GoldRich PLANNERS & SURVEYORS LTD.
金 潤 規 劃 測 量 師 行 有 限 公 司

[redacted]

Your Ref.: A/YL-PS/796 Our Ref.: P25076/TL26368 5 November 2026

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 Further Information

Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years
Lots 114 (Part), 115 RP (Part), 201 RP (Part)
and 203 (Part) in D.D. 126, Ping Shan, Yuen Long

We would like to submit a response-to-comment to respond to the comments from the Transport Department, a Drainage Proposal (Plan 4) and a Fire Service Installations Proposal (Plan 5) for the captioned application.

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

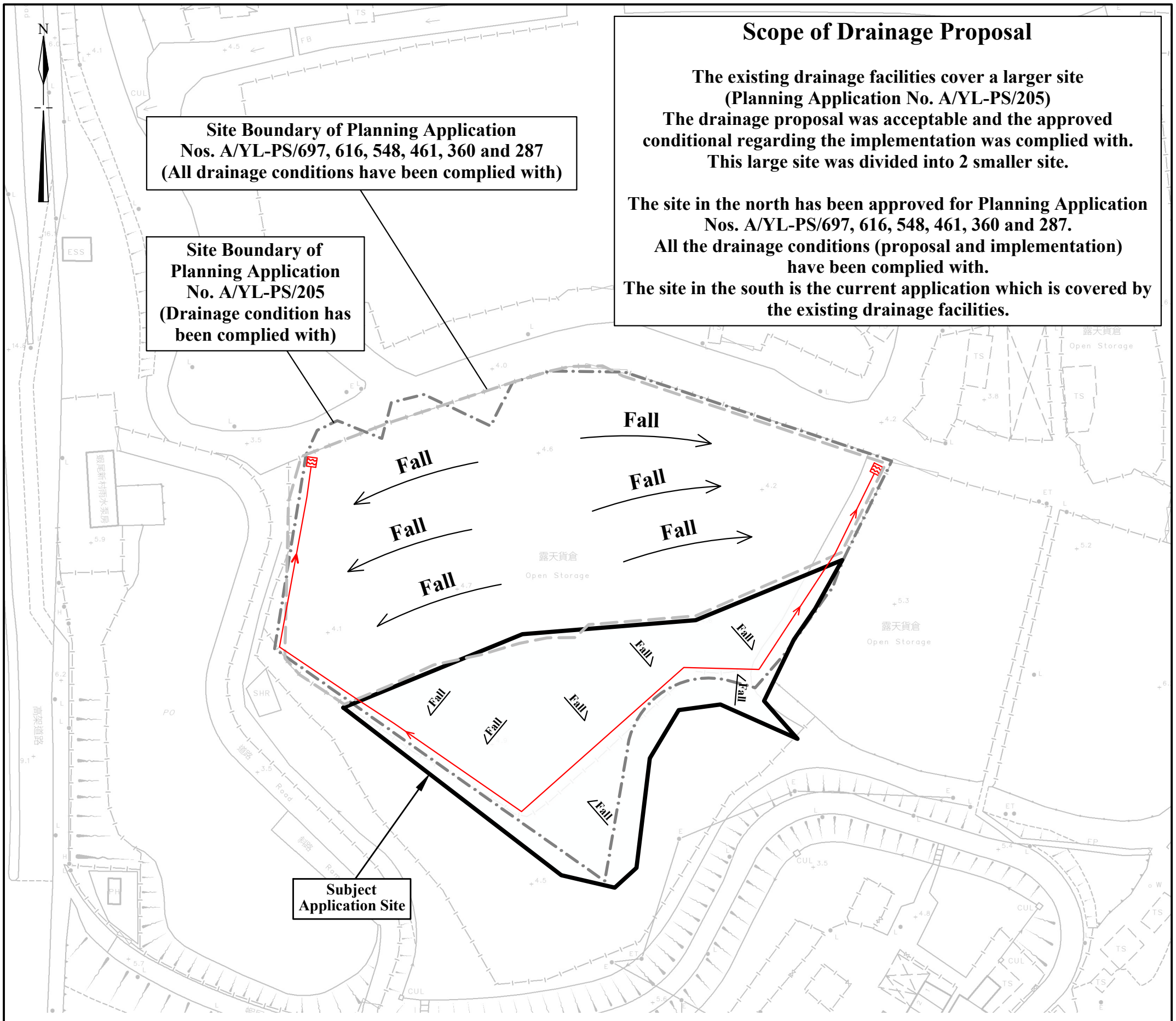
Francis Lau

Encl.

