

Your Ref.: A/YL-PS/768

Our Ref.: P25073/TL25420

5 December 2025

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Supplementary Information (SI)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Office and associated Filling of Land for a Period of 3 Years in
“Village Type Development” Zone, Lot Nos. 115 RP (Part), 116 RP and 201 RP (Part)
in D.D. 126, Ping Shan, Yuen Long, New Territories
(Application No. A/YL-PS/768)**

We write to submit replacement pages of Form No. S16-III, Executive Summary, Planning Statement (Appendix I), Layout Plan (Plan 3) and Swept Path Analysis (Plan 4) for the captioned application, which serves to supersede our previous SI submission under our reference P25073/TL25417 dated 5.12.2025.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.
DPO/TM&YLW, PlanD (Attn.: Ms. Emily WONG)

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
TANG Chi Hok (鄧志學) (Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 115 RP (Part), 116 RP and 201 RP (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2770 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1385 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	1385	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1385	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	8	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1385	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1385	sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Refer to Plan 3		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位		
Motorcycle Parking Spaces 電單車車位		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	1	
Others (Please Specify) 其他 (請列明)		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位		
Coach Spaces 旅遊巴車位		
Light Goods Vehicle Spaces 輕型貨車車位		
Medium Goods Vehicle Spaces 中型貨車車位		
Heavy Goods Vehicle Spaces 重型貨車車位		
Others (Please Specify) 其他 (請列明)		
Proposed operating hours 擬議營運時間		
8 a.m. to 6 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Tin Wah Road via a local track</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
	No 否	<input type="checkbox"/>

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號		(For Official Use Only) (請勿填寫此欄)	
Location/address 位置／地址		Lot Nos. 115 RP (Part), 116 RP and 201 RP (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories	
Site area 地盤面積		2770 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則		Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21	
Zoning 地帶		"Village Type Development" ("V")	
Type of Application 申請類別		<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月	
Applied use/ development 申請用途/發展		Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years	
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1385 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	8
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	11 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	50 % <input checked="" type="checkbox"/> About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 <u>1</u> Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u>1</u> Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	

Executive Summary

1. The application site (the Site) is on Lot Nos. 115 RP (Part), 116 RP and 201 RP (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories.
2. The site area is about 2,770 m². No Government Land is involved.
3. The Site falls within an area zoned “Village Type Development” (“V”) on the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/21.
4. The applied use is ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land’ for a Period of 3 Years. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 8 nos. of single-storey temporary structures are proposed for warehouse with ancillary office uses. The gross floor area is about 1,385 m².
6. Operation hours are from 8 a.m. to 6 p.m. from Mondays to Saturdays. No operations on 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.

行政摘要

1. 申請地點位於新界元朗屏山丈量約份第 126 約地段第 115 號餘段（部分）、第 116 號餘段及第 201 號餘段（部分）。
2. 申請地點的面積約 2,770 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《屏山分區計劃大綱草圖編號 S/YL-PS/21》上劃為「鄉村式發展」地帶。
4. 申請用途為「擬議臨時貨倉（危險品倉庫除外）連附屬辦公室及相關填土工程」（為期 3 年）。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點擬議提供 8 個臨時單層構築物作貨倉連附屬辦公室用途，總樓面面積約 1,385 平方米。
6. 營運時間為星期一至六上午 8 時至下午 6 時（星期日及公眾假期休息）。
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。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TANG Chi Hok (“the Applicant”) in support of the planning application for ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a period of 3 years’ (“the Proposed Development”) at Lot Nos. 115 RP (Part), 116 RP and 201 RP (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 115 RP (Part), 116 RP and 201 RP (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories. The Site is accessible from Tin Wah Road via a local track leading to the ingress to its west.
3. The site area is about 2,770 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Village Type Development” (“V”) on the Draft Ping Shan Outline Zoning Plan (the “OZP”) No. S/YL-PS/21.
5. The planning intention of the “V” zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Board.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “V” zone shall not be undertaken without the permission from the Board
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “V” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey
1	Warehouse with Ancillary Office	173	173	11	1
2	Warehouse	173	173		
3	Warehouse	173	173		
4	Warehouse	173	173		
5	Warehouse	214	214		
6	Warehouse	108	108		
7	Warehouse	198	198		
8	Warehouse	173	173		
Total		<u>1,385</u>	<u>1,385</u>		
		Plot Ratio	Site Coverage		
		0.5	50%		

