

2025年11月10日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2025-11-10
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2502322

2025.10.13

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/M-PS 1767.
	Date Received 收到日期	2025-11-10

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)。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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

SL Environmental Limited (新力環保有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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)	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, 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.
(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 45,870 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 14,187 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)	362 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group A) 6' ('R(A)6'), 'Recreation' ('REC') and 'Village Type Development' ('V')
(f) Current use(s) 現時用途	Open Storage of New Vehicles (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 2.10.2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 2.10.2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	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 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	32,263sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	13,607sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	37
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 14,187sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 14,187sq.m <input 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) Please refer to Table 1	
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	12 parking spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	1 Loading/unloading area for MGV/HGV

Proposed operating hours 擬議營運時間 9:00a.m. to 9:00p.m. from Mondays to Saturdays. No operation will be carried out 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)) Vehicular access leading from Tin Wah Road <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"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 8,500 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 1.2 m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 5,564 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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 paerticular 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 advserse impacts to the surrounding environment.
9. The proposed development has existed at the application site 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.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

2/10/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	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.
Site area 地盤面積	45,870 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 362 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21
Zoning 地帶	'Residential (Group A) 6' ('R(A)6'), 'Recreation' ('REC') and 'Village Type Development' ('V')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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	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

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	14,187 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.309 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	37	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	8.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	29.66 % <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		12
	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) NA		12 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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) 1 Loading/unloading area for MGV/HGV		0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>As-built drainage plan, site plan, location plan</u>		
<u>Pond filling and land filling plan</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Estimated traffic generation</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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 application site will be opened for storage of new vehicles (Private cars, Taxis, Light Goods Vehicles and Light Buses) only. 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 applied use since 1998. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

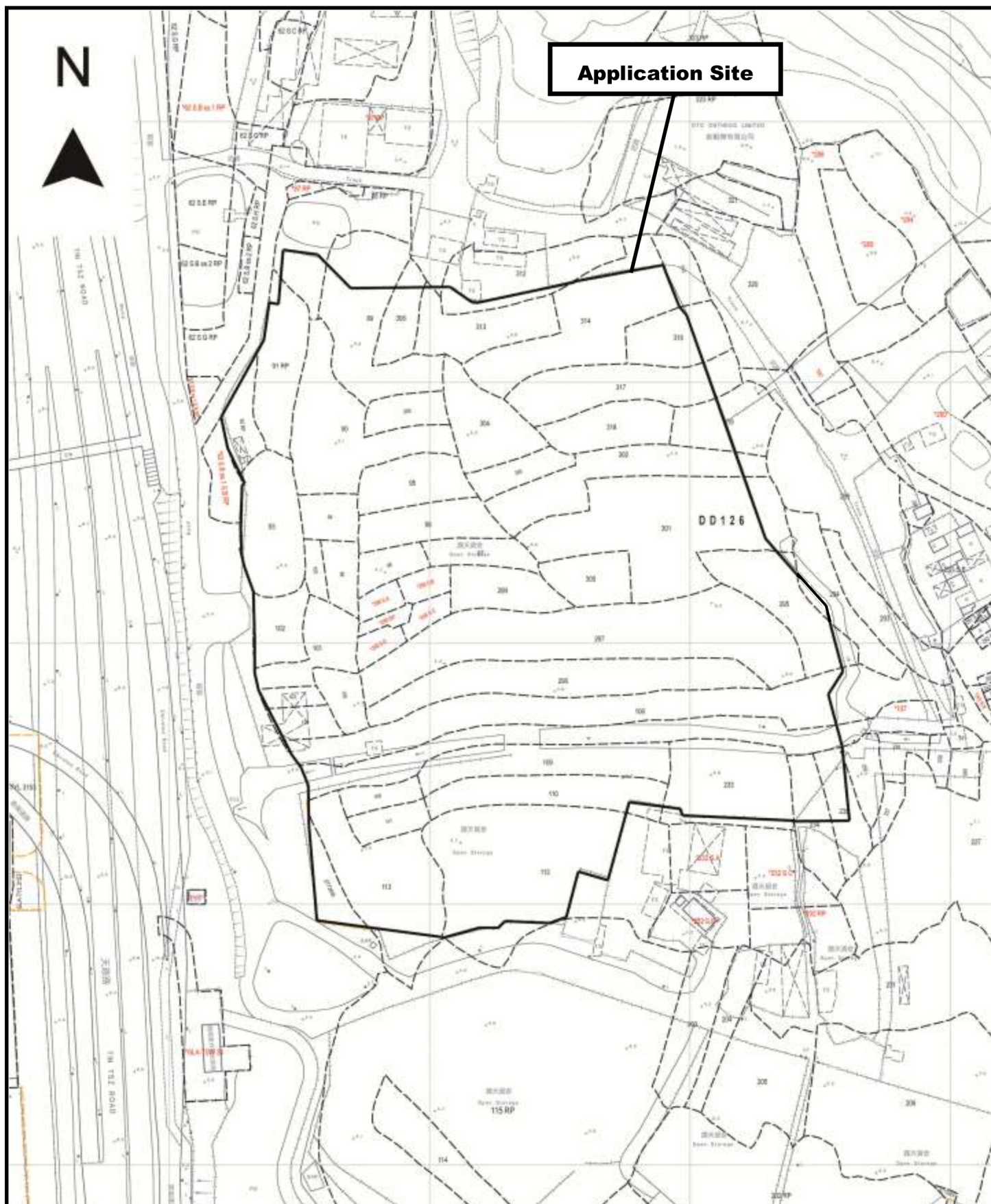
	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	1	1	8	2
Medium/ Heavy goods vehicle	1.67	1.67	4	4
Total	2.67	2.67	12	6

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.



