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Cc:	Yan Yan LAM/PLAND <yylam@pland.gov.hk>
Subject:	Planning Application No. A/TM-LTYY/532 - Submission of Supplementary Information
Attachment:	A_TM-LTYY_532_Planning Statement_13.11.2026.pdf

Dear Sir/Madam,

Attached please find our updated Planning Statement (Appendix I) for the captioned application. Thank you.

Regards,
Alan Poon

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[redacted]

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Planning Statement

Application Site (Plans 1 and 2)

1. The application site is on Lots 98 RP (Part), 103 S.B (Part), 103 S.C (Part), 103 S.D (Part), 103 S.E and 104 RP (Part) in D.D. 130 and Adjoining Government Land, Tuen Tsz Wai, Tuen Mun.

2. The site is accessible via Ng Lau Road.

Applied Use

3. The applied use is "Temporary Public Vehicle Park (excluding container vehicle) with Ancillary Facilities for a Period of 5 Years"

Site Area (Plan 2)

4. The site area is about 631 m^2 including 50 m^2 of Government Land.

Planning Context

5. The site falls within an area zoned "Village Type Development" ("V") on the Extracted from 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. 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.

8. Provided that the structure of 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" zone.

Development Parameters

9. The following table summarises the details of the structure on site (Plan 3):

No.	Use	Floor Area (ab.) (m^2)	Covered Area (ab.) (m^2)	Height (ab.) (m)	No. of Storey
1	Ancillary Office and Storeroom	55	55	4.5	1
Total:		**55**	**55**		
		Plot Ratio	**Site Coverage**		
		0.087	8.7%		

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10. The storeroom is used to store materials and tools for the maintenance of the vehicle park. There are two staff members in the ancillary office for daily operation.

11. The development serves to meet the parking demand of villagers of Tuen Tsz Wai and local residents in the vicinity. 10 nos. of parking space for private cars, 2 nos. of parking space for light goods vehicles (LGV) and 1 no. of loading/unloading space for light goods vehicles are provided at the site respectively.

12. The existing parking arrangement is slightly different from the proposed layout (Plan 3). It provides a better manoeuvring of vehicles.

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

14. The operators (applicants) of this vehicle park, and the self-pick-up point and restaurant on Lots 86 RP and 103 S.B in D.D. 130 are different. Each operator (applicant) will submit its own planning application for its own operation.

15. The self-pick-up point and restaurant requires a loading/unloading space for operation. The operator (applicant) of the vehicle park has given consent to the adjoining self-pickup point and restaurant to reserve a loading/unloading space for its operation.

16. If the planning application of the adjoining self-pick-up point and restaurant is not approved, the LGV loading / unloading space will be changed to a LGV parking space.

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

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

19. The boundary of the site will be surrounded by water-filled plastic barriers.

Similar Applications

20. Similar applications for public vehicle park use were approved within the "V" zone on the same OZP.

No Adverse Impacts to the Surroundings

Visual

21. The development involves the erection of a single-storey temporary structure. It 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

22. The site is accessible via Ng Lau Road.

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23. 10 nos. of parking space for private cars, 2 nos. of parking space for light goods vehicles and 1 no. of parking space for light goods vehicles are proposed on site.

24. 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	2
10:00 – 11:00	0	0
11:00 – 12:00	2	1
12:00 – 13:00	0	0
13:00 – 14:00	1	1
14:00 – 15:00	0	0
15:00 – 16:00	1	1
16:00 – 17:00	0	0
17:00 – 18:00	1	1
18:00 – 19:00	0	0
19:00 – 20:00	1	0
20:00 – 08:00	1	1
Total Trips	**7**	**7**

25. 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.

26. 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.

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

28. No container vehicles and vehicles exceeding 5.5 tonnes will be allowed to park at the site.

Environment

29. 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.

30. 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, washing of vehicles, 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.

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Drainage

31. 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

32. 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 -

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