

Our Ref. : DD117 Lot 25 RP & VL
Your Ref. : TPB/A/YL-TT/784

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

13 May 2026

Dear Sir,

Supplementary Information

**Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years
in "Village Type Development" Zone,
Various Lots in D.D. 117, Shiu Tsiu San Tsuen, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/784)

We write to provide supplementary information for the consideration of government departments (**Appendices I and II**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

Supplementary Information**Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years
in “Village Type Development” Zone,
Various Lots in D.D. 117, Shiu Tsiu San Tsuen, Tai Tong, Yuen Long, New Territories****(S.16 Planning Application No. A/YL-TT/784)**

The applicant provides the following supplementary information for the application:

1. The current application is subject of a previously approved application No. A/YL-TT/611. The applicant has been liaising with one’s drainage consultant in response to the comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) received during the previously approved application No. A/YL-TT/611. Thus, a revised drainage proposal is submitted by the applicant for the current application No. A/YL-TT/784 which is enclosed at **Appendix II**; and
2. The applicant would like to submit a revised planning statement for government department’s consideration (**Appendix III**).

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years
Lots 25 RP (Part), 27 and 35 (Part) in D.D. 117
Shui Tsiu San Tsuen, Tai Tong, Yuen Long**

Stormwater Drainage Proposal Report

April 2026



LI KOK KEUNG
MEng MICE MStructE
MHKIE CEng RPE

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Responses to Comments from Government Departments on Planning Application No. A/YL-TT/611

COMMENTS		RESPONSES	
<i>Drainage Service Department (DSD)</i>		<i>Applicant</i>	
i)	A last catchpit/terminal manhole with sand trap or provision alike should be provided within the application site before the collected runoff is discharged to the public drainage facilities.	i)	Noted. A last desilting catchpit C5 was proposed within the application site before the collected runoff is discharged to the desilting catchpit C3 to be constructed at the existing 700mm surcharge channel. All proposed catchpits will be constructed with desilting trap in accordance with CEDD standard drawings. In addition, the application site and its adjacent areas are developed villages with paved access and footpath. The amount of silt in the runoff should be minimal.
ii)	Please advise the type (u-channel or pipe), the size and the gradient of the proposed drain connecting from the proposed terminal manhole to C3. The details should be clearly indicated on the drainage plan for reference.	ii)	The length of the last catchpit C5 to the proposed connecting catchpit C3 is short. It is proposed to use a new 225 u-channel for connection with the construction details and gradient the same as the proposed channel within the site.
iii)	The existing 700mm surface channel, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In the case that it is a local village drains, DO/YL should be consulted. Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site(s). Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system.	iii)	Noted. The applicant(s) commits to resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In addition, prior to commencement of works, DO/YL will be consulted if the 700mm surface channel is a local village drain and seek permission for drainage connections. The site is at the vicinity of a big rectangular drainage channel, SCP1012865 and a 700mm covered surface channel. The design calculation showed that the surface channel had adequate capacity to convey the runoff from the application site and its adjacent areas. The application will not have adverse impact on the existing drainage system. The rainwater from the site has long been naturally flowed to the existing drainage system and caused no flooding in the downstream areas of the site. The application site will not overload the existing drainage system. Regular maintenance will be carried out by the applicant to avoid blockage of the system.
iv)	Please make reference to the latest Technical Note No. 1 – Technical Note to prepare a Drainage Submission issued by	iv)	Noted, agreed and will strictly follow.

	DSD for more details in preparing the drainage proposal. Please review the drainage facilities size accordingly.	
v)	Catchpit should be provided at the turning point of the proposed u-channel, please review.	v) Noted and a catchpit C4 is added
vi)	Please advise if any site formation/levelling works to be carried out under this application.	vi) The application site is presently well formed and covered with concrete paving. No site formation/levelling works will be carried out under this application.
vii)	According to R-to-C, it is noted that no wall or hoarding to be erected or laid along the site boundary under this planning application. If affirmative, please clearly indicate on the drainage plan for record.	vii) Noted. A note stating that no wall or hoarding is to be erected or laid along the site boundary is added in the drainage plan.
viii)	The proposed drainage facilities should be clearly shown on the cross sections (Section A-A and B-B) for clarity.	viii) Noted.
ix)	Please take more photos showing the internal condition of the existing 700mm surface channel for review. Please also take more photos at different locations and views for this channel for reference.	ix) Noted. Photo Nos. 6 and 7 showing the existing 700mm u-channel and the internal condition of the channel are added for reference.
x)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	vi) Noted, agreed and will strictly follow. The proposed development involves no filling works and will not change the infiltration characteristics of the site. No additional runoff will be generated from the application site. The development will neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
xi)	The applicant should resolve any conflict/disagreement with relevant lot owners(s) and seek permission from DLOYL for laying new drains/channels and/or modifying / upgrading existing ones in other private lots or on government Land, where required, outside the application site(s).	vii) Noted. The applicant(s) commits to resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s) and seek permission from DLOYL for laying new drains/channels and/or modifying / upgrading existing ones in other private lots or on government Land, where required, outside the application site(s).

1. Introduction

The owner of the captioned lots submitted a town planning application to the Town Planning Board (TPB) seeking planning permission for using the Application Site for temporary public vehicle park (excluding container vehicle) for a period of 5 years under application number No. A/YL-TT_611. The Planning Department approved the application on 27 October 2023 under section 16 of the Town Planning Ordinance. A copy of the approval letter of application No. A/YL-TT/611 is enclosed in **Appendix A** of this report for reference.

One of the approval conditions mentioned in the approval letter is the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board. The implemented drainage facilities on the site shall be maintained at all times during the planning approval period.

As for the current application (No. A/YL-TT/784), this report outlines the existing drainage facilities on the proposed site and proposes the drainage facilities to be implemented on the site during the planning approved period. This report also includes the responses to the comments given by the DSD in the previous submissions.

