Planning Statement

Application Site (Plans 1 and 2)

1. The application site is on Lot 2336 (Part) in D.D. 130, Lam Tei, Tuen Mum, New Territories.

2. The site is accessible via a local track connecting to Tat Fuk Road.

Applied Use

3. The applied use is "Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years"

Site Area (Plan 2)

4. The site area is about 2,022 m^2. No Government Land is involved.

Planning Context

5. The site falls within an area zoned "Village Type Development" ("V") and "Residential (Group D)" ("R(D)") on the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/14.

6. 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.

7. The planning intention of the "R(D)" zone is for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings

8. According to the Notes of the OZP, the applied use is a Column 2 use within the "V" and "R(D)" zones on the OZP requiring planning permission from the Board.

9. Provided that the development is 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" and "R(D)" zones.

Development Parameters

10. The development serves to meet the parking demand of villagers of Nai Wai and local residents in the vicinity. 17 nos. of parking space for private cars, 14 nos. of parking space for light goods vehicles, 2 nos. of parking space for medium goods vehicles, 2 nos. of parking space for heavy goods vehicles and 2 nos. of parking space for coaches are provided at the site respectively.

11. Sufficient space is provided for vehicle manoeuvring within the site.

P:\P26024 Ko Chi Fai 高志輝_D.D. 130 Lot 2336 臨時公眾停車場\2026.05_A_TM-LTYY_XXX_Fresh s16_PVP (applying)\1st sub\P26024_Planning Statement_2026.08.31.doc

12. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the site.

13. Operation hours are 24-hours daily, including Sundays and public holidays.

Similar Applications

14. Similar applications for public vehicle park use were approved within the "V" and "R(D)" zones on the same OZP.

No Adverse Impacts to the Surroundings

Traffic

15. The site is accessible via a local track connecting to Tat Fuk Road.

16. 17 nos. of parking space for private cars, 14 nos. of parking space for light goods vehicles, 2 nos. of parking space for medium goods vehicles, 2 nos. of parking space for heavy goods vehicles and 2 nos. of parking space for coaches are proposed on site.

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

	Daily Trip Attractions	**Daily Trip Generations**
08:00 – 09:00	0	0
09:00 – 10:00	0	0
10:00 – 11:00	0	3
11:00 – 12:00	1	2
12:00 – 13:00	1	2
13:00 – 14:00	1	1
14:00 – 15:00	1	2
15:00 – 16:00	2	1
16:00 – 17:00	0	1
17:00 – 18:00	2	1
18:00 – 19:00	2	0
19:00 – 20:00	3	0
20:00 – 08:00	1	1
Total Trips	**14**	**14**

18. 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.

19. 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.

20. Sufficient space is provided for vehicle manoeuvring within the site. No parking, reversing or turning of vehicles on public road is expected.

21. No container vehicles will be allowed to park at the site.

P:\P26024 Ko Chi Fai 高志輝_D.D. 130 Lot 2336 臨時露天公眾停車場\2026.05_A_TM-LTYY_XXX_Fresh s16_PVP (applying)\1st sub\P26024_Planning Statement_2026.08.31.doc

Environment

22. 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.

23. The Development is intended for the use of parking of vehicles only. No container vehicles/tractors 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

24. 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

25. 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.

- End -

P:\P26024 Ko Chi Fai 高志輝_D.D. 130 Lot 2336 near 鐵路隧時公眾停車場\2026.05_A_TM-LTYY_XXX_Fresh s16_PVP (applying)\1st sub\P26024_Planning Statement_2026.08.31.doc