Scope of Drainage Proposal

The existing drainage facilities cover a larger site (Planning Application No. A/YL-PS/205)
The drainage proposal was acceptable and the approved conditional regarding the implementation was complied with.
This large site was divided into 2 smaller site.

The site in the north has been approved for Planning Application Nos. A/YL-PS/697, 616, 548, 461, 360 and 287.
All the drainage conditions (proposal and implementation) have been complied with.
The site in the south is the current application which is covered by the existing drainage facilities.



Legend

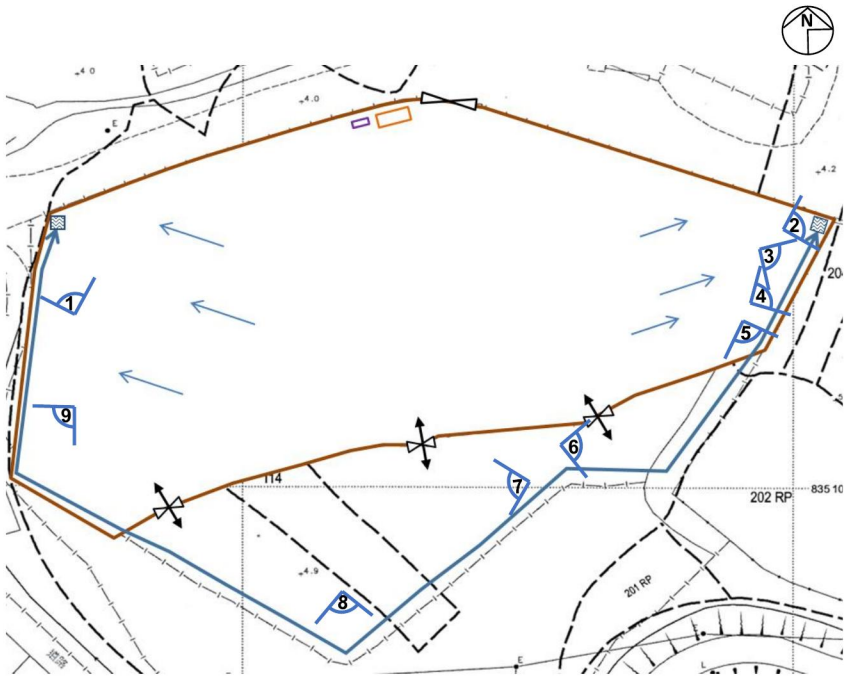
- Stormwater discharge point
- Existing Drainage Facilities
- Site Boundary of Planning Application No. A/YL-PS/205
- Site Boundary of Planning Application No. A/YL-PS/697, 616, 548, 461, 360 and 287

1:500 (A3)	**Drainage Proposal**	Goldrich Planners & Surveyors Ltd.
October 2026	Lots 114(part), 115 RP(part) and 201 RP(part) in D.D. 126	Plan 4 (P 25076)

LEGEND:

- The Application Site
- Ingress/Egress
- Existing Drainage Provision
- Stormwater Direction
- Stormwater Discharge Point

(for Identification Only)





















Project:
Section 16 Planning Application for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
(Renewal of Planning Approval under Application No.: A/YL-PS/616)