2. The Existing Site

The proposed site is generally flat with site area of about 554m². The Site is currently occupied by the applied use without valid planning permission. The Site is accessible via a local track from Tai Tong Road. Plans showing the vehicular access and site location plan submitted by the Applicant are at Drawings A-1 and A-2 respectively enclosed in **Appendix B**. The proposed Site Layout Plan is enclosed in **Appendix C**.

According to the applicant, the proposed development comprises 12 parking spaces with no structure to be erected. In addition, no site formation work will be performed.

The surroundings of the Site are predominantly rural residential in nature intermixed with parking of vehicles, a refuse collection point, agricultural land and vacant unused land.

3. Existing Drainage Facilities

Existing Public Drainage Facilities

Drainage records for the Application Site and its surrounding areas were retrieved from the Geoinfo Map, a copy of which is enclosed in **Appendix D** of the report. The drainage records showed that there is an existing open rectangular drainage channel, SCP1012865, located about 15m west of the Application Site running in a south to north direction. The drainage channel enters into a 6.5m x 3.0m box culvert, SBP1015082, and eventually discharges into Deep Bay. There is a 700mm covered surface channel running along the western boundary of the site discharging water to the drainage channel SCP1012865. The stormwaters collected from within the Application Site and its adjacent areas fall naturally towards this existing surface channel with no past flooding records.

4. Proposed Drainage Facilities

No site formation/filling/levelling works will be carried out in the Application Site and its adjacent areas. The existing levels of the Application Site with respect to the adjacent areas will be maintained throughout the application period. Cross sections A-A and B-B are included in the

Appendix B. The site is at the vicinity of a big rectangular drainage channel, SCP1012865 and is well drained by an existing 700mm covered surface channel at the western boundary of the site without records of flooding. It is proposed to keep the drainage path unchanged. In consideration that there may be inflows from the adjacent lots to the Application Site, a 225mm covered peripheral surface u-channel with desilting catchpits as is proposed to collect and convey the water to the existing 700mm U-channel as shown in the proposed drainage plan in **Appendix E**. The Proposed 225mm peripheral surface channels are provided at lower/existing level inside the application site to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. In addition, catchpits with desilting arrangement are provided at all changes in directions and at intersections.

The design calculation in accordance with GEO Technical Guidance Note No. 43 with sub-catchment areas plan demonstrating that the proposed drainage system has sufficient capacity to collect the surface runoff accrued on the Application Site and to intercept the overland flow from the adjacent lands are enclosed in **Appendix F**. The Application will not have adverse impact on the existing drainage system. The rainwater from the site has long been naturally flowed to the existing drainage system and caused no flooding in the downstream areas of the site. The proposed development will not change the infiltration characteristics of the site. No additional runoff will be generated from the Application Site. The application site will not overload the existing drainage system.

All proposed catchpits will be constructed with desilting trap in accordance with CEDD standard drawings. In addition, the Application Site and its adjacent areas are developed villages with paved access and footpath. The amount of silt in the runoff should be minimal. Regular maintenance will be carried out by the Applicant to avoid blockage of the system.

No boundary walls or hoardings will be erected in the Application Site, the passage of surface runoff into the Application Site from the adjacent areas will not be affected. The development will neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

5. Conclusions

The proposed site is small and is at the vicinity of a big rectangular drainage channel, SCP1012865 and is well drained by an existing 700mm covered surface channel at the western boundary of the site running in a north to south direction. Storm water from within the Application Site and its adjacent areas will all flow into this existing 700mm surface channel with no records of flooding.

No site formation/filling/levelling works will be carried out in the Application Site and its adjacent areas. The proposed development will not change the infiltration characteristics of the site. No additional runoff will be generated from the Application Site. The application site will not overload the existing drainage system.

It is proposed to construct a system of 225mm peripheral surface channels and desilting catchpits in the Application Site to collect the rainwater from within the site and the adjacent lots to desilting catchpit C3 being constructed at the intersection between the proposed 225mm channel and the existing 700mm surface channel.

Boundary walls or hoardings will not be constructed, obstruction to existing overland flows is not anticipated. The owner of the site will keep monitoring the conditions of the drainage establishment within and outside the site and maintain the said system at the owner's cost.

APPENDIX A

Planning Application Approval Letter

城市規劃委員會
香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD
15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2323 3662)

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-TT/611

27 October 2023

R-riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin
Yuen Long, New Territories
(Attn.: Orpheus Lee / Louis Tse)

Dear Sir/Madam,

**Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in "Village Type Development" Zone, Lots 25 RP (Part),
27 and 35 RP (Part) in D.D. 117, Shui Tsui San Tsuen, Tai Tong, Yuen Long**

I refer to my letter to you dated 12.10.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 5 years until 13.10.2028 and is subject to the following conditions :

- (a) no vehicle without valid licences issued under the Road Traffic Ordinance, as proposed by you, is allowed to be parked/stored on the Site at any time during the planning approval period;
- (b) only private car and light goods vehicles as defined in the Road Traffic Ordinance, as proposed by you, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.4.2024;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.7.2024;
- (e) in relation to (d) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.4.2024;

- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2024;
- (h) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

You are reminded to strictly adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (<https://www.tpb.gov.hk/en/resources/index.html>), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 14.10.2028. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-D). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/728_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 13.10.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 17.11.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. L.C. Cheung of Tuen Mun & Yuen Long West District Planning Office at 2158 6000. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

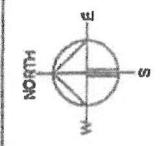
Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

APPENDIX B

Proposed Site Location Plans



R-Riches
Property Consultants Ltd.