9. The Proposed Development serves to meet the strong demand for warehouses in Yuen Long area. Repairing materials for local drainage works and drainage facilities in the vicinity will be stored in the warehouses. No open storage activities will be carried out at the Site.
10. Operation hours are from 8 a.m. to 6 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. 1 no. of parking space for heavy goods vehicle (HGV) is proposed at the Site for the daily operation of the Proposed Development. The Site is accessible by vehicles from Tin Wah Road via a local track leading to the ingress to its west. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
12. The Site is hard-paved with concrete of about 0.2 m in depth (from 4.3mPD to 4.5mPD). The current application serves to regularise the existing hard-paving on site for the provision of a solid ground for the erection of temporary structures and vehicle manoeuvring (**Plan 5**).

Previous Applications

13. The Site, in part or in whole, was the subject of 2 previous approved applications for car park or warehouse uses, which were approved upon review by the Town Planning Board or approved by the Rural and New Town Planning Committee (“the Committee”):

Application No.	Applied Use	Date of Approval
A/YL-PS/24	Temporary Car Park for Private Cars, Light Goods Vehicles, Heavy Goods Vehicles, Motor Cycles and Container Trailers for a Period of 12 months	15.5.1998 (TPB upon review)
A/YL-PS/743	Proposed Temporary Warehouse for a Period of 3 Years	14.2.2025

14. The last approval (application no. A/YL-PS/743) was approved mainly on considerations that the development would not frustrate the long-term planning intention of the “V” zone; not incompatible with the surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

15. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the last approval.

No Adverse Impacts to the Surroundings

Visual and Landscape

16. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with open storage yards, parking of vehicles and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Drainage

17. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

18. 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.

