

Executive Summary

1. The application site (the Site) is on Lots 1024 S.B ss.2 (Part) and 1024 S.B RP (Part) in D.D. 111, Ha Che, Pat Heung, Yuen Long.
2. The site area is about 371 m². No Government Land is involved.
3. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11.
4. The applied use is “Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities and Associate Filling of Land” for a Period of 5 Years.
5. 6 nos. of parking space for private cars and 1 no. of parking space for light goods vehicles are proposed at the Site.
6. Operation hours are 24-hour daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.
8. The proposed development can cater for the huge demand of parking spaces for nearby village residents and reduce roadside illegal parking.

行政摘要

1. 申請地點位於元朗八鄉下輦丈量約份第 111 約地段第 1024 號 B 分段第 2 小分段（部分）及第 1024 號 B 分段餘段（部分）。
2. 申請地點的面積約 371 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《八鄉分區計劃大綱核准圖編號 S/YL-PH/11》上劃為「鄉村式發展」地帶。
4. 申請用途為「擬議臨時公眾停車場（貨櫃車除外）連附屬電動車充電設施及相關填土工程」（為期 5 年）。
5. 申請地點擬議提供 6 個私家車車位及 1 個輕型貨車車位。
6. 營運時間為每日 24 小時（包括星期日及公眾假期）。
7. 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。
8. 擬議發展能滿足附近村民對車位的重大需求，並可減少路邊違例泊車情況。

Planning Statement

Applied Use

1. The applied use is “Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities and Associate Filling of Land for a Period of 5 Years”

Application Site (Plans 1 and 2)

2. The application site is on Lots 1024 S.B ss.2 (Part) and 1024 S.B RP (Part) in D.D. 111, Ha Che, Pat Heung, Yuen Long.
3. The site is accessible via a local track connecting to Fan Kam Road.

Site Area (Plan 2)

4. The site area is about 371 m². No Government Land is involved.

Planning Context

5. The site falls within an area zoned “Village Type Development” (“V”) on the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11.
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	Meter Room	15	15	3	1
Total:		<u>15</u>	<u>15</u>		
		Plot Ratio	Site Coverage		
		0.04	4.0%		

10. The development serves to meet the parking demand of villagers of Ha Che and local residents in the vicinity. 6 nos. of parking space for private cars and 1 no. of parking space for light goods vehicles (LGV) are provided at the site respectively
11. 7 nos. of electric vehicle chargers (4 posts) are provided on site.
12. Sufficient space is provided for vehicle manoeuvring within the site.
13. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the site.
14. Operation hours are 24-hours daily, including Sundays and public holidays.
15. The site is proposed to be filled with concrete of about 0.1 m in depth (from 24.3 mPD to 24.4 mPD) for the provision of solid ground for vehicle manoeuvring.

Similar Applications

16. Similar applications for public vehicle park use were approved within the “V” zone on the same OZP.

No Adverse Impacts to the Surroundings

Visual

17. 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

18. The site is accessible via a local track connecting to Fan Kam Road.
19. 6 nos. of parking space for private cars and 1 no. of parking space for light goods vehicles (LGV) are proposed on site.
20. 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	1
11:00 – 12:00	0	0
12:00 – 13:00	0	0
13:00 – 14:00	0	0
14:00 – 15:00	0	1
15:00 – 16:00	0	0
16:00 – 17:00	0	0

	Daily Trip Attractions	Daily Trip Generations
17:00 – 18:00	0	0
18:00 – 19:00	0	0
19:00 – 20:00	2	0
20:00 – 08:00	0	0
Total Trips	<u>2</u>	<u>2</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.
22. 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.
23. Sufficient space is provided for vehicle manoeuvring within the site. No parking, reversing or turning of vehicles on public road is expected.
24. No container vehicles and vehicles exceeding 5.5 tonnes will be allowed to park at the site.

Environment

25. 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.
26. 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, 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.