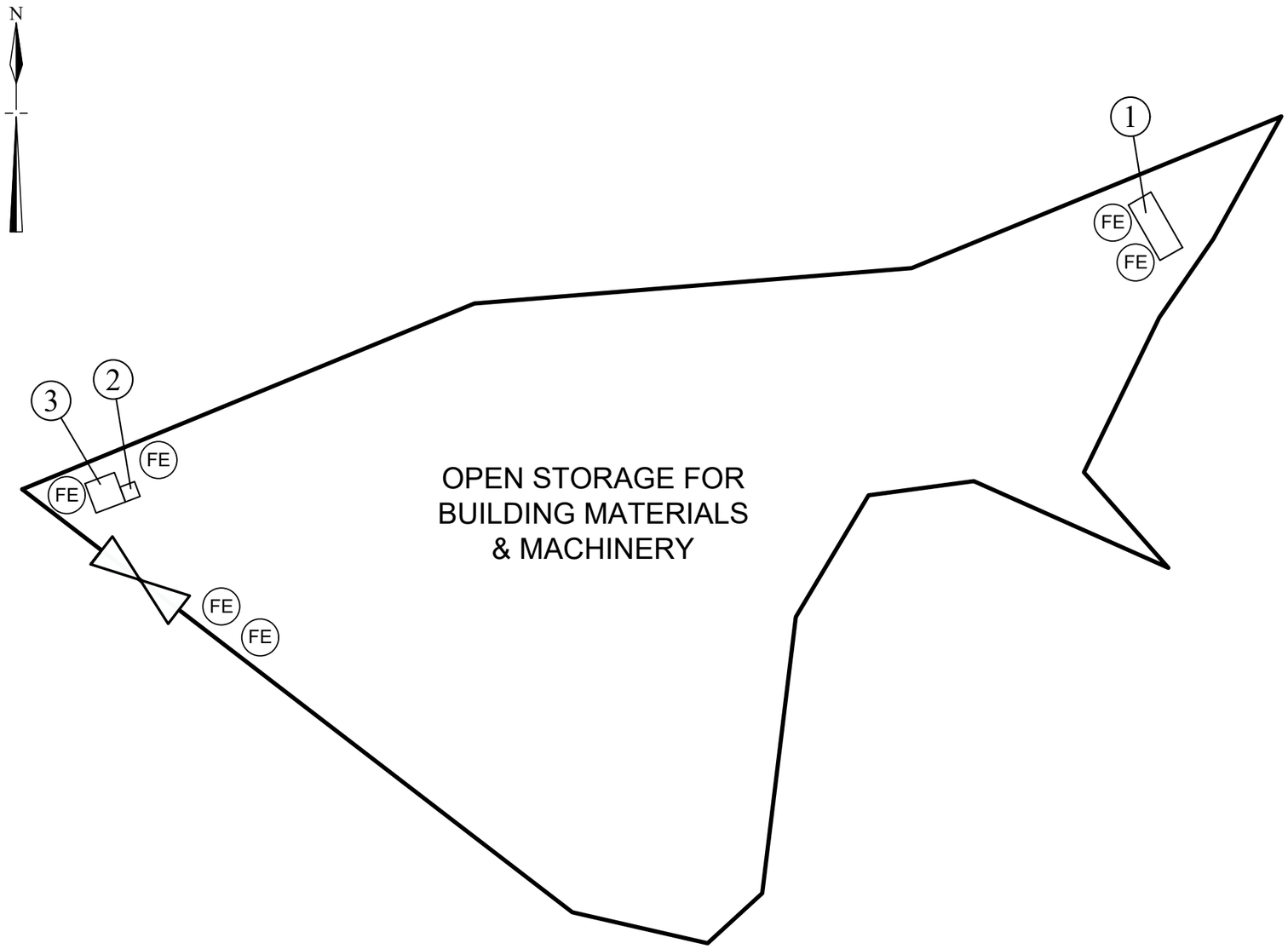
Title:
Condition Record of Existing Drainage Facilities Implemented since previous planning approvals
(Photographic Record dated 23.8.2023)
Ref.: ADCL/PLG-10268-R001/I004

Illustration:
4

Scale:
N.A.

Date:
Aug 2023

AIKON DEVELOPMENT CONSULTANCY LTD.



FS NOTES:

(i) Portable hand-operated approved appliances shall be provided as required by occupancy.

(ii) No combustible material to be stored at the open storage at the entire site.