Traffic

19. The trip attraction and generation rates are expected as follows:

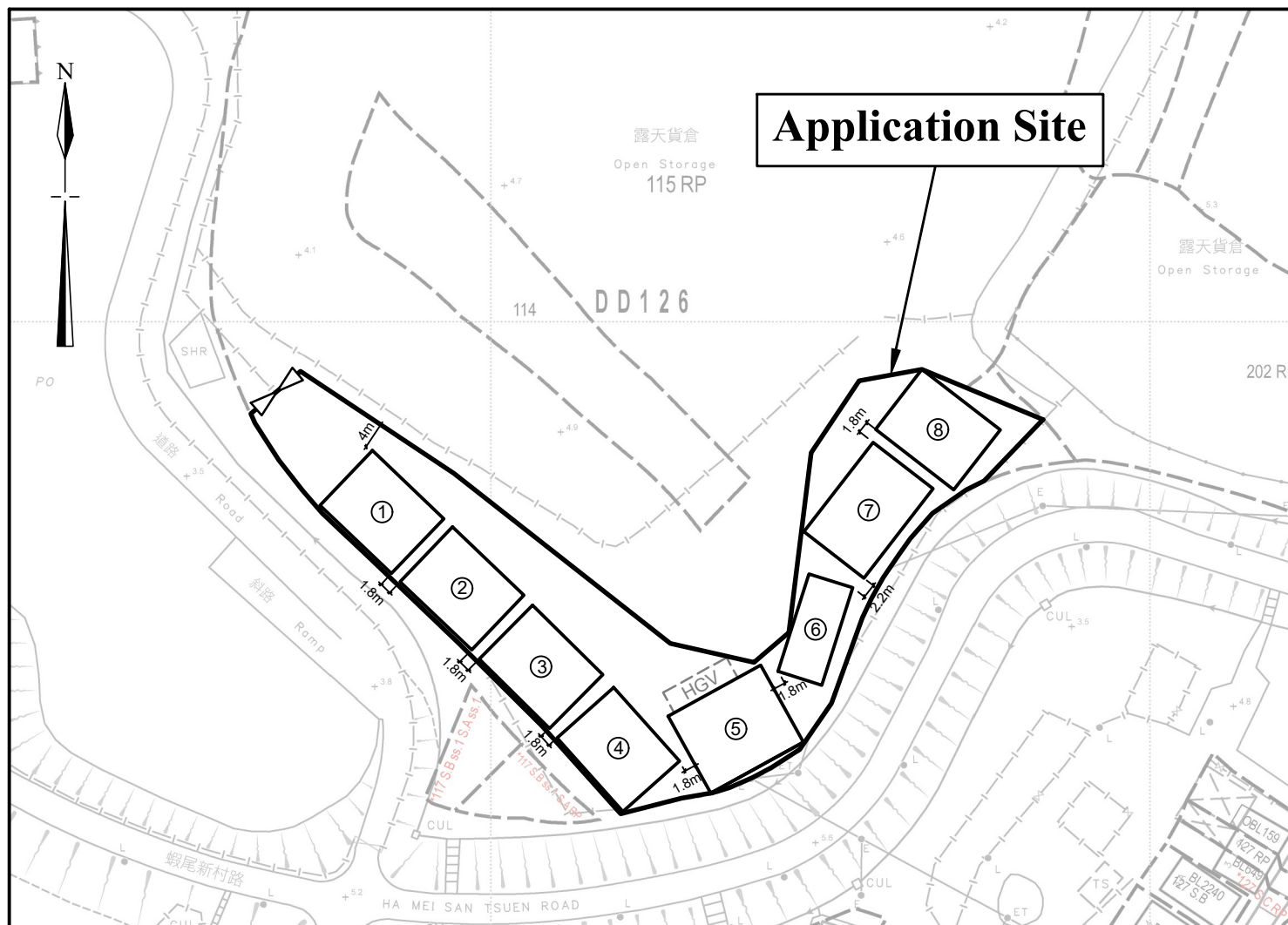
	Mondays to Saturdays	
	Attractions	Generations
08:00 – 09:00	1	0
09:00 – 10:00	0	0
10:00 – 11:00	0	0
11:00 – 12:00	0	1
12:00 – 13:00	0	0
13:00 – 14:00	1	0
14:00 – 15:00	0	0
15:00 – 16:00	0	0
16:00 – 17:00	0	1
17:00 – 18:00	0	0
Total Trips	<u>2</u>	<u>2</u>

20. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
21. 1 no. of parking space for HGV is proposed at the Site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).
22. The Proposed Development is for warehouse only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff are residents living in the vicinity. They will come to the Site on foot.

Environment

23. 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.
24. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 8 a.m. to 6 p.m. from Mondays to Saturdays. No 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.

- End -



Legend

 Parking space for heavy goods vehicle
(11m (L) x 3.5m (W))

 Vehicular Ingress / Egress

Site Area(about): 2,770m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Warehouse with Ancillary office	173 m ²	173 m ²	1	11m
2	Warehouse	173 m ²	173 m ²	1	11m
3	Warehouse	173 m ²	173 m ²	1	11m
4	Warehouse	173 m ²	173 m ²	1	11m
5	Warehouse	214 m ²	214 m ²	1	11m
6	Warehouse	108 m ²	108 m ²	1	11m
7	Warehouse	198 m ²	198 m ²	1	11m
8	Warehouse	173 m ²	173 m ²	1	11m
Total		<u>1,385 m²</u>	<u>1,385 m²</u>		

