

Supplementary Planning Statement

Development Proposal

1. The applicant seeks planning permission from the Town Planning Board (the TPB) under Section 16 of the Town Planning Ordinance for a Proposed Temporary Public Vehicle Park (excluding container vehicle) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years (the proposed development) at Lots 261, 262, 264, 265, 266 S.A, 266 S.C, 266 S.D & S.E and 276 in D.D. 112 and Adjoining Government Land (GL), Shek Kong, Yuen Long (the Site) with a site area of about 6,695m².
2. The Site falls within an area zoned “Residential (Group C)” (“R(C)”) and “Village Type Development” (“V”) on the Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/11. According to the Notes of the OZP for “V” and “R(C)” zones, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use which requires permission from the Town Planning Board (the TPB). In addition, the Notes for the “V” zone stipulates that any filling of land to effect a change of use to any of those specified in Columns 1 and 2 or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works) would require planning permission from the TPB. While on the “R(C)” zone, there is no restriction on filling of land.
3. The Site is accessible from Kam Sheung Road via a local access (**Plan 1**) through a 7m-wide ingress/egress at the northwest. The Site is currently vacant and situated to the east of Lin Fa Tei village; to the east, south and north of the Site are vacant/grassland in general, scattered with some brownfield operations and temporary structures.
4. The Site provides 98 parking spaces for private car and 22 parking spaces for light goods vehicle (LGV). A single-storey temporary structure, with a gross floor area (GFA) of about 15m² and a height not exceeding 4m, will be erected next to the entrance of Site for shroff and ancillary office uses. No vehicles other than private car and LGV will be allowed to enter and park at the Site. No parking or storage of unlicensed vehicle, as well as car washing, beauty services,

repairing, dismantling and other workshop activities will be allowed at the Site during the planning approval period as well. Sufficient manoeuvring space will be provided within the Site that no queueing of vehicles onto the public road is anticipated. The operation time of the proposed development will be 24 hours daily, including Sundays and public holidays. The proposed layout for the proposed development is shown on **Plan 2**.

5. The Site consists of eight private lots, accounting for an area of about 6,633m², which are old schedule agricultural lots under Block Government Lease that restrict erection of structures without prior approval of the Government (**Plan 3**). The GL portion at the southeastern tip has an area of about 62m². The applicant will apply to the Lands Department for Short Term Waiver to permit relaxation of the user restriction on the concerned private lots, as well as Short Term Tenancy to allow occupation of the GL portion.
6. To create a flat surface for car parking spaces and internal circulation road, the applicant proposes to fill the entire Site (i.e. about 6,695m²) with concrete and asphalt. As the southwestern part of the Site (i.e. about 823m²) falls within the “V” zone, the applicant also applies for filling of land with concrete and asphalt to a depth not exceeding 0.2m. The resultant site level of the entire Site will be from +24.4mPD to +25.3mPD. Details of the land filling proposal is shown in **Plan 4** for reference.

Planning Justifications

Parking Demand and Land Use Compatibility

7. In view of the growing number of Small Houses (SH) and vehicles in nearby Lin Fa Tei, rising demand for parking space is anticipated. Apart from the open area at the Pai Fong (entrance gate) of Lin Fa Tei village, there is no other carpark in the surrounding area. To the west of the Site are several approved SH applications, some of which are now under construction. Meanwhile, the applicant anticipates the upcoming “R(C)” development located to the immediate north of the Site, which would bring about a population intake of about 2,380 people. As such, the proposed development could serve current and new residents of Lin Fa Tei village and nearby residential developments so as to reduce roadside parking and improve pedestrian safety in the area.

8. The proposed development involves only parking of private cars and LGVs and would not involve other brownfield/port-back up uses such as container/M/HGV storage yard, workshop activities and open storage etc. Thus, the proposed development would not general nuisance or potential traffic safety issue to the surroundings. It is considered compatible with the surrounding area which is predominantly village houses, residential dwellings, brownfield operations and vacant/grass land.

Not Jeopardising the Long-term Planning Intention

9. As the proposed development is temporary in nature for a period of five years only, it will not frustrate the long-term planning intention of the “R(C)” and “V” zones, and instead could utilise vacant land to serve nearby and future residents. Nonetheless, should there be any residential development constructed, or any Small House application granted in the “V” zone portion, the corresponding area will be surrendered to make way for the domestic uses.

No Undesirable Precedent

10. The Site is not subject of any previous planning application. While there is no similar application approved by the TPB in the same “V” and “R(C)” zones, the TPB has approved a number of temporary public vehicle park (excluding container vehicle) use in “V” zones on the OZP in recent years as listed on **Table 1** below. Thus, approval of this application is in line with the TPB’s previous decision and would not set an undesirable precedent.

Table 1 – Similar Applications in “V” zones on the OZP between 2023 and 2026

Application No.	Applied Use	Approval Date
A/YL-SK/344	Renewal of Planning Approval for Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	9.6.2023
A/YL-SK/367	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	7.6.2024
A/YL-SK/411	Proposed Temporary Shop and Services and	11.4.2025

Application No.	Applied Use	Approval Date
	Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land for a Period of 5 Years	
A/YL-SK/421	Proposed Temporary Public Vehicle Park (Private Cars, Motorcycles and Light Goods Vehicles Only) with Ancillary Office and Associated Filling of Land for a Period of 3 Years	19.12.2025
A/YL-SK/453	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	5.6.2026

Technical Feasibility

11. As the car park users are mainly local villagers from Lin Fa Tei village or from nearby residential settlements, only small amount of traffic attraction is expected, which will not impose significant traffic impact on the existing road network in the vicinity. The estimated traffic generation and attraction is shown below and the swept path analysis is shown in **Plan 4**:

Time Period	Private Car		LGV	
	In	Out	In	Out
Trips at peak hours (7:00 to 9:00 a.m. & 5:00 to 7:00 p.m.)	48	30	6	4
Average Traffic trip per hour	5	5	2	1

12. The applicant will submit a drainage proposal to demonstrate that no adverse drainage impact would be anticipated in view of the provision of adequate drainage facilities. The applicant will also submit a fire service installations (FSIs) proposal for approval and implement the FSIs proposal appropriately as per the latest guidelines upon approval of the planning application. Thus, no fire safety concern will be generated from the proposed development.

13. The applicant will strictly follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" promulgated by the Environmental Protection Department and other relevant regulations so that no adverse environmental impact is imposed on the surrounding area. Regarding the toilet in the Site, the waste water will be stored in a septic tank beneath the toilet and be collected regularly by a licensed collector appointed by the applicant.

Conclusion

14. In light of the planning justifications furnished in this planning statement supported by the various technical assessments and the applicant's strong commitment to strictly comply with all control ordinances, the applicant respectfully requests favourable considerations on this s.16 planning application by the TPB.

Tensor Planning and Surveying Limited
September 2026

List of Plans

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