Project 項目名稱:

Temporary Warehouse & Open Storage of Construction Machinery and Construction Materials and Associated Filling of Pond and Filling of Land for a Period of 3 Years at Various Lots in D.D. 126 and adjoining Government Land near Fung Ka Wai, Ping Shan, Yuen Long, New Territories

Drawing Title 圖目:

Site Plan

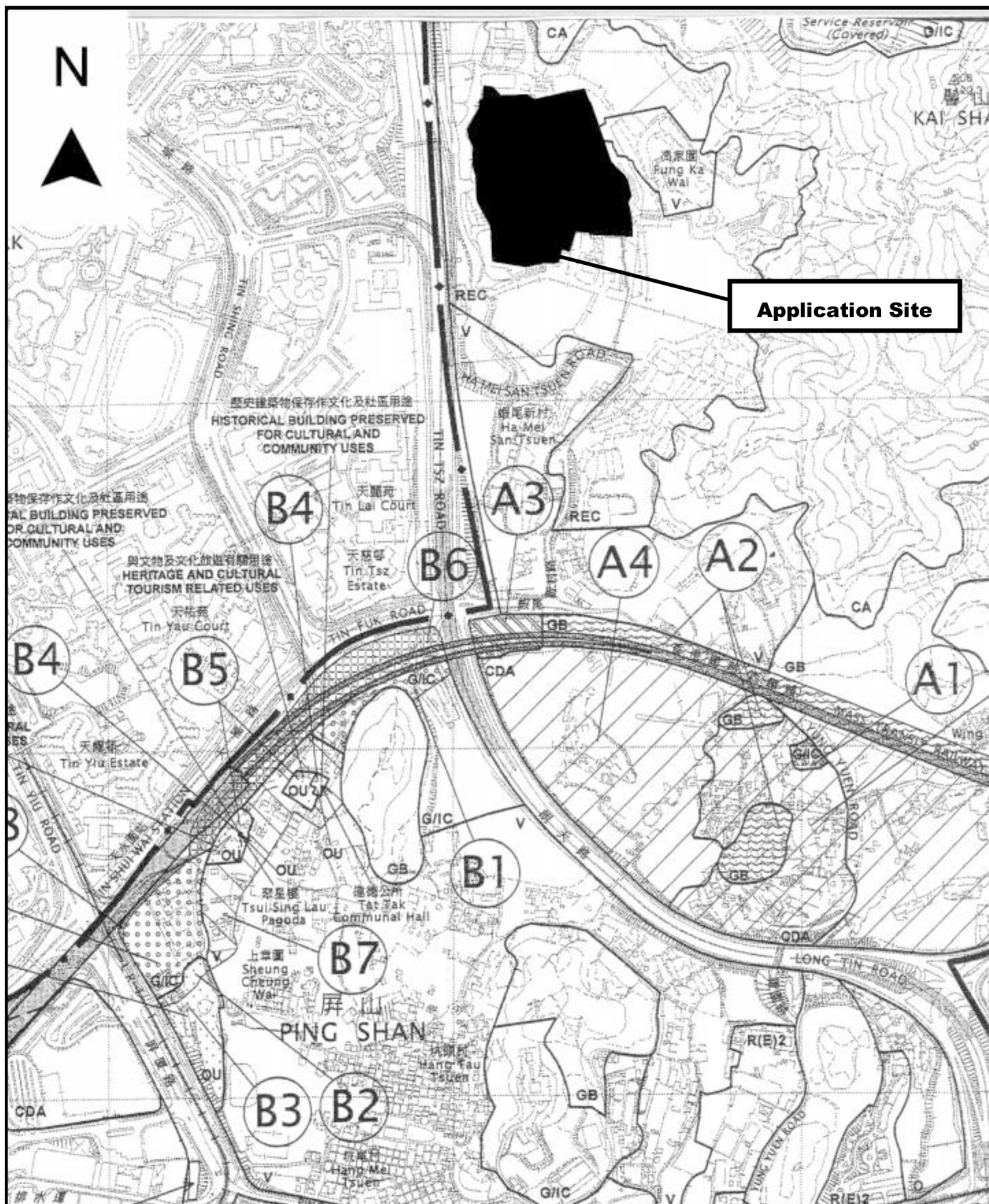
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:2000



Project 項目名稱:

Temporary Warehouse & Open Storage of Construction Machinery and Construction Materials and Associated Filling of Pond and Filling of Land for a Period of 3 Years at Various Lots in D.D. 126 and adjoining Government Land near Fung Ka Wai, Ping Shan, Yuen Long, New Territories

Drawing Title 圖目:

Location Plan

Remarks 備註:

