

Total: 4 pages

Date: 17 September 2025

TPB Ref.: A/YL-PS/764

By Email

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

Dear Sir,

Proposed Temporary Public Vehicle Park (Private Cars) & Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 106 (Part), 107 (Part), 289 (Part), 293 (Part), 294 (Part), 295 (Part), 301 (Part), 302 (Part) and 319 (Part) in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.

This letter intends to supersede our letter dated 16.9.2025. We have updated the proposed layout plan (Figure 3) to show the updated ingress/egress and layout. We have updated the vehicular access plan in Figure 2 to show the different vehicular access to the portion for storage use and public vehicle park.

We also confirm that no open storage activity will be carried out within ‘Village Type Development’ zone.

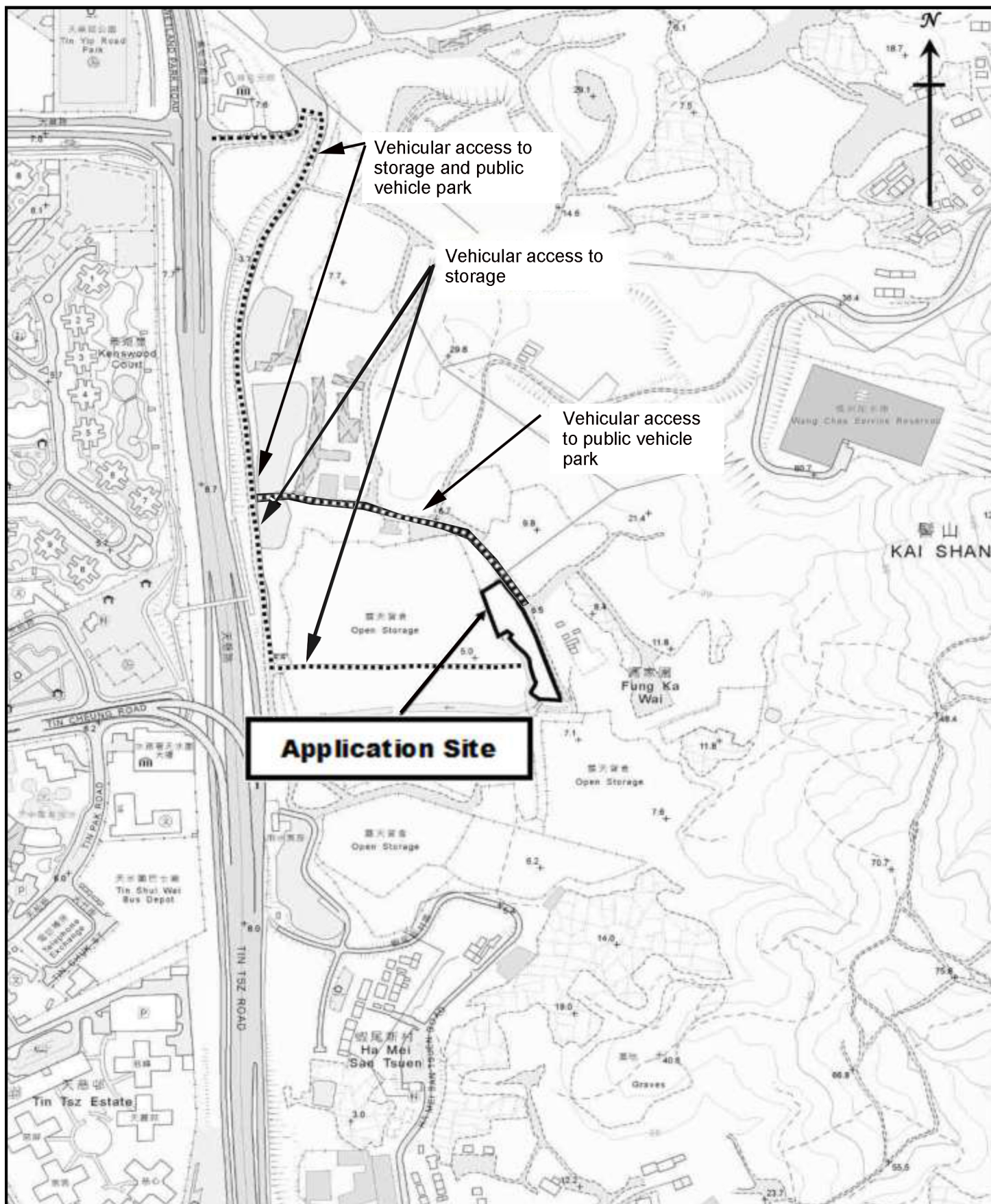
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Spencer LEUNG) – By Email



Project 項目名稱:

Proposed Temporary Public Vehicle Park (Private Cars) & Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 106 (Part), 107 (Part), 289 (Part), 293 (Part), 294 (Part), 295 (Part), 301 (Part), 302 (Part) and 319 (Part) in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