Legend

Vehicular Ingress / Egress

FE 5.0kg CO2 Gas type Fire Extinguisher x6

Site Area(about) : 1,337m²

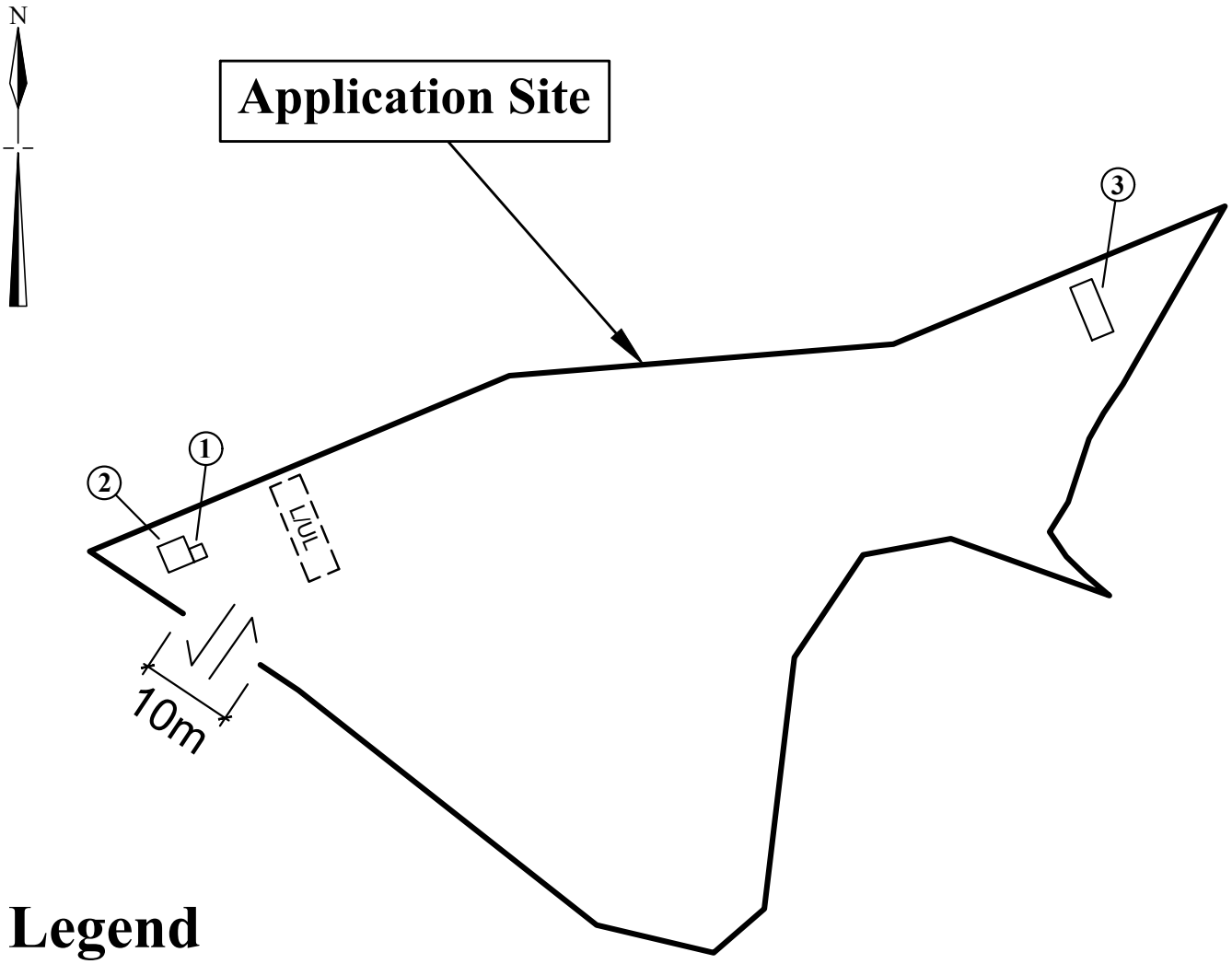
No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Restroom	15 m²	15 m²	1	3m
2	Guard room	2 m²	2 m²	1	3m
3	Guard room	9 m²	9 m²	1	3m
Total		26 m²	26 m²		

1:500 (A3)	**Fire Service Installation Proposal**	**Goldrich Planners & Surveyors Ltd.**
October 2026	**Lots 114(part), 115 RP(part) and 201 RP(part) in D.D. 126**	**Plan 5 (P 25076)**

Comments from the Transport Department

(Contact: Ms. CHAN Sai Tung, Tel: 2399 2191)

	Comments		**Responses**
1.	Please indicate the exact dimensions of the proposed ingress and egress points on the layout plan.		Please refer to updated Layout Plan (Plan 3a) for details.
2.	If there are any revisions to the ingress/egress arrangement or the loading/unloading space, please provide swept path analysis to demonstrate vehicular maneuverability.		Please refer to Swept Path Analysis (Plan 6) for details.
3.	Please advise if the “Tsz Tin Road” should be revised to “Tin Wah Road” (both in Application Form and Planning Statement).		Please refer to updated Application Form and Planning Statement for details.



