Part), 2016 RP (Part), 2017 RP (Part) and 2018 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories. The Site is accessible from Castle Peak Road – Hung Shui Kiu via a local track leading to the ingress to its north.
3. The site area is about 1,677 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Village Type Development” (V”) on the Approved Lam Tei and Yick Yuen Outline Zoning Plan (the “OZP”) No. S/TM-LTTY/14.
5. The planning intention of the “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Other commercial, community and recreational uses may be permitted on application to the Board.
6. According to the Notes of the OZP, the applied use is a Column 2 use within the “V” zone on the OZP requiring planning 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.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey
1	Open Shed with Solar Photovoltaic Panel	290	290	3.5	1
2	Open Shed with Solar Photovoltaic Panel	208	208		
Total		<u>498</u>	<u>498</u>		
		Plot Ratio	Site Coverage		
		0.3	29.7%		

9. The Development serves to meet the parking demand of local residents and operators in the vicinity. 62 nos. of parking space for private cars and 4 nos. of parking space for light goods vehicles (LGV) are provided at the Site respectively, including 12 nos. of parking spaces for private cars with Electric Vehicle (EV) charging facilities. 6 charging poles for EVs with output power of 120kW (60kW for each EV) will be equipped which could charge 12 EVs at the same time.
10. Sufficient space is provided for vehicle manoeuvring within the Site (**Plans 4.1 & 4.2**).
11. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.
12. The Development also involves the provision of about 49 nos. of solar panels (about 2.33 m(W) x 3.45 m(L) each) installed on the open sheds for the parking spaces. The solar panels are proposed to be laid on top of the open sheds to maximize the generation of renewable energy at the Site. The open sheds could shield parked vehicles from direct sunlight, reducing interior cabin temperatures during hot weather. The Development is in line with government commitment with the Hong Kong's Climate Action Plan 2050 in optimising the favourable conditions of premises and developing renewable energy in Hong Kong.
13. The solar photovoltaic system has been connected to the existing electrical power network of CLP Power Hong Kong Limited under the "Feed-in Tariff Scheme" (**Annex I**). The electricity generated will be sold to CLP Power on commercial basis.
14. The existing structures within the Site will be removed, and the new structures will be erected in accordance with the approved layout plan after planning approval has been granted.
15. Operation hours are 24-hours daily, including Sundays and public holidays.

Similar Applications

16. There are 4 similar applications for vehicle park use approved by the Committee within the "V" zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/TM-LTTY/462	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicle) for a Period of 3 Years	16.2.2024

A/TM-LTTY/467	Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 3 Years	2.8.2024
A/TM-LTTY/487	Proposed Temporary Public Vehicle Park (Light Goods Vehicles and Medium Goods Vehicles) with Ancillary Facilities for a Period of 5 Years	1.8.2025
A/TM-LTTY/508	Temporary Private Vehicle Park (exclude container vehicles) with ancillary electric vehicle charging facilities for a Period of 3 Years	27.3.2026

17. The similar applications were approved by the Committee between 2024 and 2026 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.
18. 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 applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

19. The Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with residential structures and vacant land. Adverse visual impacts to the surrounding areas are not anticipated.

Traffic

20. 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	2
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	2	1
Total Trips	<u>20</u>	<u>20</u>

21. 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. Most of the drivers of

private cars in the vehicle park are holiday drivers. These vehicles will only leave the vehicle park on holidays and occasionally on weekdays.

22. 62 nos. of parking space for private cars and 4 nos. of parking space for LGVs are provided at the Site respectively, including 12 nos. of parking spaces for private cars with EV charging facilities. 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

23. 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.
24. The Development is intended for the use of parking of vehicles and public utility installation (solar photovoltaic system) 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, car washing 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

25. 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.

