

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 2571 (Part), 2572 (Part), 2573 (Part), 2574 (Part), 2575 (Part) 2576 S.A, 2576 S.B (Part), 2577 (Part), 2578 (Part) and 2579 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years**' (the development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of some existing residential developments (i.e. Ngau Hom Tsuen, Flowery Villas, Grandview Park, San Hing Tsuen, etc.), which demand for public parking spaces has always been high. Although public minibuses and MTR bus services are provided at Lau Fau Shan Road, surrounding locals still rely mostly on private cars for daily commuting due to the limited destinations of the services and their own travelling destinations to remote villages. Subsequently, illegal on-street parking is often observed at Man Tak Road (which is a single lane road whilst occupies traffic of both ways), causes adverse traffic impact to nearby road network.
- 1.3 In view of the above, the applicant would like to continue to operate the applied use to alleviate the pressing demand for legal parking spaces in the area and bring convenience to the surrounding locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No.: S/YL-LFS/11 (**Plan 2**). According to the Notes of the OZP, '*public vehicle park (excluding container vehicle)*' is a column two use within the "V" zone, which requires planning permission from the Board.
- 2.2 The Site is surrounded mostly by residential development formed by groups of village houses, formed and vacant land, the development with a few low-rise temporary structures is considered not incompatible with the surroundings. Furthermore, the development is intended to serve the needs of nearby residents and in support of village developments, hence, it is considered in line with the planning intention of the "V" zone and would better utilise precious land resources in the New Territories.

- 2.3 Furthermore, various similar S.16 planning applications for ‘public vehicle park (excluding container vehicle)’ use were also approved by the Board within the same “V” zone, which the latest application (No. A/YL-LFS/562) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same “V” zone.
- 2.4 The Site is the subject of four previous S.16 planning applications, of which the latest application (No. A/YL-LFS/483) is for ‘public vehicle park’ use (submitted by a different applicant with the same use as the current application), which was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board’s previous decision. Comparing with the previous application (No. A/YL-LFS/483), most development parameters (including but not limited to site area, plot ratio (PR), gross floor area (GFA), building height, etc.) remain the same; whilst the layout and no. of parking spaces for different vehicle types are slightly amended to meet the applicant’s operational need. The previous applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 - Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-LFS/483		Date of Compliance
(d)	The submission of a condition record of the existing drainage facilities	21.12.2023
(e)	The submission of a revised fire service installations (FSIs) proposal	27.09.2024
(f)	The implementation of the revised FSIs proposal	Not complied with

- 2.5 During the approval period of the previous application, the previous applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. All conditions related to drainage aspects are successfully complied with.
- 2.6 The applicant submitted a FSIs proposal to comply with condition (e) on 09.09.2024 and the submission was considered acceptable by Director of Fire Services on 27.09.2024. The applicant has been approaching different FS contractors for implementation of the FSIs proposal. However, the applicant did not manage to select a suitable FS contractor for the

implementation work within the planning approval period, which led to the revocation of the pervious application on 23.06.2025.

- 2.7 The current applicant wishes to take up the implementation works of the FSIs proposal during the planning approval period of the current application. In support of the application, the applicant has submitted an updated FSIs proposal, and the previously approved condition record of the existing drainage facilities within the Site to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 973.5 m² (about), including 58.3 m² (about) of Government Land (GL) (**Plan 1**). 4 structures are provided at the Site for covered public vehicle park, caretaker office, storage of traffic cones and barriers, and meter room with total gross floor area (GFA) of 973.5 m² (about) (**Plan 4**). Ancillary facilities, including caretaker office, storage of traffic cones and barriers, and meter room, are intended for the caretaker to support the daily operation of the Site. It is estimated that the site would accommodate 2 nos. of staff. Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	973.5 m ² (about), including 58.3 m ² of GL
Covered Area	973.5 m ² (about)
Uncovered Area	-
Plot Ratio	1 (about)
Site Coverage	100 % (about)
Number of Structure(s)	4
Total GFA	973.5 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	973.5 m ² (about)
Building Height	2.8 m - 8.6 m (about)
No. of Storey	1

3.2 The Site is accessible from Tin Wah Road via Man Tak Road and a local access (**Plan 1**). The operation hours of the public vehicle park are 24-hour daily, including public holidays. A total of 30 parking spaces will be provided at the Site, details of parking space provisions are shown at **Table 3** below:

Table 3 - Parking Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	25
Light Goods Vehicles (LGV) Parking Space - 3.5 m (W) x 7 m (L)	5

3.3 Only PCs and LGVs are allowed to enter/exit the Site at any time during the planning approval period. Other vehicles, including medium and heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting for motor vehicles from the Site onto Tin Wah Road via Man Tak Road and the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Tin Wah Road via Man Tak Road and the local access.

3.4 Furthermore, no vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period. The trip generation and attraction rates are as shown at **Table 4** below. adverse traffic impact to the surrounding road network should not be anticipated.

Table 4 - Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				2-Way Total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	3	5	1	3	12
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	5	3	3	1	12
Traffic trip per hour (average)	4	4	1	1	10

3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department

and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.

4) Conclusion

- 4.1 The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures have been provided by the applicant, i.e. submission of previously approved condition record of the existing drainage facilities within the Site and an updated FSIs proposal, to mitigate any adverse impact arising from the development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years**'.

R-riches Planning Limited

January 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Approved Condition Record of the Existing Drainage Facilities under the Previous Application No. A/YL-LFS/483