Legend

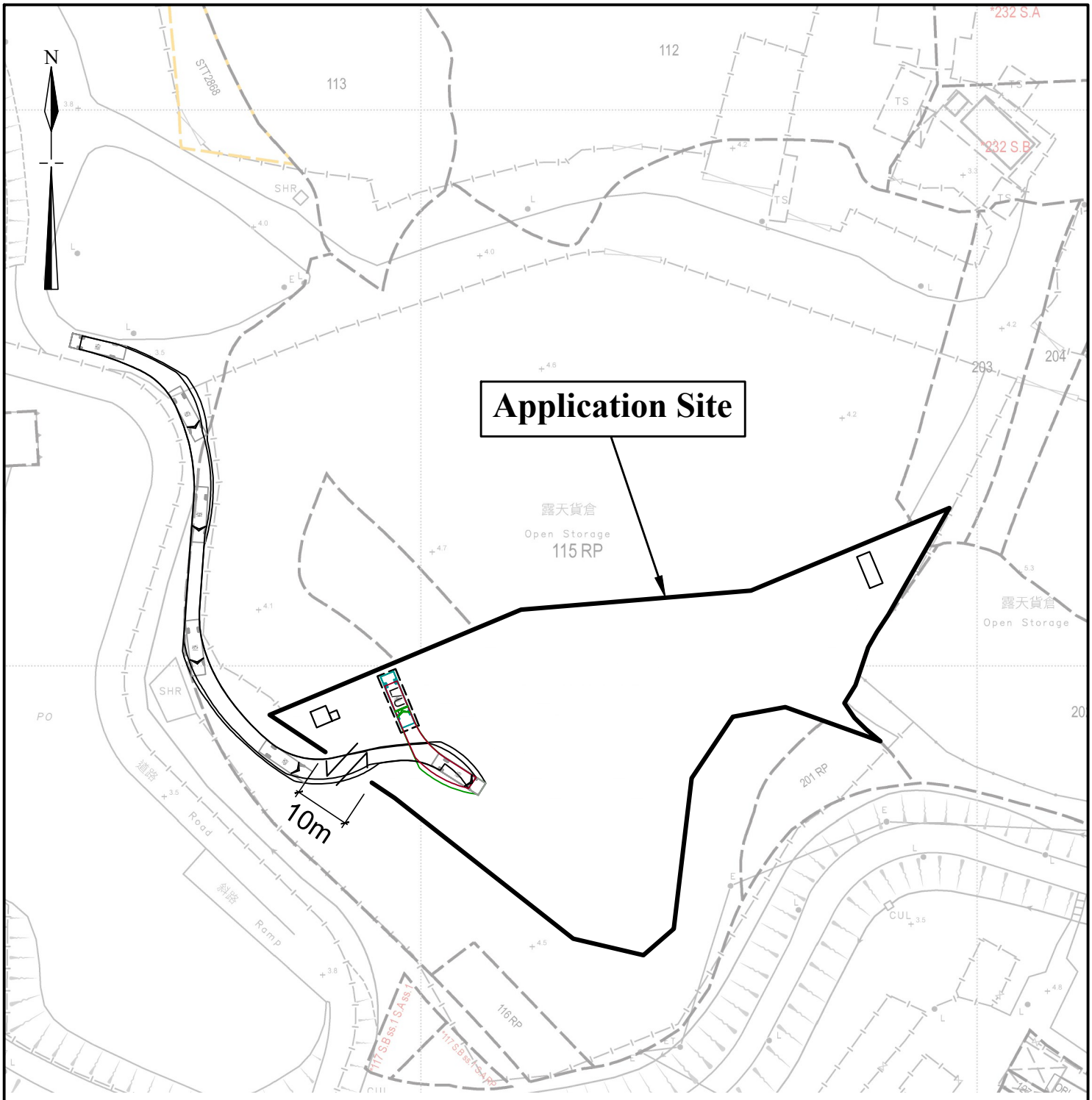
Ingress / Egress

Loading / unloading space for heavy goods vehicle (11m (L) x 3.5m (W))

Site Area(about): 3,899m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Guardroom	2.25 m²	2.25 m²	1	3m
2	Guardroom	9 m²	9 m²	1	3m
3	Container Converted Staff Sitting Room	15.25 m²	15.25 m²	1	2.9m
Total		26.5 m²	26.5 m²		

1:750	**Layout Plan**	**Goldrich Planners & Surveyors Ltd.**
November 2026	**Lots 114(Part), 115 RP(Part), 201 RP(Part) and 203(Part) in DD.126 Yuen Long, N.T.**	**Plan 3a (P 25076)**



Legend

Ingress / Egress

L/UL — Loading / unloading space for heavy goods vehicle (11m (L) x 3.5m (W))

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

Site Area(about): 3,899m²

1:1000	**Swept Path Analysis**	Goldrich Planners & Surveyors Ltd.
November 2026	Lots 114(Part), 115 RP(Part), 201 RP(Part) and 203(Part) in DD.126 Yuen Long, N.T.	Plan 6 (P 25076)

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	3872.5	sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	26.5	sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	3	
Proposed domestic floor area 擬議住用樓面面積		sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	26.5	sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	26.5	sq.m ☑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)

Please refer to Layout Plan (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	
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	1
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	☑ 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)) A local track connecting to Tin Wah Road ☐ 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	☐

Planning Statement

Application Background

1. This application is a subject of planning application no. A/YL-PS/711 which was approved for "Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years" on 5.7.2024.