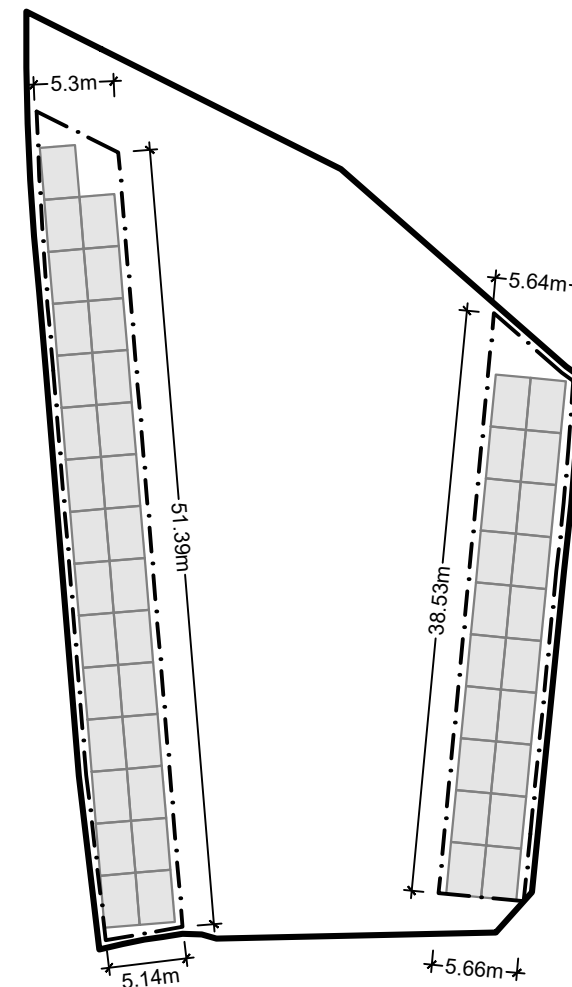
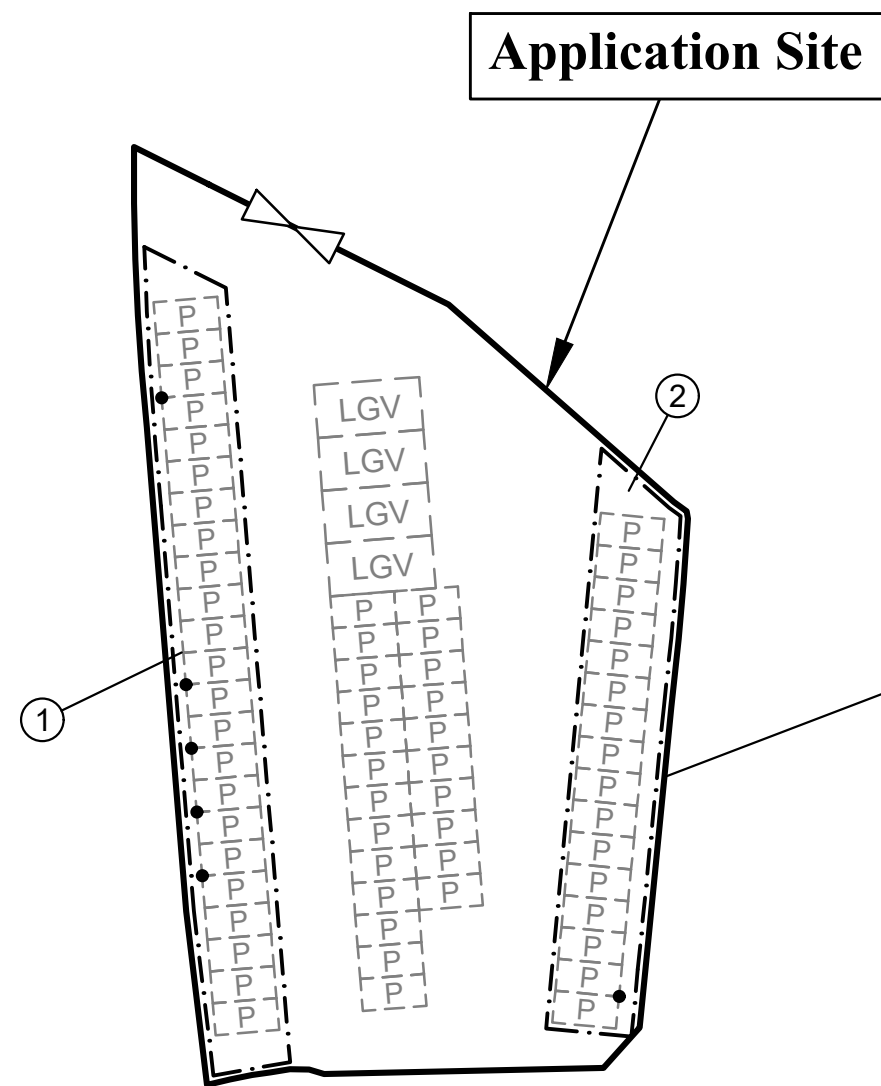
Fire Safety

26. 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.