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

PROJECT: VASQUEL LOTS (K.O.D. 117, 54/3 YEN SAN TSEEN, TAI TONG, YUEN LONG, NEW TERRITORIES)

SCALE: 1:4000 @ A4

DATE: 8.8.2020

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

PROJECT NO: [Number]

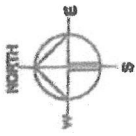
LOCATION PLAN

PLAN NO: 001



APPENDIX C

Site Layout Plan



PLANNING CONSULTANT
R Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY PUBLIC VEHICLE PARK INCLUDING CONTAINER VEHICLES FOR A PERIOD OF 3 YEARS

ADDRESS
 VARIOUS LOTS IN OLD 117, 9148 TRU SAN TERNAL 7th TOWN, TUEW LONG, NEW TOWN TOWER

SCALE
 1:200 @ A4

DATE
 11/01/2023

PROJECT NO.
 117/2023

DESIGNER
 RICHES

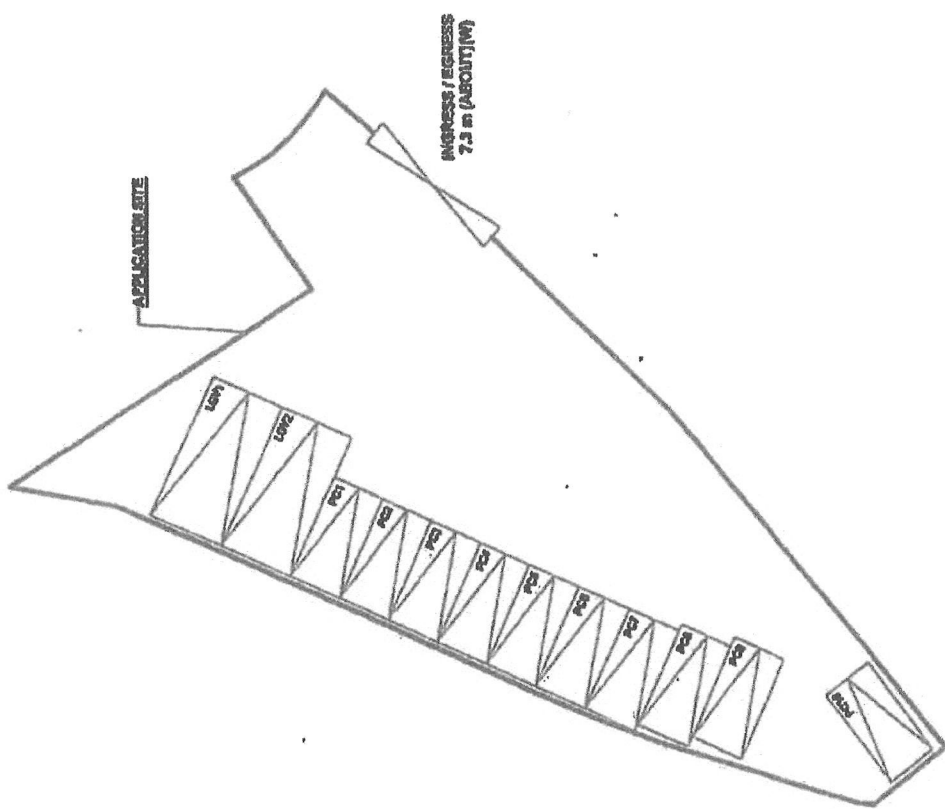
CLIENT
 RICHES

DATE
 11/01/2023

PROJECT NO.
 117/2023

DESIGNER
 RICHES

CLIENT
 RICHES



LEGEND

- APPLICATION SITE
- PARKING SPACE (PC)
- PARKING SPACE (LVC)
- INGRESS / EGRESS

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 554 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 554 m² (ABOUT)

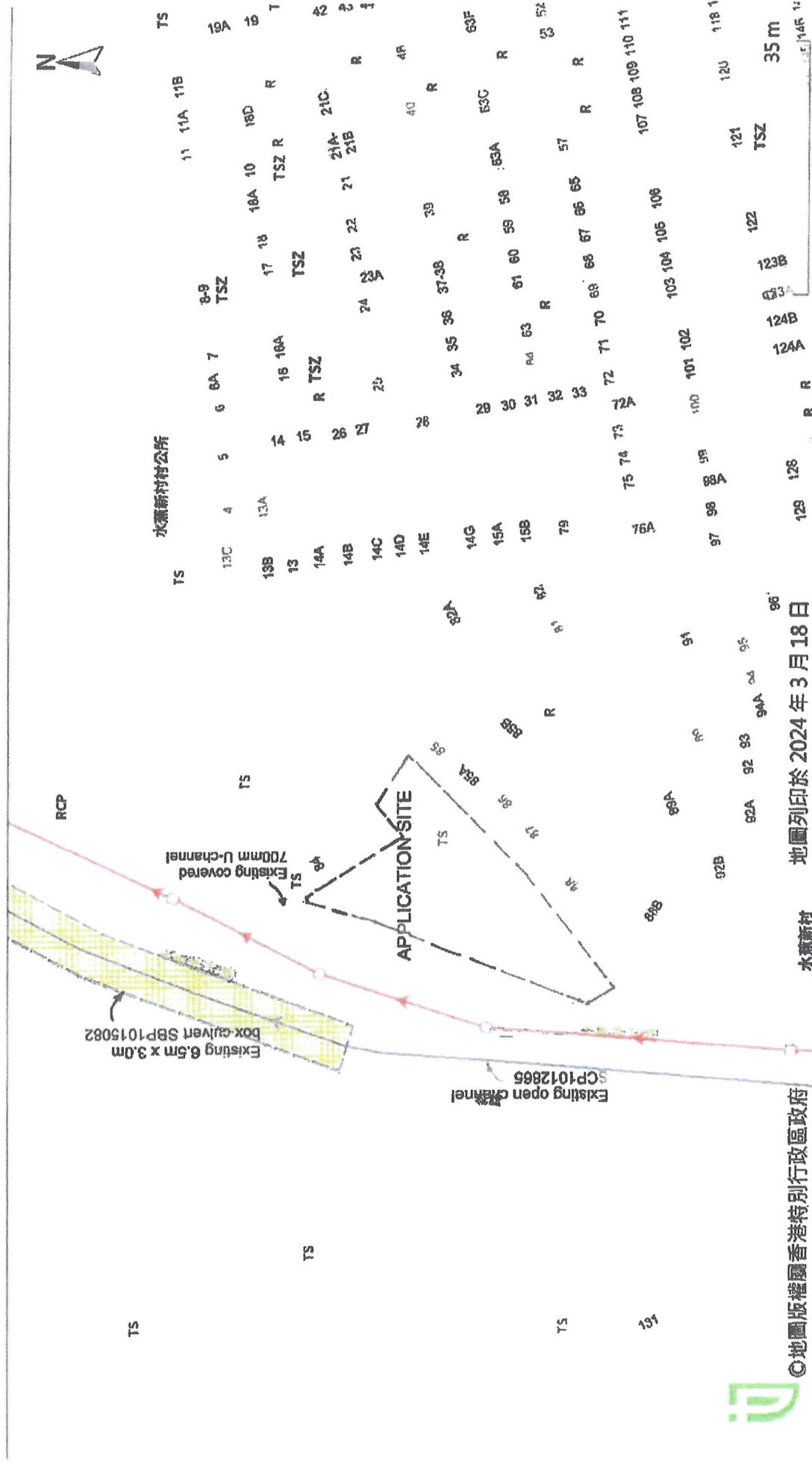
PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 19
 DIMENSION OF PARKING SPACE : 6 m (6) x 2.5 m (6)
 NO. OF LIGHT GOODS VEHICLE PARKING SPACE : 2
 DIMENSION OF PARKING SPACE : 7 m (6) x 3.0m (6)