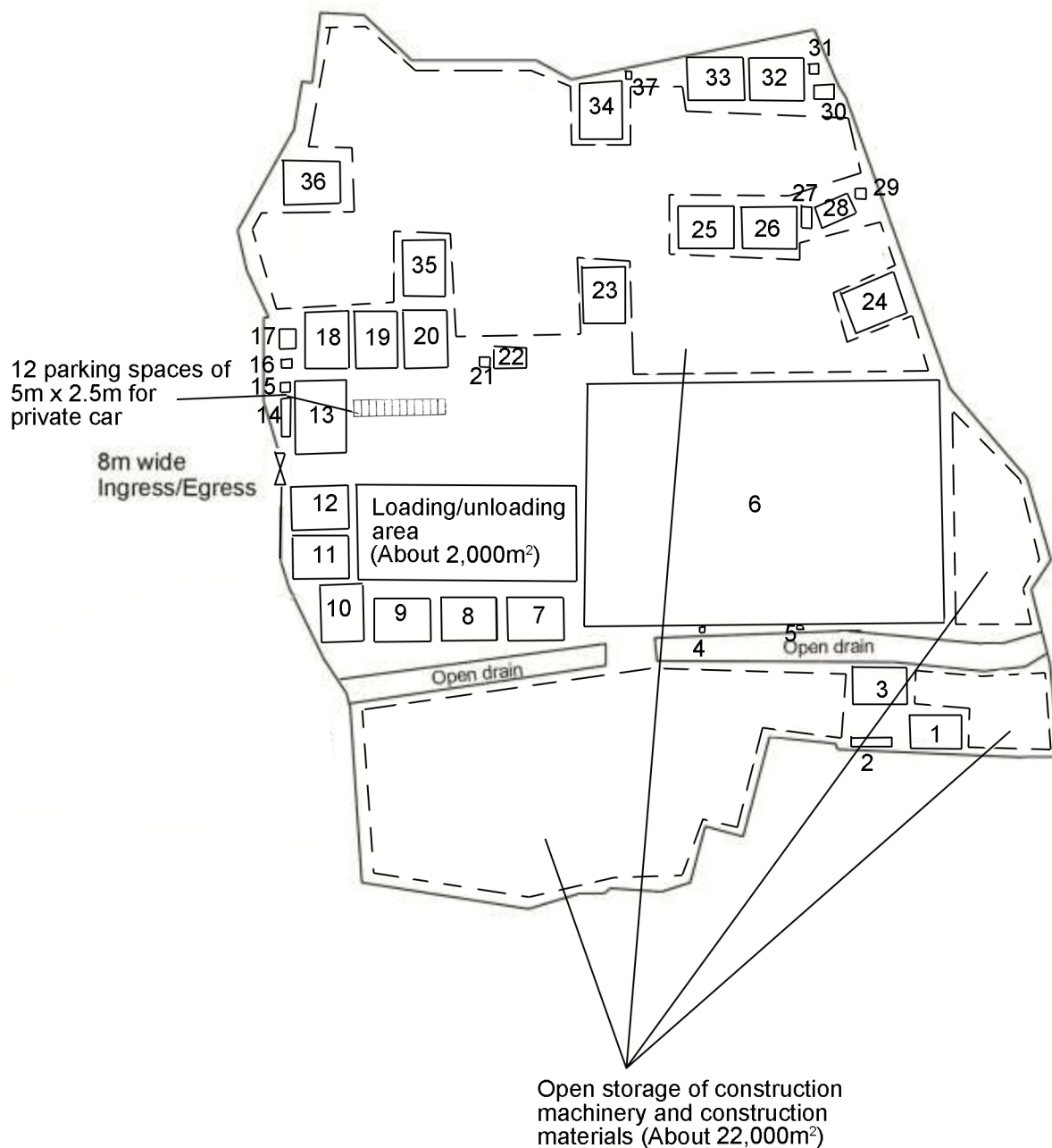
Drawing No. 圖號:

Figure 2

Scale 比例:

1:7500

N



Project 項目名稱:

Temporary Warehouse & Open Storage of Construction Machinery and Construction Materials and Associated Filling of Pond and Filling of Land for a Period of 3 Years at Various Lots in D.D. 126 and adjoining Government Land near Fung Ka Wai, Ping Shan, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

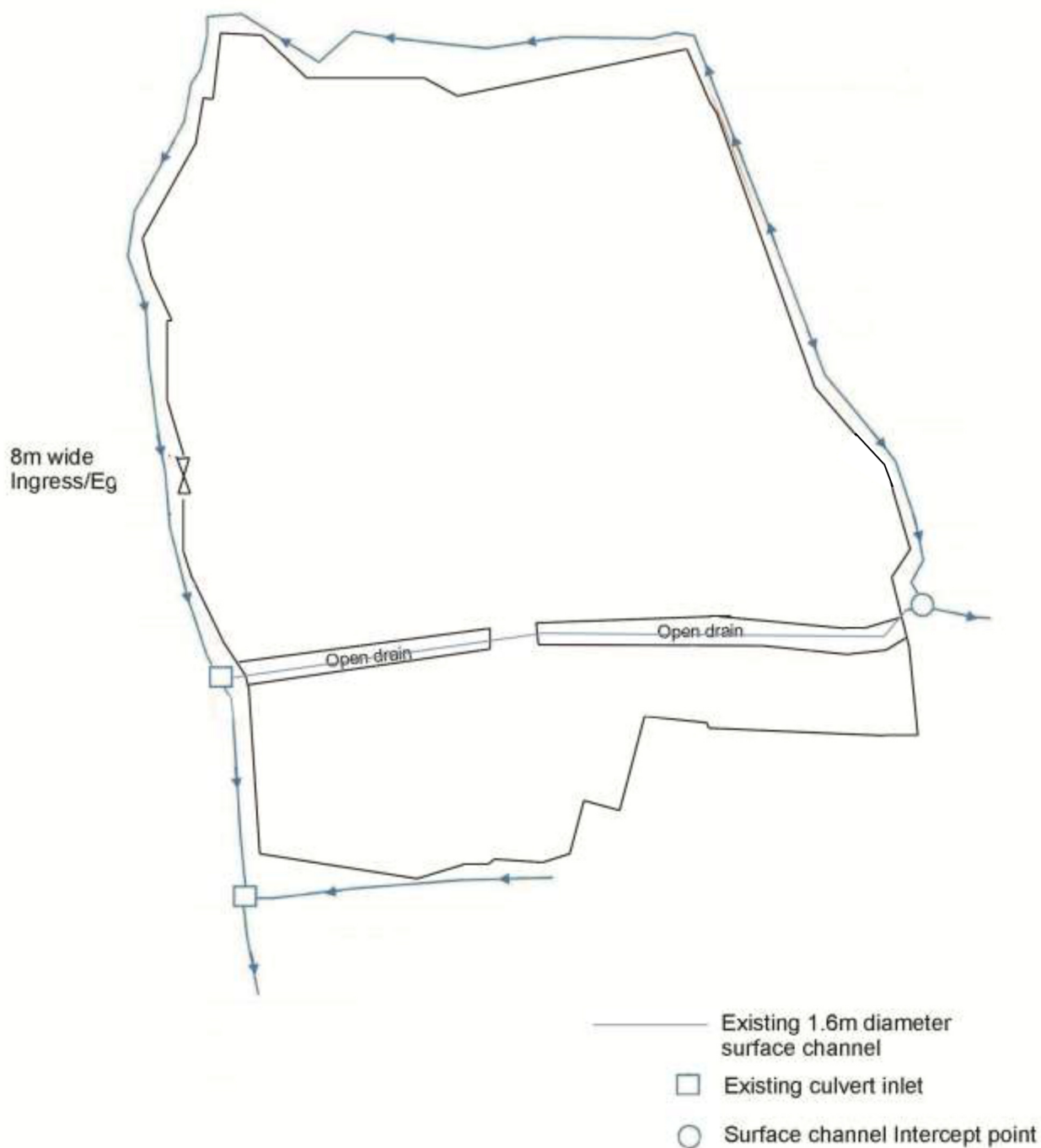
Remarks 備註:

Please refer to Table 1 for use, area, height and storey of proposed temporary structures

Scale 比例:

1:2000

N



Project 項目名稱:

Temporary Warehouse & Open Storage of Construction Machinery and Construction Materials and Associated Filling of Pond and Filling of Land for a Period of 3 Years at Various Lots in D.D. 126 and adjoining Government Land near Fung Ka Wai, Ping Shan, Yuen Long, New Territories

Drawing Title 圖目:

As-built Drainage Plan

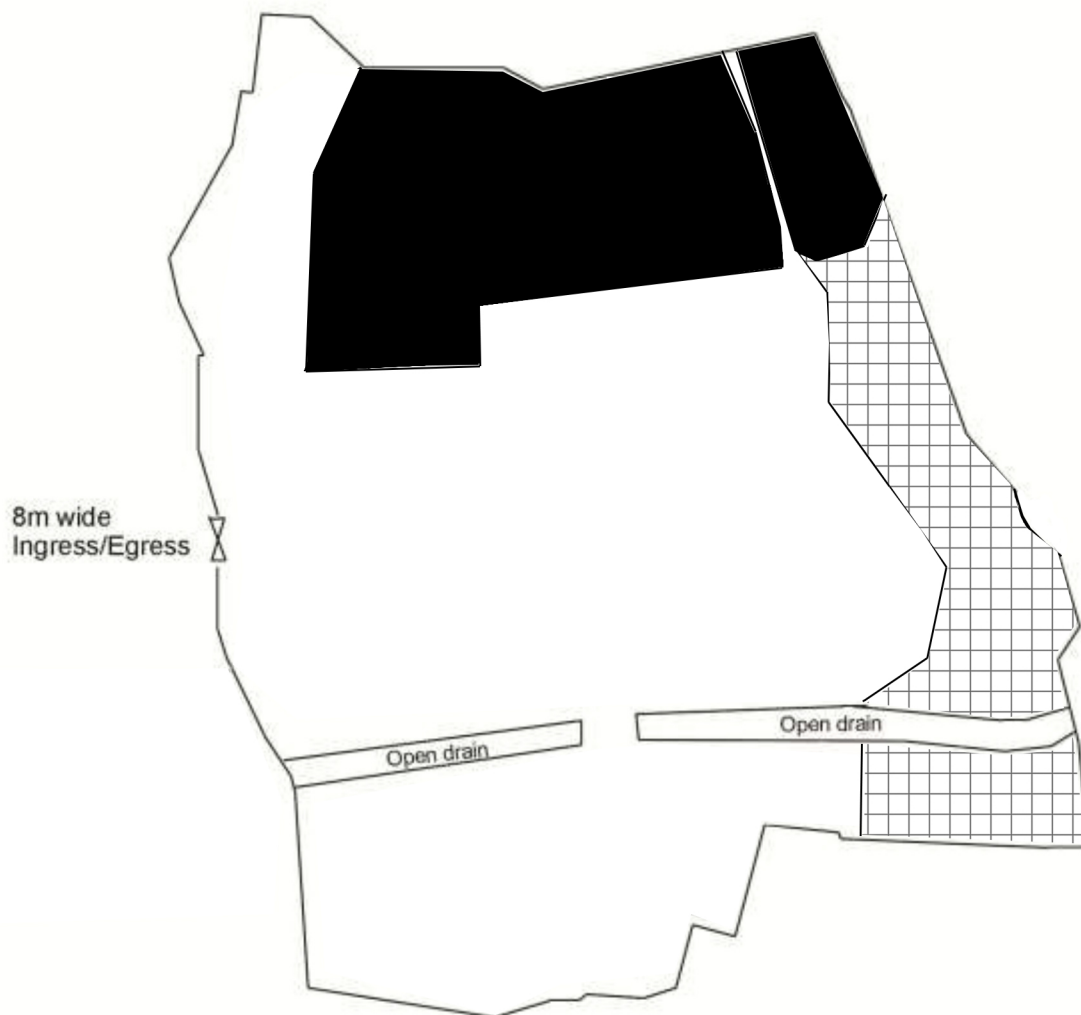
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:2000



Project 項目名稱:

Temporary Warehouse & Open Storage of Construction Machinery and Construction Materials and Associated Filling of Pond and Filling of Land for a Period of 3 Years at Various Lots in D.D. 126 and adjoining Government Land near Fung Ka Wai, Ping Shan, Yuen Long, New Territories

Drawing Title 圖目:

Pond Filling and Land Filling Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:



Regularization of filling of pond of about 1.2m



Regularization of filling of land of about 0.2m

Scale 比例:

1:2000

Table 1: Details of temporary structures at the application site

Structure	Proposed use	GFA	Covered area	Height (m)	No. of storey
1	Open shed storage	230	230	8.5	1
2	Site office	72	36	6.5	2
3	Open shed storage	230	230	8.5	1
4	Electricity meter room	2	2	2.5	1
5	Electricity meter room	2	2	2.5	1
6	Warehouse for storage	8322	8322	8.5	1
7	Open shed storage	230	230	8.5	1
8	Open shed storage	230	230	8.5	1
9	Open shed storage	230	230	8.5	1
10	Open shed storage	230	230	8.5	1
11	Open shed storage	230	230	8.5	1
12	Open shed storage	230	230	8.5	1
13	Site office	704	352	6.5	2
14	Toilet	36	36	3	1
15	Electricity meter room	9	9	2.5	1
16	Toilet	9	9	3	1
17	Site office	60	30	6.5	2
18	Open shed storage	230	230	8.5	1
19	Open shed storage	230	230	8.5	1
20	Open shed storage	230	230	8.5	1
21	Toilet	9	9	3	1
22	Site office	120	60	6.5	2
23	Open shed storage	230	230	8.5	1
24	Open shed storage	230	230	8.5	1
25	Open shed storage	230	230	8.5	1
26	Open shed storage	230	230	8.5	1
27	Toilet	18	18	3	1
28	Site office	144	72	6.5	2
29	Electricity meter room	9	9	2.5	1
30	Site office	60	30	6.5	2
31	Toilet	9	9	3	1
32	Open shed storage	230	230	8.5	1
33	Open shed storage	230	230	8.5	1
34	Open shed storage	230	230	8.5	1
35	Open shed storage	230	230	8.5	1
36	Open shed storage	230	230	8.5	1
37	Electricity meter room	2	2	2.5	1
Total		14187	13607		