Planning Gain

27. The Development is in line with government commitment with the Hong Kong’s Climate Action Plan 2050 in optimising the favourable conditions of premises and developing renewable energy in Hong Kong.

- End -



**Solar photovoltaic panel
on open shed**

Legend

-  Vehicular Ingress / Egress
-  Parking space for private cars
(5m (L) x 2.5m (W))
-  Parking space for light goods vehicle
(7m (L) x 3.5m (W))
-  Open Shed
-  Charging Pole for electric vehicle
-  Solar Photovoltaic Panel x 49 nos.
(about 2.33m(W) x 3.45m(L))

Site Area(about): 1,677m²

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Open Shed with Solar Photovoltaic Panel	290 m ²	290 m ²	1	3.5m
2	Open Shed with Solar Photovoltaic Panel	208 m ²	208 m ²	1	3.5m
Total		<u>498 m²</u>	<u>498 m²</u>		

1:500 (A3)

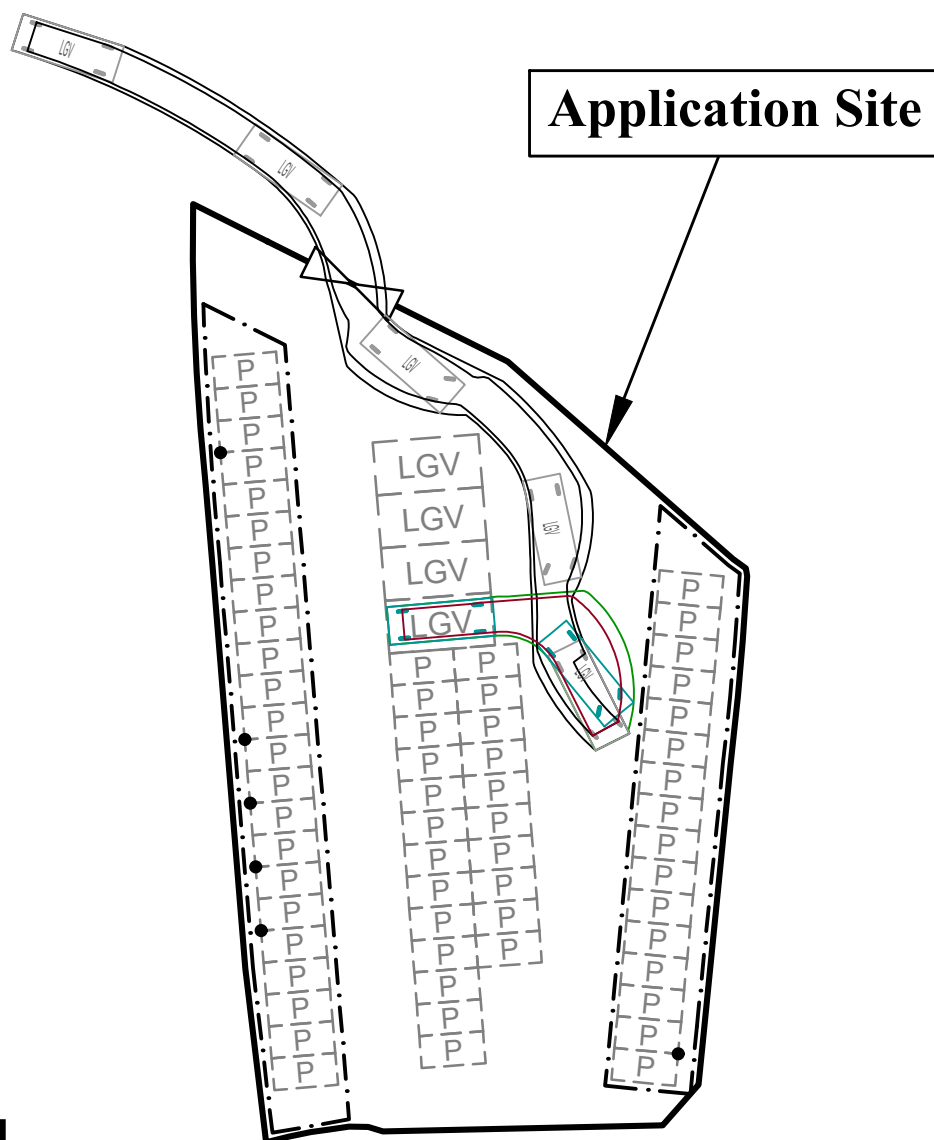
May 2026

Layout Plan

**Lots 2015 S.A RP(Part), 2016 RP(Part),
2017 RP(Part) and 2018 RP(Part) in D.D.130**

**Goldrich Planners &
Surveyors Ltd.**

**Plan 3
(P 26018)**