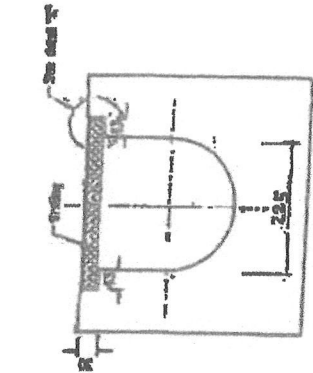
APPENDIX D

Drainage Plan Showing Existing Drainage Arrangements

前往地圖: <https://www.map.gov.hk/gm/geo:22.4251,114.0273?z=564>



APPENDIX E
Proposed Drainage Plan

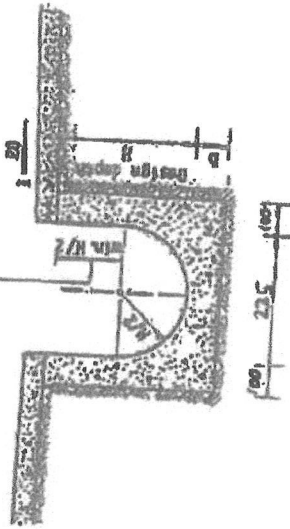


TYPICAL CROSS SECTION OF CHANNEL

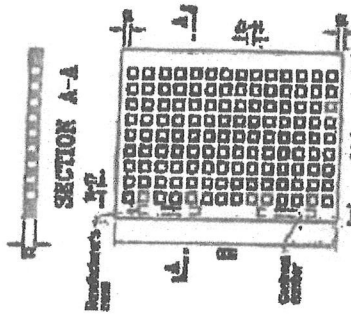


DETAIL 'X'
(Scale 7/8)

This dimension varies to suit
(fall on channel)

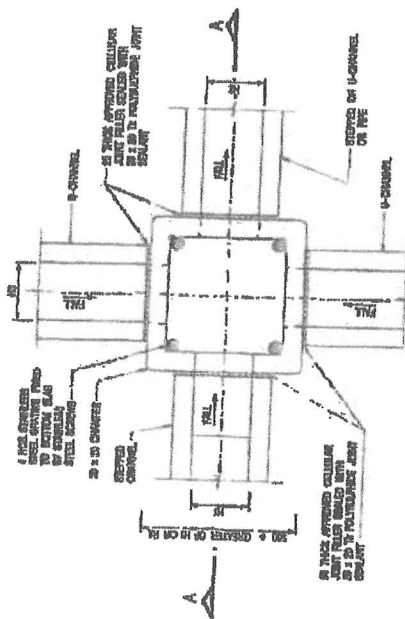


TYPICAL DETAILS OF CHANNEL



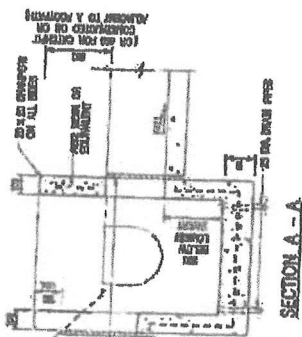
GRATING - SQUARE HOLES PATTERN

All holes are 20x20 in size and are set on a grid of equal width. Exact no. of holes and size to be ordered to suit channel width.