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.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Max Yuet Lun WONG/PLAND

寄件者: king king <[REDACTED]>
寄件日期: 2025年12月07日星期日 20:42
收件者: tpbpd/PLAND
副本: Max Yuet Lun WONG/PLAND
主旨: Fw: DD126 Form 1

類別: Internet Email

Dear Sir,

The tree survey report is submitted for A/YL-PS/767.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

----- Forwarded Message -----

From: king king <[REDACTED]>
To: TPB <tpbpd@pland.gov.hk>; Max Yuet Lun WONG/PLAND <mylwong@pland.gov.hk>
Sent: Sunday, December 7, 2025 at 08:41:01 PM GMT+8
Subject: Fw: DD126 Form 1

Dear Sir,

We are glad to submit a tree survey report for the consideration of the CTP/UD&L, Planning Department.

Due to the size of the report, please download the report in the following link.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]



DD126 Form 1.pdf

TREE GROUP INSPECTION REPORT FOR

LOT IN D.D.126 AND ADJOINING GOVERNMENT LAND NEAR FUNG KA WAI, PING SHAN, YUEN LONG

Ms. Lee Hiu Wa



ISA Certified Arborist (HK-1104A)

Tree Management Personnel

Registration Scheme

Arborist (TM522127)

Tree Risk Assessor (TM522127)

Tree Work Supervisor (TM522127)

Content

1. Introduction	P. 2
2. Methodology	P. 2
3. General Descriptions on Existing Trees	P. 3
4. Appendix A – Tree Location Plan	P. 4
5. Appendix B – General View	P. 5
6. Appendix C – Tree Survey Schedule	P. 6
7. Appendix D – Tree Photographic Records	P. 7

1. Introduction

The landowner was instructed to perform tree inspection service so as to examine the target trees inside D.D.126 and adjoining Government Land near Fung Ka Wai, Ping Shan, Yuen Long. This tree group inspection report describes the inspection methodology, the results, Arborist's recommendations and conclusions.

2. Methodology

An ISA Certified Arborist was assigned to conduct a tree inspection at the site on 18 November 2025.

Thorough visual inspection of the trees was conducted by the Arborists from various vantage points on the ground to examine the subject trees. Within the designated site boundary, all living trees (in some case large tree-form shrubs) with a main trunk equal to or over 95 mm in Diameter at Breast Height (DBH) were included in the tree survey (AFCD Practice Note No. 2 / 2006). Each tree was allocated and tagged with a tree number, and its position was plotted on plans. They were then identified (1) to species, or in some cases to genus if full identification was not possible. Measurements were taken of its trunk diameter, height and spread, with a photograph taken. The report includes the following information on each tree surveyed:

- Tree No. (numbers allocated to individual trees);
- Tree Species Name (Scientific Name and Chinese Name);
- DBH at 1.3m above Ground level (mm);
- Crown spread (m);
- Overall Height (m);
- Amenity Value (High/Medium/Low);
- Form (Good/Fair/Poor);
- Health Condition (Good/Fair/Poor);
- Structural Condition (Good/Fair/Poor);
- Suitability for Transplanting (High/Medium/Low);
- Origin;
- Remarks (special features of particular trees)

3. General Descriptions on Existing Trees

There are 80 trees surveyed on the site. For the composition of the surveyed trees, it is composed of 6 species. *Ficus microcarpa* (細葉榕) was the dominant species with the quantities of 46. More information is shown in Table 3.1.

Table 3.1: Individual Surveyed Trees Species & Quantities

Scientific Name	Recommendation	Conservation Status	Quantities
<i>Bischofia javanica</i>	Retain	-	1
<i>Bischofia javanica</i>	-	Fell	1 (T70)
<i>Bombax ceiba</i>	Retain	-	1
<i>Cinnamomum camphora</i>	Retain	-	18
<i>Cinnamomum camphora</i>	-	Fell	1 (T43)
<i>Ficus benjamina</i>	Retain	-	10
<i>Ficus microcarpa</i>	Retain	-	43
<i>Ficus microcarpa</i>	-	Fell	3 (T38, T39, T45)
<i>Melaleuca cajuputi subsp. cumingiana</i>	Retain	-	2
Total Quantity of Surveyed Trees:			80

Please refer to Appendix A for Tree Location Plan, Appendix B for General View, Appendix C for Tree Survey Schedule and Appendix D for Tree Photographic Records.

Appendix A-Site Plan



Appendix B – General View





Appendix C – Tree Survey Schedule

Location: Lot no. LOT in D.D.126 and adjoining Government Land near Fung Ka Wai, Ping Shan, Yuen Long