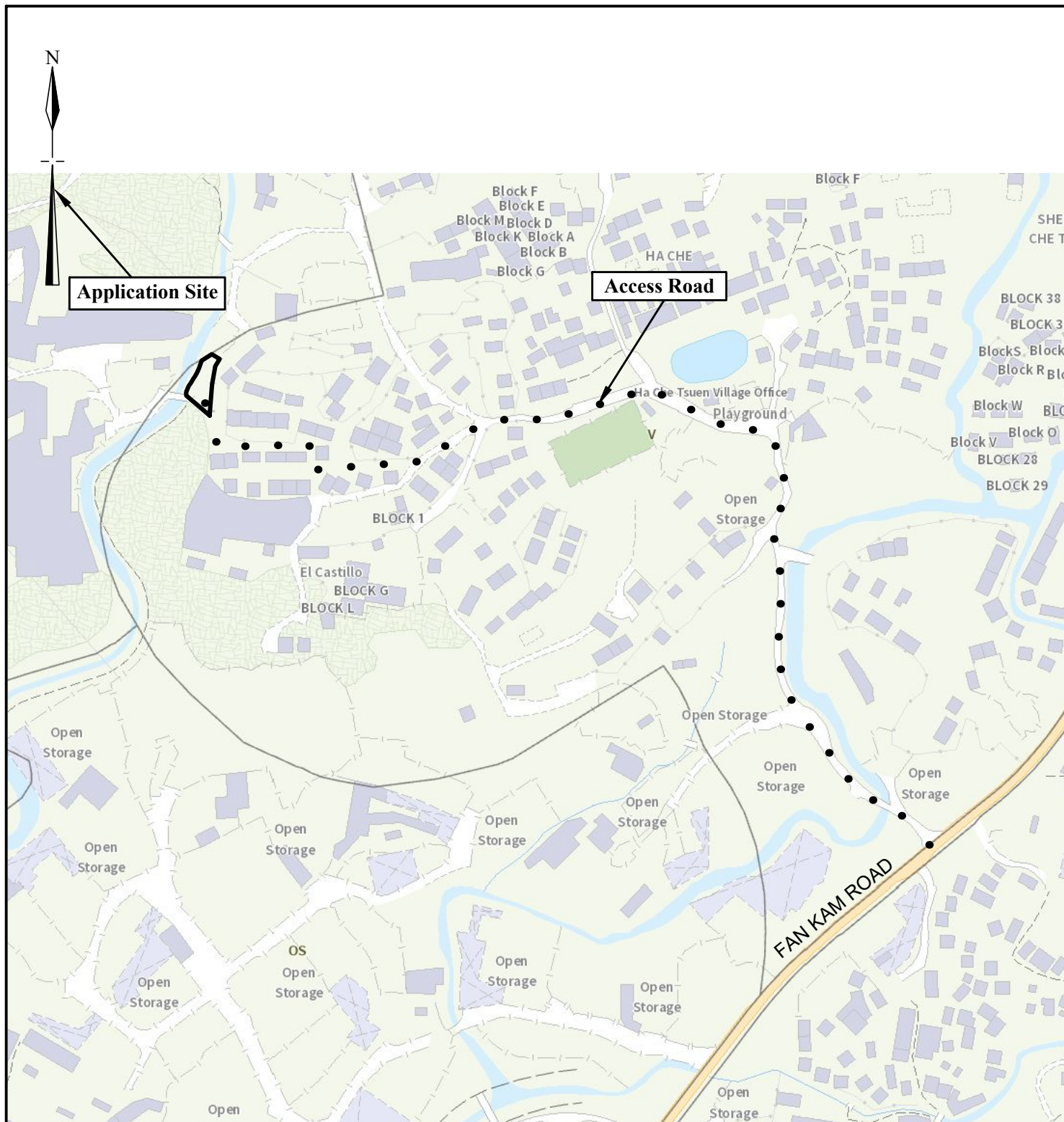
Drainage

27. 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

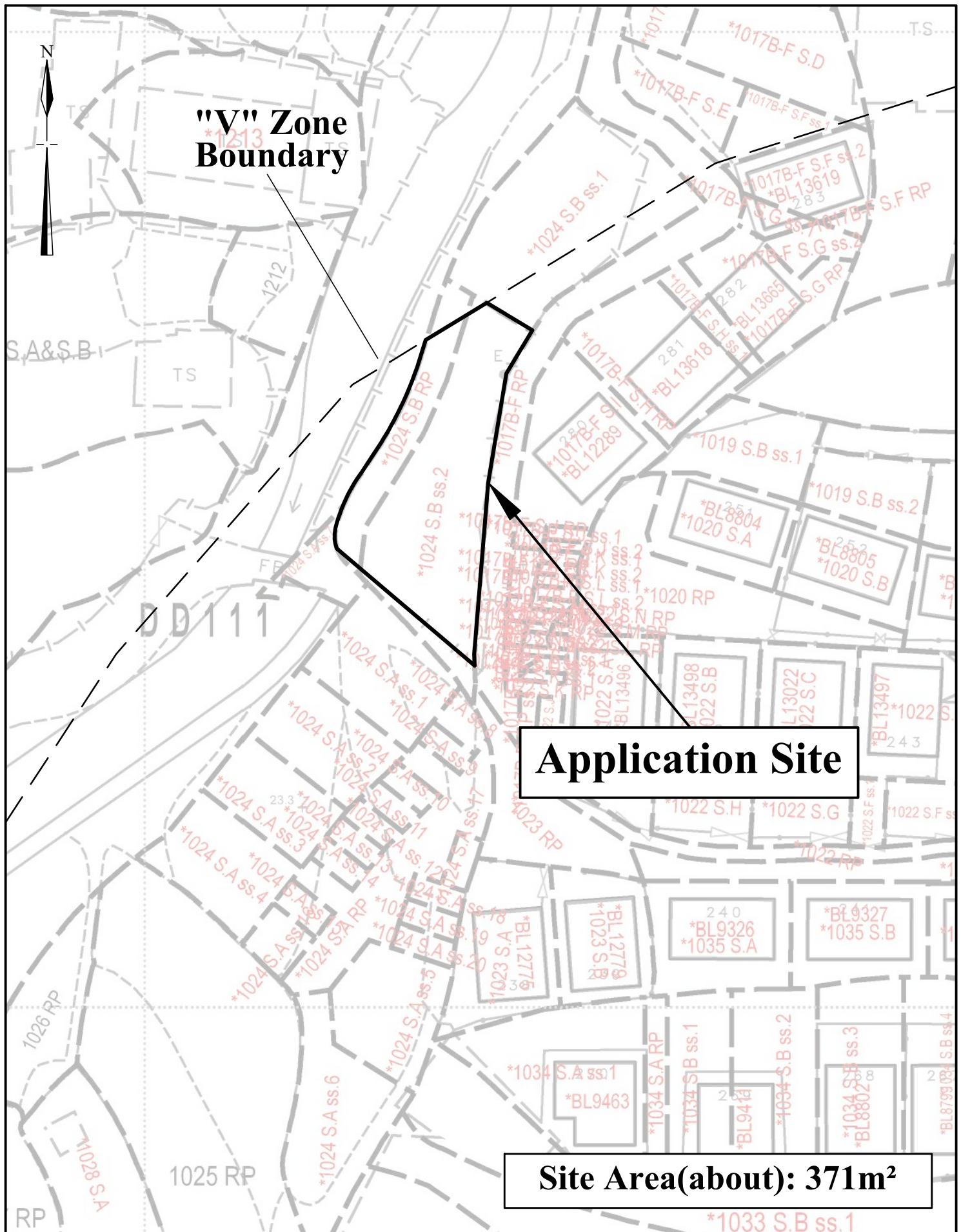
28. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the site once it is accepted by the Director of Fire Services.

