

Total: 4 pages

Date: 13 November 2025

TPB Ref.: A/YL-PS/767

By Email

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

Dear Sir,

Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials and Associated Filling of Pond and Filling of Land for a Period of 3 Years at Lots 88 RP (Part), 89 (Part), 90, 91 RP (Part), 92 RP, 93 to 105, 106 (Part), 107 (Part), 108, 109, 110 (Part), 111, 112 (Part), 113 (Part), 233 (Part), 234 (Part), 235 (Part), 236 (Part), 294 (Part), 295 (Part), 296, 297, 298 S.A to 298 S.D, 298 RP, 299, 300, 301 (Part), 302 (Part), 303 to 305, 306 (Part), 312 (Part), 313 (Part), 314 (Part), 316 (Part), 317 (Part), 318 and 319 (Part) in D.D.126 and Adjoining Government Land, Ping Shan, Yuen Long, N.T.

The remaining area after the deduction of the area for open storage, warehouse and loading/unloading area will be occupied for vehicle manoeuvring, preservation of existing trees and drainage facilities. The applicant is preparing the landscape and tree preservation proposal and it will be submitted shortly.

The justifications and the Annex 1 has been updated and attached herewith in support of the captioned application.

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: Ms. Emily WONG) – By Email

Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials and Associated Filling of Pond and Filling of Land for a Period of 3 Years

at

Lots 88 RP (Part), 89 (Part), 90, 91 RP (Part), 92 RP, 93 to 105, 106 (Part), 107 (Part), 108, 109, 110 (Part), 111, 112 (Part), 113 (Part), 233 (Part), 234 (Part), 235 (Part), 236 (Part), 294 (Part), 295 (Part), 296, 297, 298 S.A to 298 S.D, 298 RP, 299, 300, 301 (Part), 302 (Part), 303 to 305, 306 (Part), 312 (Part), 313 (Part), 314 (Part), 316 (Part), 317 (Part), 318 and 319 (Part) in D.D.126 and Adjoining Government Land, Ping Shan, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is serviced by Tin Wah Road (**Figure 1**).
- 1.2 The latest occupant will make use of the application site for the long term storage of construction machinery and construction materials.
- 1.3 The application site is subject to a 12 previous planning permissions for open storage use since 1998. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	1	1	8	2
Medium/ Heavy goods vehicle	1.67	1.67	4	4
Total	2.67	2.67	12	6

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 9:00 p.m. from Mondays and Saturdays. No operation will be carried out on Sundays including public holidays;

Note 2: The pcu of private car and medium/heavy goods vehicle and trailer is assumed as 1 and 2 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

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 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 new vehicles.
8. No workshop activity is proposed at the application site. Storage use is an inert use which would not generate adverse impacts to the surrounding environment.
9. The application site has been approved for open storage use since 1998 with 12 previous planning permissions.
10. The applicant wishes to regularize the filling of pond and filling of land at the application site so that they are applied in the current application. There will be no further filling of land and filling of pond at the application site.
11. The construction machinery and construction materials to be stored at the application site includes electric generators, excavators, sanitary wares, barricades, metal and alike.