2. A drainage proposal was submitted on 16.12.2025. Comments from the Drainage Services Department was received on 6.1.2026. The approval condition did not have enough time to be complied before 5.1.2026 (half of the duration of the temporary approval).

3. A fire service installations proposal was approved on 2.1.2026. The applicant did not have enough time to implement the fire service installations proposal before 5.1.2026 (half of the duration of the temporary approval).

4. Thus, the applicant would like to apply an application afresh to continue the operation.

Applied Use

5. The applied use is "Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years".

Application Site (Plans 1 and 2)

6. The application site is on Lots 114 (Part), 115 RP (Part), 201 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long.

7. The site is accessible via a local track connecting to Tin Wah Road.

Site Area (Plan 2)

8. The site area is about 3,899 m2. No Government Land is involved.

Planning Context

9. The Site falls within an area zoned "Government, Institution or Community" ("G/IC") and "Residential (Group A) 6" ("R(A)6") on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/22.

10. The planning intention of the "R(A)6" zone is primarily for high-density residential developments.

11. The planning intention of the "G/IC" zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory.

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12. 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.

13. Provided that the development is 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 "G/IC" and "R(A)6" zone.

Town Planning Board Planning Guidelines - No. 13G (TPB PG-No. 13G)

14. The application site falls within Category 2 areas under TPB PG-No. 13G. For Category 2 areas, planning permission could be granted on a temporary basis for a maximum period of 3 years, subject to no adverse departmental comments and local objections.

Development Parameters

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

No.	Use	Floor Area (ab.) (m^2)	Covered Area (ab.) (m^2)	Height (ab.) (m)	No. of Storey
1	Guardroom	2.25	2.25	3	1
2	Guardroom	9	9	3	1
3	Container-converted staff sitting room	15.25	15.25	2.9	1
Total		**26.5**	**26.5**		
		Plot Ratio	**Site Coverage**		
		0.007	0.7%		

16. The development serves to meet the strong demand for open storage use in Yuen Long area. Building materials such as bamboo, scaffoldings, bricks, metals, packaged sand, etc. and machinery such as excavators, bulldozers, piling rigs, generators, scaffolding frames, etc. will be stored on site.

17. No open storage of dusty building materials is involved at the Site.

18. The Applicant undertakes that no maintenance, repairing, dismantling, cleaning or other workshop activities are proposed within the Site.

19. Operation hours are from 8 a.m. to 6 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.

20. 1 no. of loading/unloading space for heavy goods vehicles (HGV) is provided at the site for the daily operation of the development.

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Previous Application

21. The Site involves a previous approved planning application no. A/YL-PS/711 which was approved for "Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years" on 5.7.2024.

Similar Applications

22. There are similar applications approved by the Rural and New Town Planning Committee ("the Committee") within the "R(A)6" zone on the OZP in the past 3 years:

23. The similar applications were approved by the Committee between 2024 and 2026 on considerations that temporary approval would not frustrate the long-term planning intention of the "R(A)6" zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

24. 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 similar approved applications.

No Adverse Impacts to the Surroundings

Visual

25. The development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses. Adverse visual impacts to the surrounding areas are not anticipated.

Drainage

26. 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 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

27. 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.

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Traffic

28. 1 no. of loading/unloading space for heavy goods vehicles (HGV) are provided on site for the daily operation of the Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site.

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

	Mondays to Saturdays	
	Attractions	**Generations**
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	0	1
12:00 – 13:00	0	0
13:00 – 14:00	0	0
14:00 – 15:00	0	0
15:00 – 16:00	1	0
16:00 – 17:00	0	1
17:00 – 18:00	0	0
18:00 – 19:00	0	0
Total Trips	**2**	**2**

30. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.

31. The development is for open storage use 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

32. 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.

33. The Development is intended for warehouse and open storage uses only. Loading and unloading activities will only be conducted from 9 a.m. to 7 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 -

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