- End -

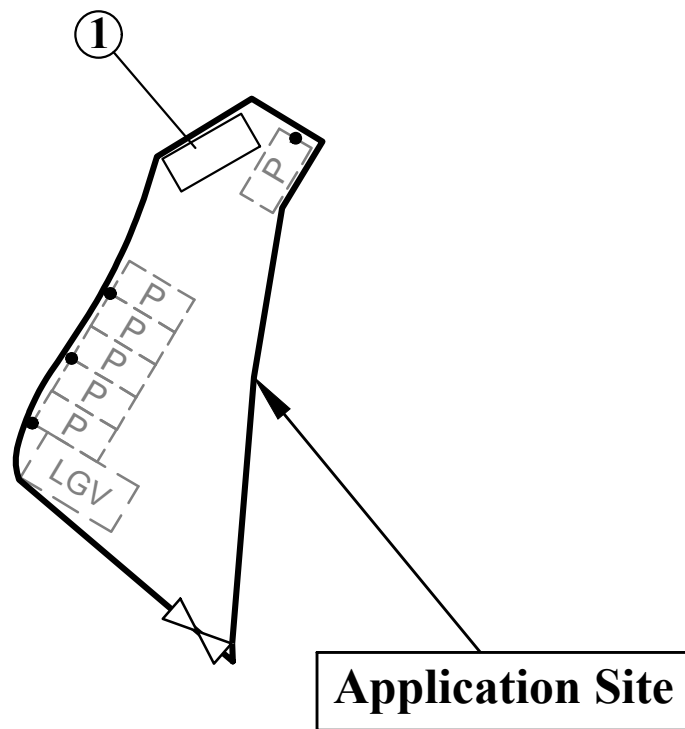


Extracted from Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11

Not to scale	Location Plan	Goldrich Planners & Surveyors Ltd.
June 2026		
	Lots 1024 SB ss2(part) and 1024 SB RP(part) in DD.111	Plan 1 (P 26023)



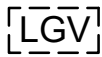
1:500	Lot Index Plan	Goldrich Planners & Surveyors Ltd.
June 2026		
	Lots 1024 SB ss2 and 1024 SB RP in DD.111	Plan 2 (P 26023)



Legend



Vehicular Ingress / Egress



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



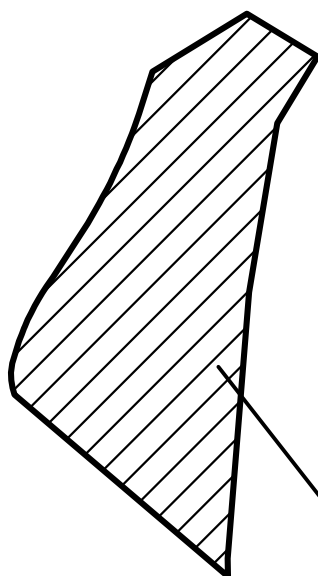
**Parking space for private cars
(5m (L) x 2.5m (W))**



Charging Post for Electric Vehicle

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Meter room	<u>15 m²</u>	<u>15 m²</u>	1	3m
Total		<u>15 m²</u>	<u>15 m²</u>		

1:500	Layout Plan Lots 1024 SB ss2(part) and 1024 SB RP(part) in DD.111	Goldrich Planners & Surveyors Ltd.
June 2026		Plan 3 (P 26023)



The application site is proposed to be filled with concrete of about 0.1m in depth (from 24.3 mPD to 24.4 mPD) to provide solid ground surface for vehicle maneuvering and erection of structure.

1:500

Plan Showing Proposed Filling of Land

**Goldrich Planners &
Surveyors Ltd.**

July 2026

Lots 1024 SB ss2(part) and 1024 SB RP(part) in DD.111

**Plan 4
(P 26023)**