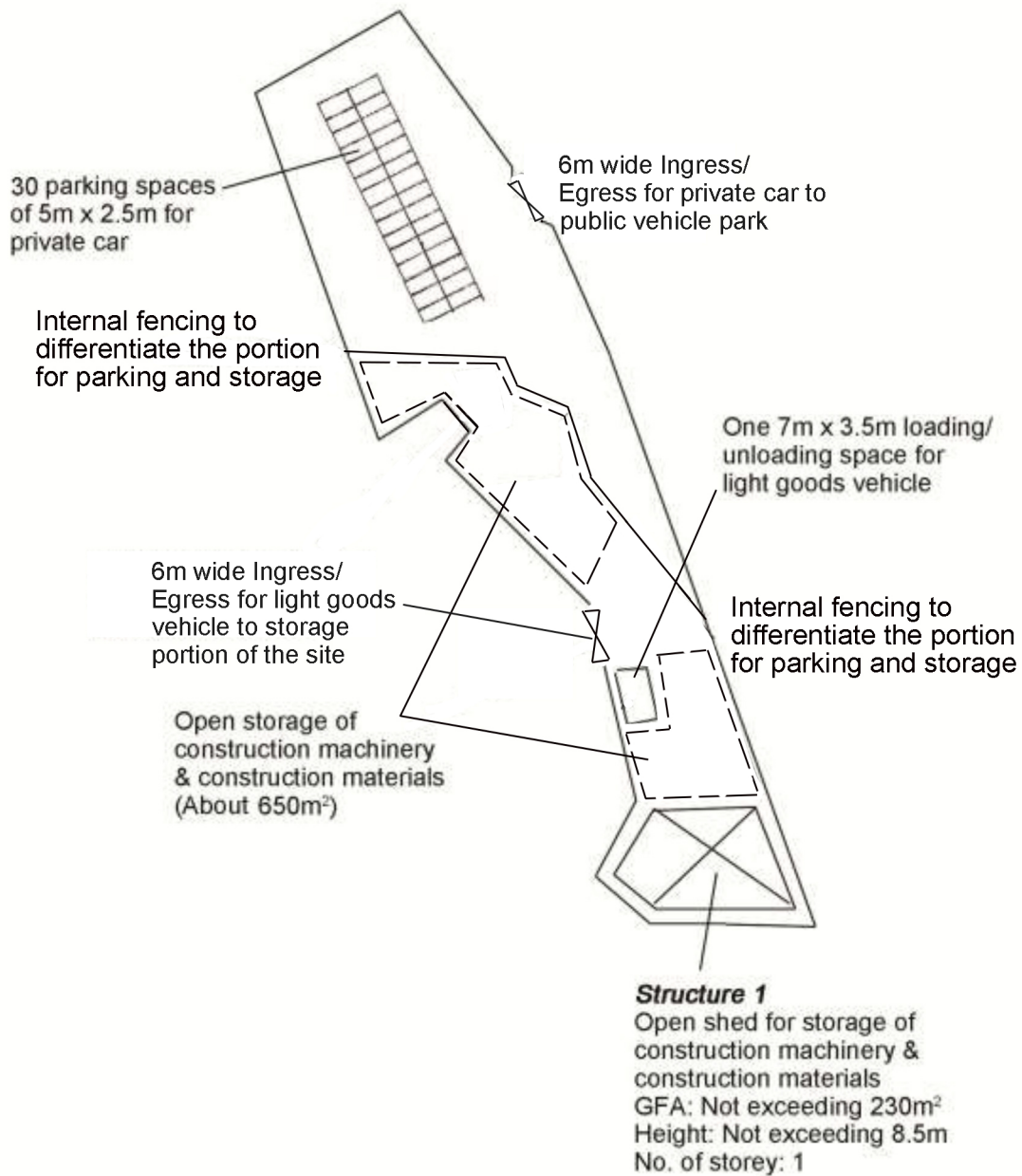
Figure 2

Remarks 備註:

Scale 比例:

Not to scale

N



Project 項目名稱:

Proposed Temporary Public Vehicle Park (Private Cars) & Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 106 (Part), 107 (Part), 289 (Part), 293 (Part), 294 (Part), 295 (Part), 301 (Part), 302 (Part) and 319 (Part) in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

1. The application site is in close proximity to other open storage yards. The propose development is not the only open storage yard in the area.
2. Insufficient supply to meet exigent open storage demand in Ping Shan.
3. Sufficient manoeuvring space is proposed near the ingress/egress for the manoeuvring of trailer and medium/heavy goods vehicle.
4. Almost all of the application site is classified as 'Category 2 Area' according to the Town Planning Board Guidelines for application for open storage and port back-up uses under section 16 of Town Planning Ordinance (TPB PG-No.13G) of which open storage and port-back uses would be considered if no objection is received from Government departments.
5. The proposed development is compatible with the surrounding environment in particular adjoining open storage yards.
6. Minimal traffic impact. Estimated traffic generation has been submitted.
7. Insignificant noise and environmental impacts especially that the proposed development involves open storage of construction machinery and construction materials.
8. No workshop or car beauty activity is proposed at the application site.
9. The proposed development has existed at the application site since 1998 with planning permissions.
10. The applicant wishes to regularize the filling of land at the application site so that it is applied in the current application. There will be no further filling of land at the application site.
11. The construction machinery and construction materials to be stored at the application site includes electric generators, miniature excavators, sanitary wares, barricades and alike.
12. The northern part of the application site will be occupied for public parking of private cars. The application site is subject to a previous planning permission No. A/YL-PS/727 for public parking of private cars.
13. Public vehicle park for private cars is a 'Column 2' use in the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20.
14. No open storage activity will be carried out within the 'Village Type Development' zone.