PLAN

CHANNEL SIZE	QTY
20x20	120
10x20	120

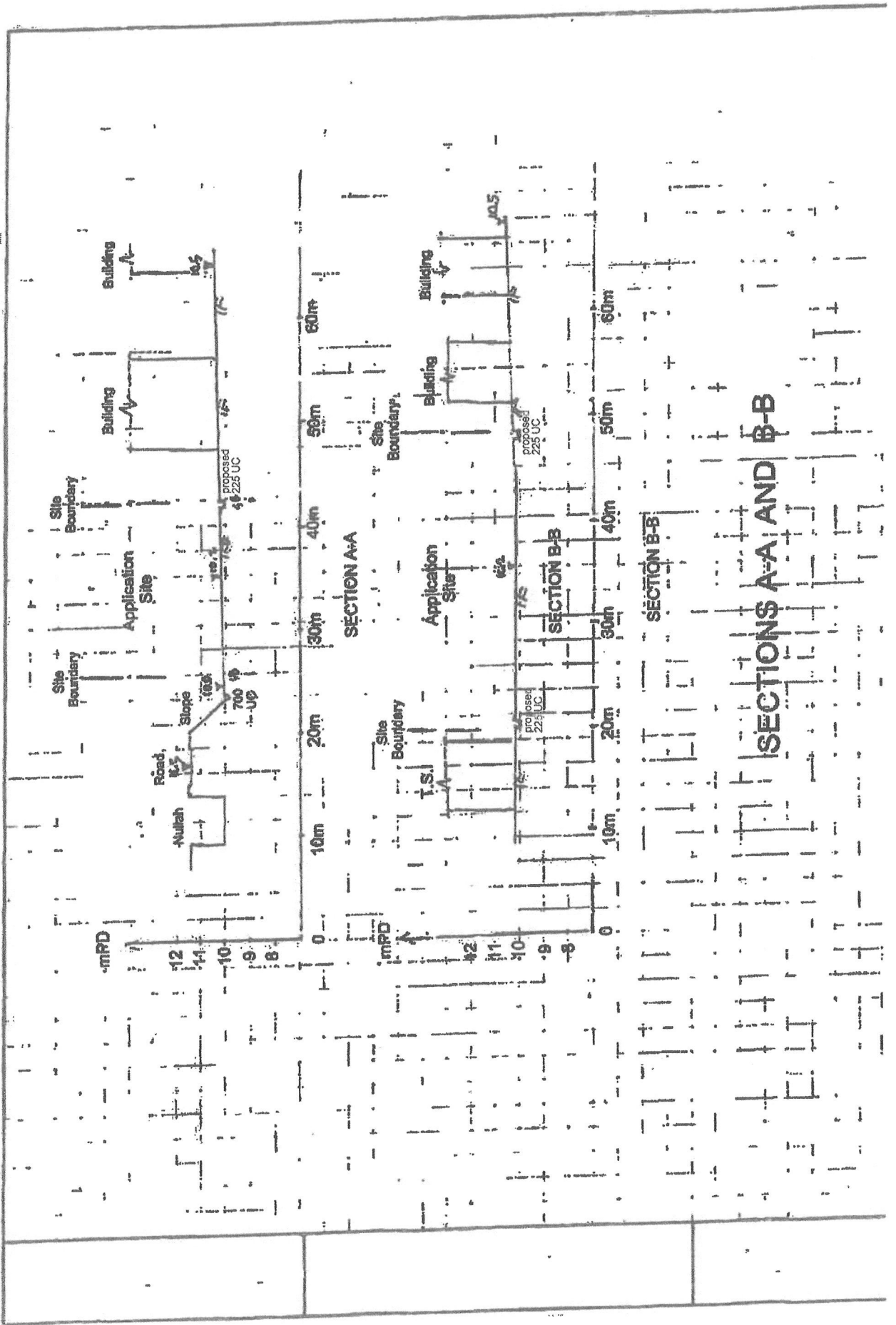


SECTION A - A

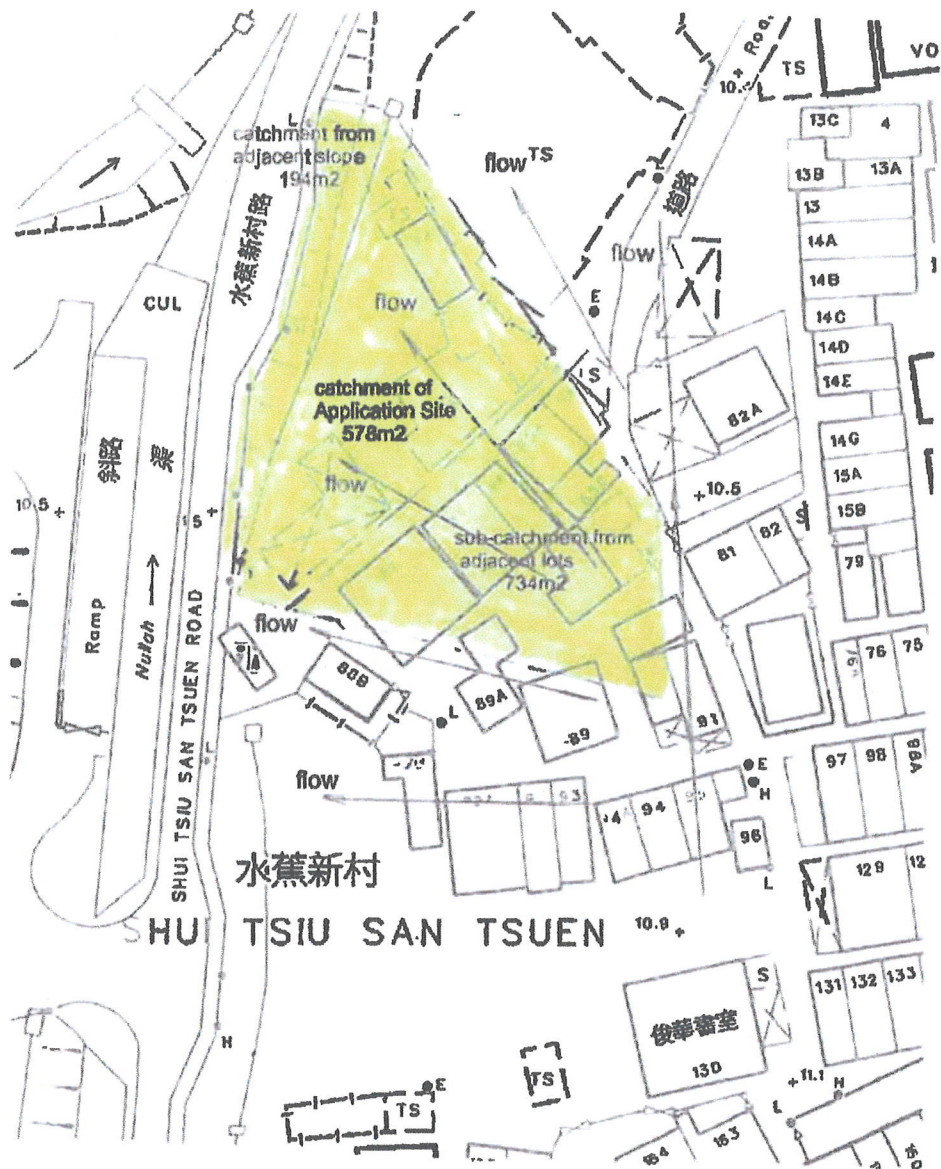
NOTES
1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. REFER TO SHEET 2 FOR OTHER DETAILS.