Legend



Vehicular Ingress / Egress



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



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



Open Shed



**Light goods vehicle
(7m (L) x 2.5m (W))**



Charging Pole for electric vehicle

Site Area(about): 1,677m²

1:500

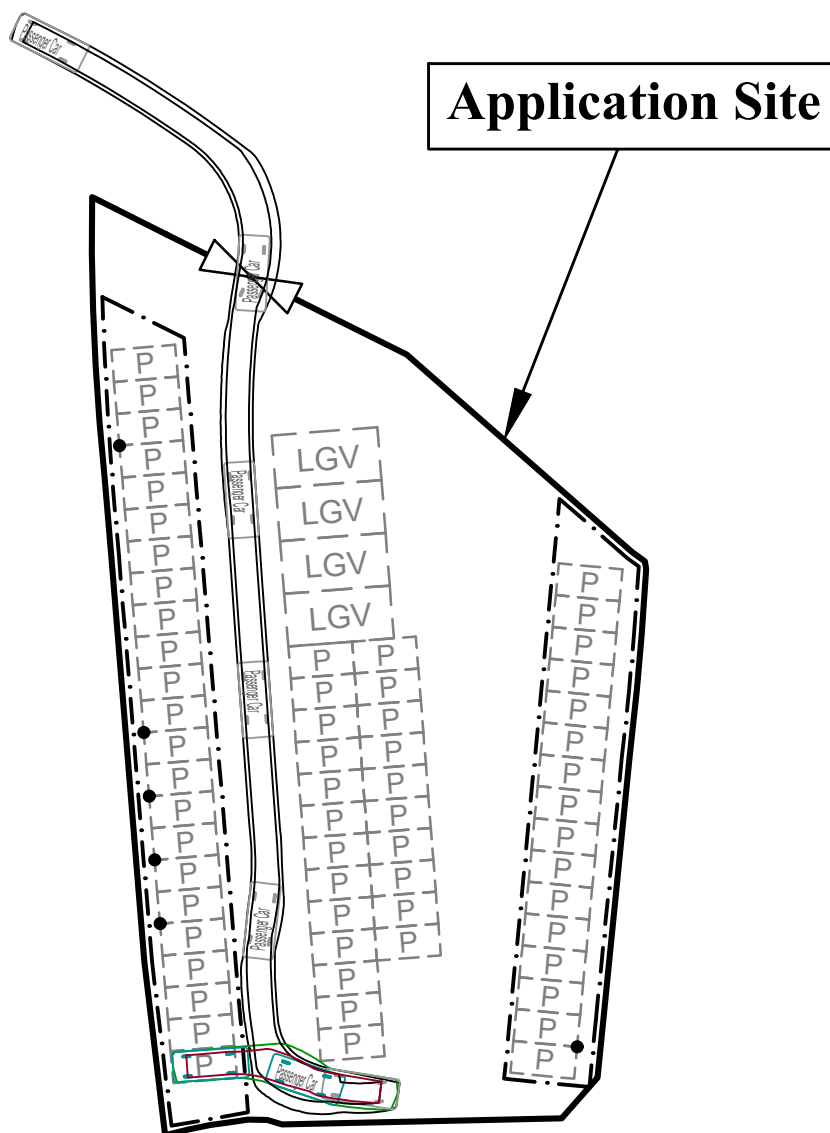
Swept Path Analysis

**Goldrich Planners &
Surveyors Ltd.**

May 2026

**Lots 2015 S.A RP(Part), 2016 RP(Part),
2017 RP(Part) and 2018 RP(Part) in D.D.130**

**Plan 4.1
(P 26018)**



Legend



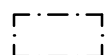
Vehicular Ingress / Egress



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



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



Open Shed



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



Charging Pole for electric vehicle

Site Area(about): 1,677m²

1:500

Swept Path Analysis

**Goldrich Planners &
Surveyors Ltd.**

May 2026

**Lots 2015 S.A RP(Part), 2016 RP(Part),
2017 RP(Part) and 2018 RP(Part) in D.D.130**

**Plan 4.2
(P 26018)**