Date of Inspection: 2025/11/22

Surveyed by: LEE HIU WA HK- 1104A

Tree No.	Tree Species		Tree Size Measurement			Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	Health Condition (Good / Fair / Poor /Dead)	Structural Condition (Good/ Fair/ Poor)	Suitability for Transplanting	Origin	Remarks
	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)					(High/ Medium/ Low)		
T1	<i>Cinnamomum camphora</i>	樟	389	14	9	Low	Poor	Fair	Poor	Low	Native	Wounds, Restricted wood, Vines, Parasitic plants, Bending
T2	<i>Ficus microcarpa</i>	細葉榕	517	11	5	Medium	Fair	Fair	Fair	Low	Native	Wounds, Restricted wood, Stub, Vines, Dead branches
T3	<i>Cinnamomum camphora</i>	樟	361	12	7	Medium	Fair	Fair	Poor	Low	Native	Wounds, Restricted wood, Stub, Vines, Dead branches, Hanging branches
T4	<i>Ficus microcarpa</i>	細葉榕	395+221	11	8	Medium	Fair	Fair	Fair	Low	Native	Wounds, Restricted wood, Vines, Dead branches, Hanging branches, Trunk embedded in wall
T5	<i>Ficus microcarpa</i>	細葉榕	393	12	5	Medium	Fair	Fair	Fair	Low	Native	Wounds, Restricted wood, Vines, Dead branches, Hanging branches, Broken branches, Cross branches
T6	<i>Cinnamomum camphora</i>	樟	265	8	7	Medium	Fair	Fair	Fair	Low	Native	Wounds, Leaning, Restricted wood, Vines, Trunk leaning on wall
T7	<i>Ficus microcarpa</i>	細葉榕	860	9	7	Low	Poor	Fair	Poor	Low	Native	Wounds, Restricted wood, Topping, Imbalanced crown
T8	<i>Ficus microcarpa</i>	細葉榕	441	12	8	Medium	Fair	Fair	Fair	Low	Native	Wounds, Restricted wood, Vines
T9	<i>Ficus microcarpa</i>	細葉榕	653	12	6	Medium	Fair	Fair	Fair	Low	Native	Wounds, Restricted wood, Vines
T10	<i>Ficus microcarpa</i>	細葉榕	520	11	5	Medium	Fair	Fair	Fair	Low	Native	Restricted wood, Vines
T11	<i>Ficus microcarpa</i>	細葉榕	445	11	4	Medium	Fair	Fair	Fair	Low	Native	Restricted wood, Broken branches
T12	<i>Ficus microcarpa</i>	細葉榕	897	13	8	Medium	Fair	Fair	Fair	Low	Native	Restricted wood, Broken branches, Trunk embedded in wall
T13	<i>Ficus microcarpa</i>	細葉榕	259	11	5	Medium	Fair	Fair	Fair	Low	Native	Wounds, Restricted wood, Broken branches
T14	<i>Ficus microcarpa</i>	細葉榕	247	11	4	Medium	Fair	Fair	Fair	Low	Native	Restricted wood, Vines
T15	<i>Cinnamomum camphora</i>	樟	264	13	10	Medium	Fair	Fair	Poor	Low	Native	Wounds, Restricted wood, Stub, Trunk leaning on wall
T16	<i>Ficus microcarpa</i>	細葉榕	612	12	7	Medium	Fair	Fair	Fair	Low	Native	Wounds, Restricted wood, Broken branches
T17	<i>Cinnamomum camphora</i>	樟	286	12	8	Medium	Fair	Fair	Poor	Low	Native	Wounds, Restricted wood, Stub
T18	<i>Ficus microcarpa</i>	細葉榕	402	12	6	Medium	Fair	Fair	Fair	Low	Native	Wounds, Restricted wood ,Cross branches
T19	<i>Ficus microcarpa</i>	細葉榕	891	13	10	Medium	Fair	Fair	Fair	Low	Native	Restricted wood, Stub, Broken branches
T20	<i>Cinnamomum camphora</i>	樟	205	6	2	Low	Poor	Fair	Poor	Low	Native	Wounds, Epicormics, Restricted wood, Topping
T21	<i>Cinnamomum camphora</i>	樟	354	12	6	Medium	Fair	Fair	Fair	Low	Native	Wounds
T22	<i>Cinnamomum camphora</i>	樟	271	12	7	Medium	Fair	Fair	Poor	Low	Native	Wounds, Restricted wood, Vines, Hanging branches
T23	<i>Ficus microcarpa</i>	細葉榕	140	5	4	Medium	Fair	Fair	Fair	Low	Native	Wounds, Leaning
T24	<i>Cinnamomum camphora</i>	樟	384	14	8	Medium	Fair	Fair	Fair	Low	Native	Restricted wood, Stub, Vines
T25	<i>Ficus microcarpa</i>	細葉榕	744	14	9	Medium	Fair	Fair	Fair	Low	Native	Vines, Broken branches, Bending, Trunk embedded in wall

Appendix C – Tree Survey Schedule

Location: Lot no. LOT in D.D.126 and adjoining Government Land near Fung Ka Wai, Ping Shan, Yuen Long