TYPICAL DETAILS OF GRATE

APPENDIX F
Drainage Design Calculation



SECTIONS A-A AND B-B



SUB-CATCHMENTS PLAN

sub-catchment to proposed 225 UC = 734m²

Total catchment to existing 700mm UC = 734+578+194
= 1506m²

Drainage Design Calculation

Catchments

With reference to the sub-catchments plan,

The proposed site area = 578m^2

Inflow from adjacent lots = 734m^2

Catchments to existing 700mm surface channel = $578+734+194$ (slope west of channel) = 1506m^2

Checking of Capacity of Proposed 225mm Covered Channels :-

The proposed 225mm u-channel is mainly to collect the flows from adjacent lots

Catchment area = 578m^2

Runoff coefficient $k = 1.0$ (conservatively assumed)

Rainstorm return period = 1 in 50 year

Assume time of concentration = 3 minute,

$i = 240\text{ mm/hr}$ (From enclosed Intensity-Duration Frequency Curve)

Using Rational Formula:

Max. flow u-channel, $Q = kAi/3600 = 1 \times 578 \times 240 / 3600 = 38.5\text{ l/s} = 1312\text{ l/min.}$

From Figure 1 of GEO Technical Guidance Note No. 43,

For 225 UC of gradient of 1 : 130,

$Q = 3,100\text{ l/min.} > 1312\text{ l/min.}$ O.K. Figure 1 of GEO Technical Guidance Note No. 43

Flow velocity = $1.35\text{ m/s} > 1.3\text{ m/s}$ O.K.

Usage of u-channel = $1312 / 3100 \times 100\% = 42.3\%$

Checking of Capacity of Existing 700mm Covered Channel:-

Design total catchment area for the discharge channel, $A = 1506\text{m}^2$

Runoff coefficient $k = 1.0$ (conservatively assumed)

Rainstorm return period = 1 in 50 year

Assume time of concentration = 3 minute,

$i = 240\text{ mm/hr}$ (From enclosed Intensity-Duration Frequency Curve)

Using Rational Formula:

Max. flow u-channel, $Q = kAi/3600 = 1 \times 1506 \times 240 / 3600 = 100.4\text{ l/s} = 6024\text{ l/min.}$

From Figure 1 of GEO Technical Guidance Note No. 43,

For 700 UC of gradient of 1 : 100,

$Q = 70,000\text{ l/min.} >> 6024\text{ l/min.}$ O.K.

Flow velocity = $3.0\text{ m/s} > 1.3\text{ m/s}$ O.K.