1:1000

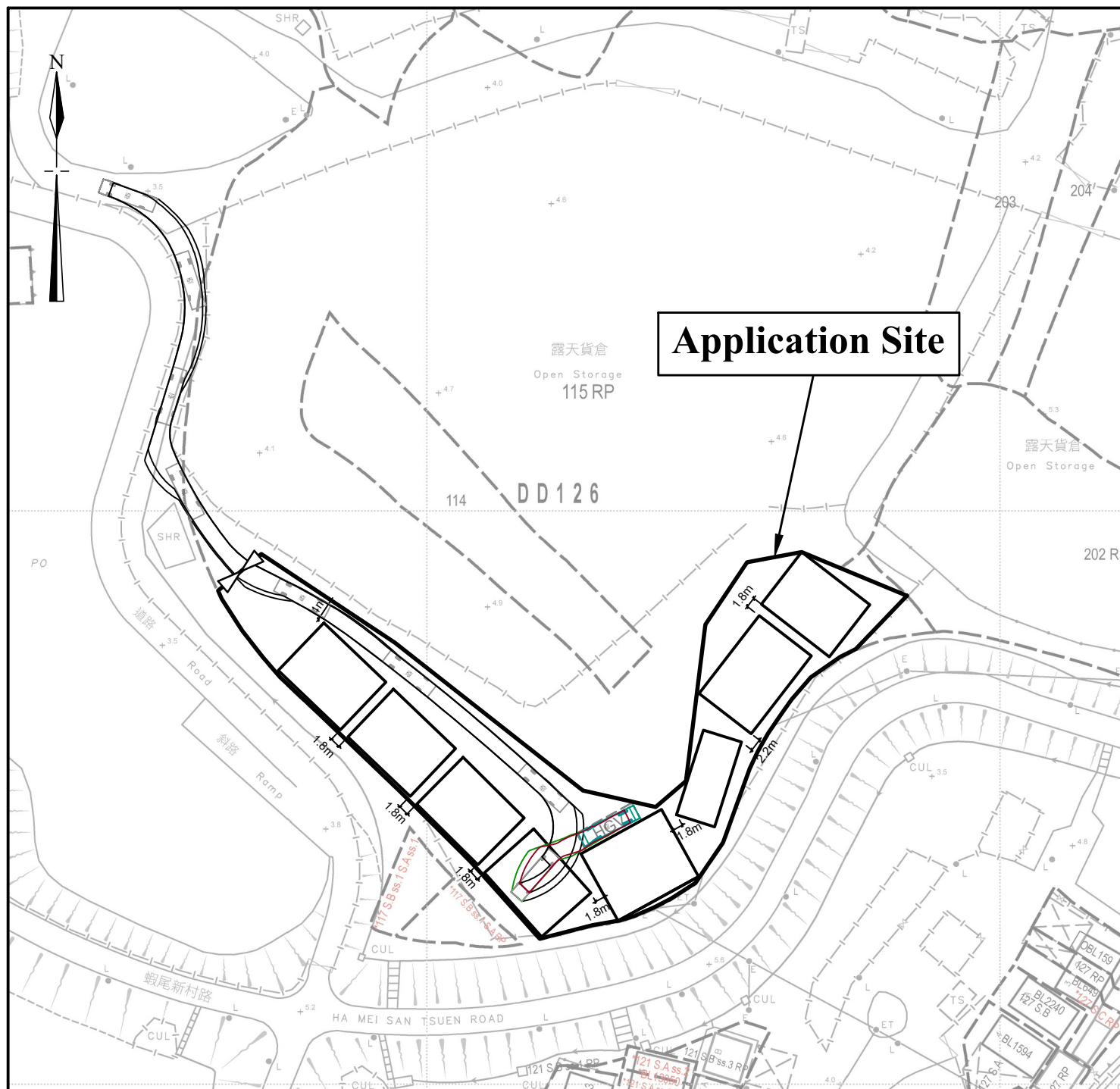
Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

November 2025

**Lots 115 RP(Part), 116 RP and 201 RP(part) in D.D.126
Ping Shan, Yuen Long, N.T.**

**Plan 3
(P 25073)**



Legend



Heavy goods vehicle
(10m (L) x 2.5m (W))



Parking space for heavy goods vehicle
(11m (L) x 3.5m (W))



Vehicular Ingress / Egress

1:1000

Swept Path Analysis

**Goldrich Planners &
Surveyors Ltd.**

November 2025

**Lots 115 RP(Part), 116 RP and 201 RP(part) in D.D.126
Ping Shan, Yuen Long, N.T.**

**Plan 4
(P 25073)**