Date of Inspection: 2025/11/22

Surveyed by: LEE HIU WA HK- 1104A

Tree No.	Tree Species		Tree Size Measurement			Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	Health Condition (Good / Fair / Poor /Dead)	Structural Condition (Good/ Fair/ Poor)	Suitability for Transplanting	Origin	Remarks
	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)					(High/ Medium/ Low)		
T26	<i>Cinnamomum camphora</i>	樟	227	6	2	Medium	Fair	Fair	Fair	Low	Native	Wounds, Stub, Dead branches, Cross branches, Bending, Imbalanced tree
T27	<i>Cinnamomum camphora</i>	樟	328	14	6	Medium	Fair	Fair	Fair	Low	Native	Wounds, Vines
T28	<i>Ficus microcarpa</i>	細葉榕	880	13	9	Medium	Fair	Fair	Fair	Low	Native	Wounds
T29	<i>Cinnamomum camphora</i>	樟	468	15	8	Low	Poor	Fair	Fair	Low	Native	Wounds, Stub, Cross branches, Bending, Imbalanced tree
T30	<i>Ficus microcarpa</i>	細葉榕	213	6	6	Low	Poor	Fair	Poor	Low	Native	Wounds, Leaning, Trunk leaning on wall
T31	<i>Ficus microcarpa</i>	細葉榕	1400	15	9	Low	Poor	Fair	Fair	Low	Native	Wounds, Restricted wood, Topping, Vines, Cross branches, Trunk pressed against wall, imbalance crown
T32	<i>Ficus microcarpa</i>	細葉榕	650	9	7	Low	Poor	Fair	Fair	Low	Native	Wounds, Restricted wood, Stub, Trunk pressed against wall, Imbalanced crown
T33	<i>Ficus microcarpa</i>	細葉榕	530	11	5	Medium	Fair	Fair	Fair	Low	Native	Wounds, Restricted wood, Stub, Vines, Broken branches, Trunk leaning on wall
T34	<i>Ficus microcarpa</i>	細葉榕	261	11	7	Low	Poor	Fair	Poor	Low	Native	Wounds, Epicormics, Stub, Topping, Imbalanced crown
T35	<i>Ficus microcarpa</i>	細葉榕	900	9	5	Medium	Fair	Fair	Fair	Low	Native	Wounds, Restricted wood, Stub, Vines, Trunk merged with fence
T36	<i>Cinnamomum camphora</i>	樟	332	8	7	Medium	Fair	Fair	Poor	Low	Native	Wounds, Leaning, Restricted wood, Stub, Trunk leaning on wall
T37	<i>Ficus microcarpa</i>	細葉榕	357	7	3	Medium	Fair	Fair	Fair	Low	Native	Wounds, Bending
T38	<i>Ficus microcarpa</i>	細葉榕	207	8	4	Medium	Fair	Fair	Fair	Low	Native	Wounds, Leaning
T39	<i>Ficus microcarpa</i>	細葉榕	423	3	1	Low	Poor	Poor	Poor	Low	Native	Wounds, Epicormics, Restricted wood, Stub, Topping
T40	<i>Cinnamomum camphora</i>	樟	208	5	4	Low	Poor	Poor	Poor	Low	Native	Wounds, Vines, Bending
T41	<i>Ficus microcarpa</i>	細葉榕	1200	14	10	Medium	Fair	Fair	Fair	Low	Native	Wounds, Restricted wood, Stub, Vines, Chlorotic leaves, Trunk merged with fence
T42	<i>Ficus microcarpa</i>	細葉榕	780	14	8	Medium	Fair	Fair	Fair	Low	Native	Wounds, Restricted wood, Vines, Chlorotic leaves
T43	<i>Cinnamomum camphora</i>	樟	350	8	5	Low	Poor	Poor	Poor	Low	Native	Wounds, Restricted wood, Bending
T44	<i>Bombax ceiba</i>	木棉	289	13	1	Low	Poor	Poor	Fair	Low	Exotic	Wounds, Epicormics, Restricted wood, Topping
T45	<i>Ficus microcarpa</i>	細葉榕	820	3	1	Low	Poor	Poor	Poor	Low	Native	Wounds, Epicormics, Restricted wood, Topping, Vines
T46	<i>Ficus microcarpa</i>	細葉榕	464	5	1	Low	Poor	Fair	Poor	Low	Native	Wounds, Epicormics, Restricted wood, Topping, Vines
T47	<i>Cinnamomum camphora</i>	樟	367	5.5	1.5	Low	Poor	Fair	Poor	Low	Native	Wounds, Epicormics, Restricted wood, Topping
T48	<i>Ficus microcarpa</i>	細葉榕	693	5	1	Low	Poor	Fair	Poor	Low	Native	Wounds, Epicormics, Restricted wood, Topping, Vines
T49	<i>Melaleuca cajuputi subsp. cumingiana</i>	白千層	272	5	1	Low	Poor	Fair	Poor	Low	Exotic	Wounds, Epicormics, Restricted wood, Topping, Vines
T50	<i>Ficus microcarpa</i>	細葉榕	443	5.5	2.5	Low	Poor	Fair	Poor	Low	Native	Wounds, Restricted wood, Vines, Trunk merged with fence

Appendix C – Tree Survey Schedule

Location: Lot no. LOT in D.D.126 and adjoining Government Land near Fung Ka Wai, Ping Shan, Yuen Long