Usage of u-channel = $6024 / 70000 \times 100\% = 8.6\%$

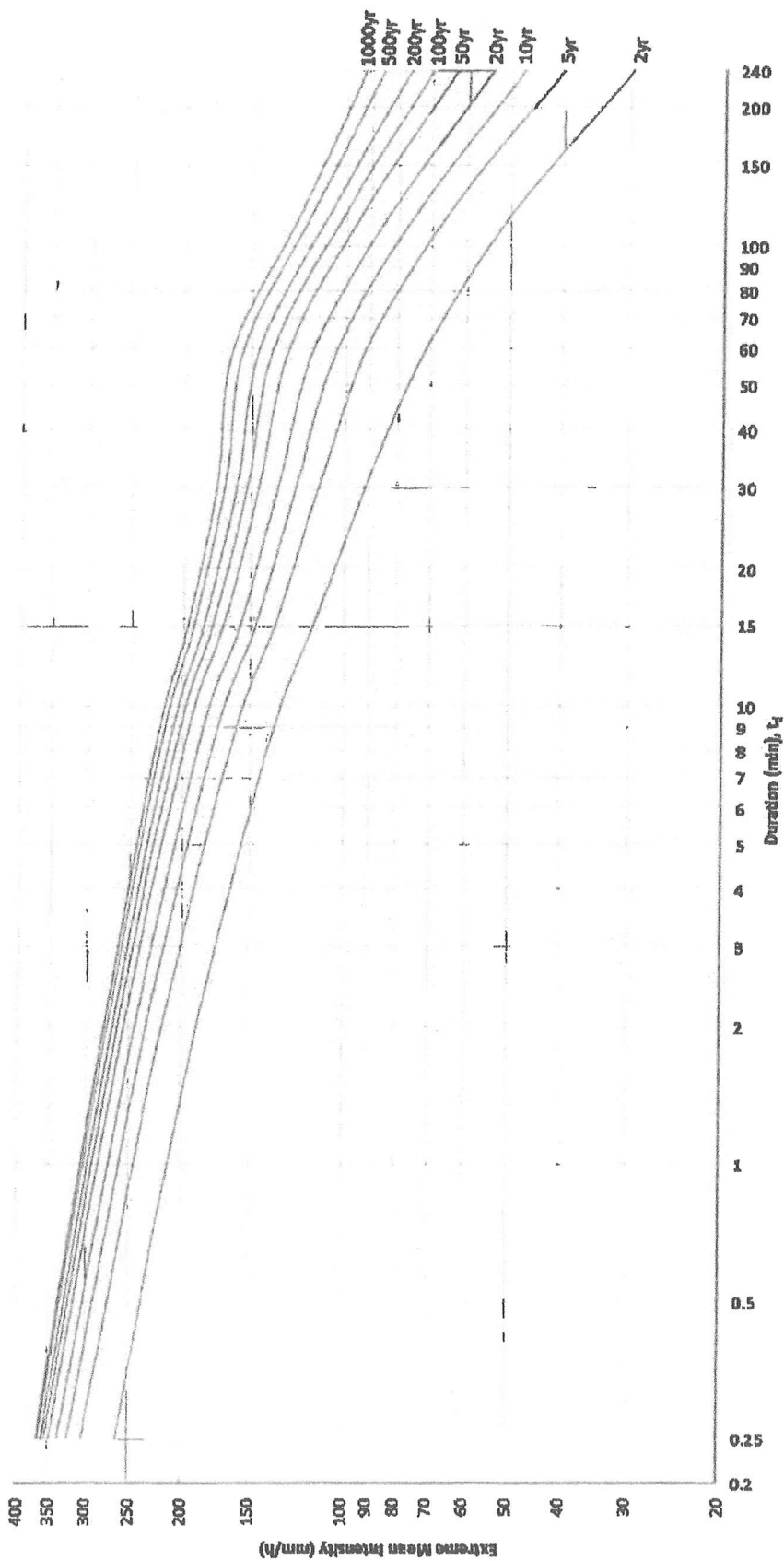
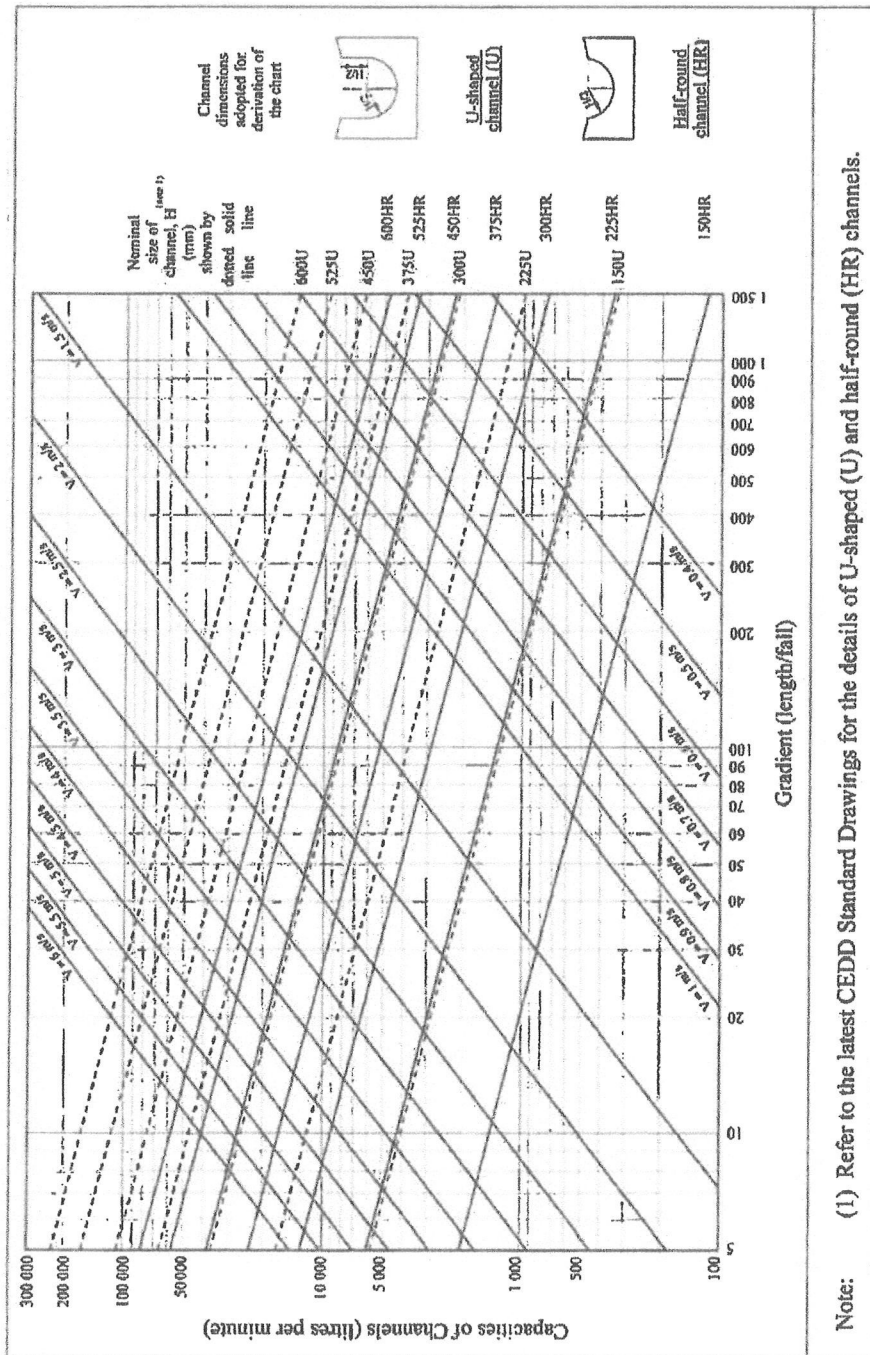


Figure 4a – Intensity-Duration-Frequency Curves of HKO Headquarters
(for durations not exceeding 4 hours)

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



APPENDIX G

Site Photos of the Application Site and Existing Drainage Facilities



PHOTO NO. 1
Existing Open Rectangular Channel
West of the Application Site



PHOTO NO. 2
Existing 700mm Covered Surface Channel
Along Western Boundary of the Application Site



PHOTO NO. 3
Existing 700mm Covered Surface Channel
Along Western Boundary of the Application Site



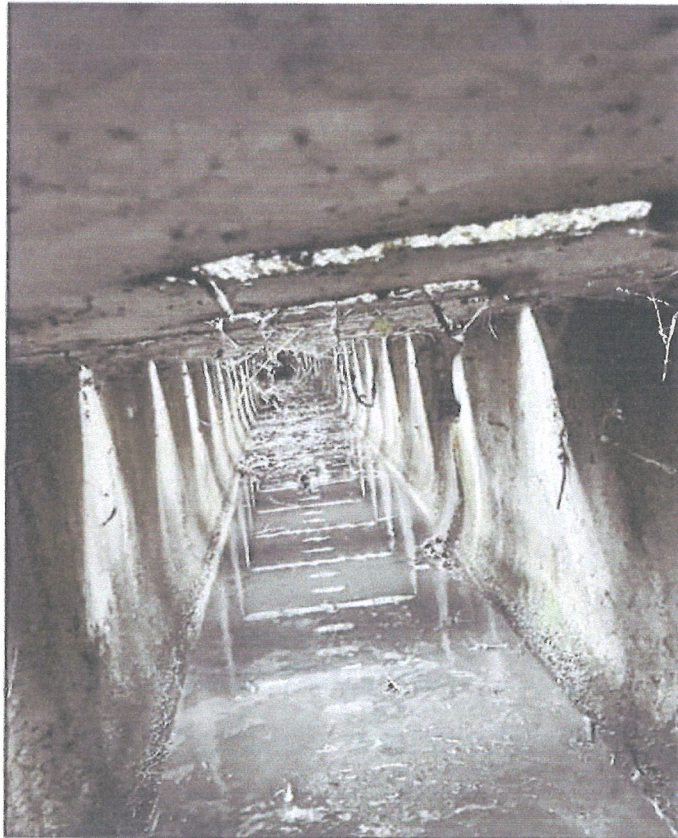
PHOTO NO. 4
Site Conditions



PHOTO NO. 5
Conditions of the Site



PHOTO NO. 6 (EXISTING 700MM U-CHANNEL)



**PHOTO NO. 7
(Internal Condition of Existing 700mm U-Channel)**

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 25 RP (Part), 27 and 35 RP (Part) in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, Yuen Long, New Territories* (the Site) for '**Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years**' (the development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of some existing village settlements (e.g. Shui Tsiu San Tsuen, Hung Tso Tin Tsuen, etc.), which demand for public parking spaces has always been high. Although public transport services are provided along Tai Tong Road, surrounding locals still rely mostly on private cars for commuting due to limited destinations of such services and their own travelling destinations to remote villages. Furthermore, illegal on-street parking is often observed at Shui Tsiu San Tsuen Road and Tai Tong Road, causing adverse traffic impacts to the surrounding environment.
- 1.3 In view of the above, the applicant would like to continue to operate the development to alleviate the pressing demand for legal parking spaces in the area and bring convenience to surrounding locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**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 mainly in rural character formed by groups of village houses and scattered temporary structures, the development with no structure is considered not incompatible with the surroundings. Furthermore, as there are no current and planned Small House applications within the Site, the development would not frustrate the long-term planning intention of the "V" zone and would better utilise precious land resources in the New Territories.

- 2.3 Similar applications for 'public vehicle park' use have been approved by the Board within the same "V" zone on the same OZP, of which the latest approved application (No. A/YL-TT/731) was approved by the Board in 2025. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the same "V" zone.
- 2.4 The Site is the subject of a previous approved S.16 planning application (No. A/YL-TT/611) for 'public vehicle park' use (i.e. submitted by the same 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-TT/611), all development parameters (including site area, layout, no. of parking spaces, etc.) remained the same. The 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-TT/611		Date of Compliance
(c)	The submission of a drainage proposal	Not complied with
(d)	The implementation of the drainage proposal	Not complied with
(f)	The submission of a fire service installations (FSIs) proposal	20.03.2024
(g)	The implementation of the FSIs proposal	31.07.2024

- 2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. All fire safety related conditions have been complied with; regarding drainage related conditions, the applicant submitted multiple drainage proposals for compliance with condition (c): the latest submission is on 12.05.2025 and the submission was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 18.06.2025. As the applicant did not manage to submit a revised drainage proposal within the designated time period, the previous application (No. A/YL-TT/611) was subsequently revoked on 14.04.2026.
- 2.6 In support of the application, the applicant has submitted a FSIs proposal and a drainage proposal 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**). For information, the submitted FSIs proposal is the same as the approved FSIs proposal under the previous application (No. A/YL-TT/611).

3) Development Proposal

- 3.1 The Site occupies an area of 554 m² (about) (**Plan 1**). No structure is provided at the Site. Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	554 m ² (about)
Covered Area	Not applicable
Uncovered Area	554 m ² (about)

- 3.2 The Site is accessible from Tai Tong Road via a local access (**Plan 1**). The operation hours of the proposed development is 24-hour daily, including public holidays. A total of 12 parking spaces will be provided at the Site, details of parking provisions are shown at **Table 3** below:

Table 3 - Parking Provisions

Types of Space	No. of Spaces
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	10
Light Goods Vehicles (LGV) Parking Space - 3.5 m (W) x 7 m (L)	2

- 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 of motor vehicles from the Site onto Tai Tong Road via the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Tai Tong Road via 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 of the Development

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)	1	5	0	2	8
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	4	2	2	0	8
Traffic trip per hour (average)	2	2	1	1	6

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 the 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 are provided by the applicant, i.e. submission of FSIs and drainage proposals, 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) for a Period of 5 Years**'.

R-Riches Planning Limited

April 2026

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Drainage Proposal

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