Date of Inspection: 2025/11/22

Surveyed by: LEE HIU WA HK- 1104A

Tree No.	Tree Species		Tree Size Measurement			Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	Health Condition (Good / Fair / Poor /Dead)	Structural Condition (Good/ Fair/ Poor)	Suitability for Transplanting	Origin	Remarks
	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)					(High/ Medium/ Low)		
T51	<i>Ficus microcarpa</i>	細葉榕	489	5	1.5	Low	Poor	Fair	Poor	Low	Native	Wounds, Epicormics, Restricted wood, Vines
T52	<i>Cinnamomum camphora</i>	樟	263	11	7	Low	Poor	Fair	Poor	Low	Native	Wounds, Restricted wood, Cross branches, Bending
T53	<i>Ficus microcarpa</i>	細葉榕	665	12	5	Low	Poor	Fair	Poor	Low	Native	Wounds, Fungal fruiting bodies, Restricted wood, Stub, Vines, Dead branches, Chlorotic leaves
T54	<i>Cinnamomum camphora</i>	樟	310	5.5	2	Low	Poor	Fair	Poor	Low	Native	Wounds, Epicormics, Restricted wood, Topping
T55	<i>Ficus microcarpa</i>	細葉榕	425	3.5	1	Low	Poor	Fair	Poor	Low	Native	Wounds, Epicormics, Restricted wood, Topping
T56	<i>Ficus microcarpa</i>	細葉榕	693	15	11	Low	Poor	Poor	Fair	Low	Native	Wounds, Vines, Chlorotic leaves
T57	<i>Cinnamomum camphora</i>	樟	258	9	4	Low	Poor	Fair	Fair	Low	Native	Restricted wood, Vines
T58	<i>Ficus microcarpa</i>	細葉榕	150	15	10	Medium	Fair	Fair	Fair	Low	Native	Wounds, Epicormics, Restricted wood, Topping, Chlorotic leaves, Trunk pressed on wall
T59	<i>Ficus microcarpa</i>	細葉榕	710	14	7	Medium	Fair	Fair	Fair	Low	Native	Wounds, Restricted wood, Vines, Trunk pressed on wall
T60	<i>Bombax ceiba</i>	木棉	278	15	1	Low	Poor	Poor	Fair	Low	Exotic	Wounds, Epicormics, Restricted wood, Topping
T61	<i>Ficus microcarpa</i>	細葉榕	474	14	6	Medium	Fair	Fair	Fair	Low	Native	Restricted wood, Chlorotic leaves, Trunk pressed against wall
T62	<i>Ficus microcarpa</i>	細葉榕	830	13	5	Medium	Fair	Fair	Fair	Low	Native	Wounds, Restricted wood, Chlorotic leaves, Trunk pressed against wall
T63	<i>Ficus microcarpa</i>	細葉榕	550	7	4	Medium	Fair	Fair	Fair	Low	Native	Wounds, Epicormics, Leaning, Restricted wood, Topping
T64	<i>Melaleuca cajuputi subsp. cumingiana</i>	白千層	275	10	2	Medium	Fair	Fair	Fair	Low	Exotic	Leaning, Restricted wood
T65	<i>Ficus microcarpa</i>	細葉榕	310	7	4	Medium	Fair	Fair	Fair	Low	Native	Vines, Broken branches, Trunk embedded in wall
T66	<i>Ficus microcarpa</i>	細葉榕	263	5	3	Low	Poor	Fair	Poor	Low	Native	Epicormics, Restricted wood, Topping
T67	<i>Ficus microcarpa</i>	細葉榕	178+163	5	3	Low	Poor	Fair	Poor	Low	Native	Restricted wood, Stub, Chlorotic leaves, Trunk pressed against wall
T68	<i>Ficus microcarpa</i>	細葉榕	308	2.5	2	Low	Poor	Fair	Poor	Low	Native	Wounds, Topping
T69	<i>Ficus microcarpa</i>	細葉榕	238	8	6	Medium	Fair	Fair	Fair	Low	Native	Vines
T70	<i>Bischofia javanica</i>	秋楓	138	2.5	2	Low	Poor	Poor	Poor	Low	Native	Wounds, Epicormics, Leaning, Topping, Vines
T71	<i>Ficus benjamina</i>	垂葉榕	251+256+263	13	7	Medium	Fair	Fair	Fair	Low	Exotic	Wounds, Vines, Chlorotic leaves
T72	<i>Ficus benjamina</i>	垂葉榕	473	11	3	Medium	Fair	Poor	Fair	Low	Exotic	Wounds, Stub, Vines, Hanging branches, Chlorotic leaves
T73	<i>Ficus benjamina</i>	垂葉榕	830	12	4	Medium	Fair	Poor	Fair	Low	Exotic	Stub, Vines, Dead branches, Chlorotic leaves
T74	<i>Ficus benjamina</i>	垂葉榕	550	12	6	Medium	Fair	Poor	Fair	Low	Exotic	Stub, Vines, Dead branches, Chlorotic leaves
T75	<i>Ficus benjamina</i>	垂葉榕	288+268	12	5	Medium	Fair	Fair	Fair	Low	Exotic	Vines, Dead branches, Chlorotic leaves

Appendix C – Tree Survey Schedule

Location: Lot no. LOT in D.D.126 and adjoining Government Land near Fung Ka Wai, Ping Shan, Yuen Long

Date of Inspection: 2025/11/22

Surveyed by: LEE HIU WA HK- 1104A

Tree No.	Tree Species		Tree Size Measurement			Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	Health Condition (Good / Fair / Poor /Dead)	Structural Condition (Good/ Fair/ Poor)	Suitability for Transplanting	Origin	Remarks
	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)					(High/ Medium/ Low)		
T76	<i>Ficus benjamina</i>	垂葉榕	533	7	3	Medium	Fair	Fair	Poor	Low	Exotic	Wounds, Vines, Dead branches, Chlorotic leaves, Bending
T77	<i>Ficus benjamina</i>	垂葉榕	520	15	8	Medium	Fair	Poor	Fair	Low	Exotic	Wounds, Stub, Vines, Dead branches, Chlorotic leaves
T78	<i>Ficus benjamina</i>	垂葉榕	428	15	5	Medium	Fair	Poor	Fair	Low	Exotic	Vines, Dead branches, Chlorotic leaves
T79	<i>Ficus benjamina</i>	垂葉榕	640	15	6	Medium	Fair	Poor	Fair	Low	Exotic	Wounds, Vines, Dead branches, Chlorotic leaves
T80	<i>Ficus benjamina</i>	垂葉榕	830	12	4	Medium	Fair	Poor	Fair	Low	Exotic	Wounds, Vines, Dead branches, Chlorotic leaves

Appendix D – Tree Photographic Records



T1-1



T1-3



T1-2



T1-4



T1-5



T1-7



T1-6



T1-8



T1-9



T1-11



T1-10



T1-12



T2-1



T2-3



T2-2



T2-4



T2-5



T2-7



T2-6



T2-8



T3-1



T3-3



T3-2



T3-4



T3-5



T3-7



T3-6



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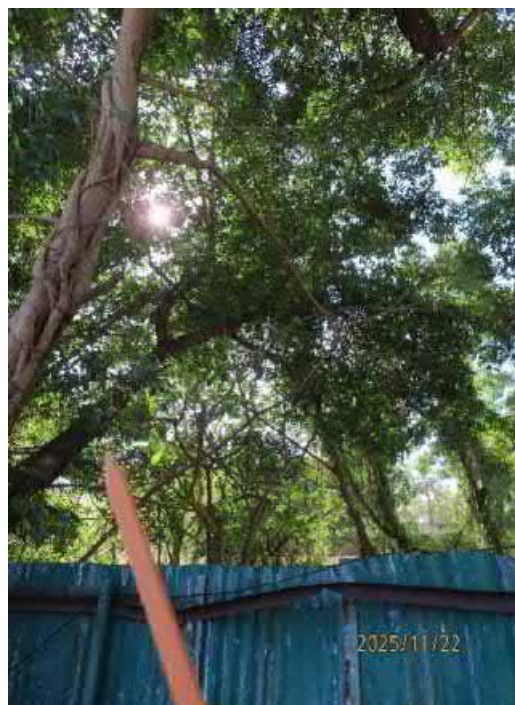
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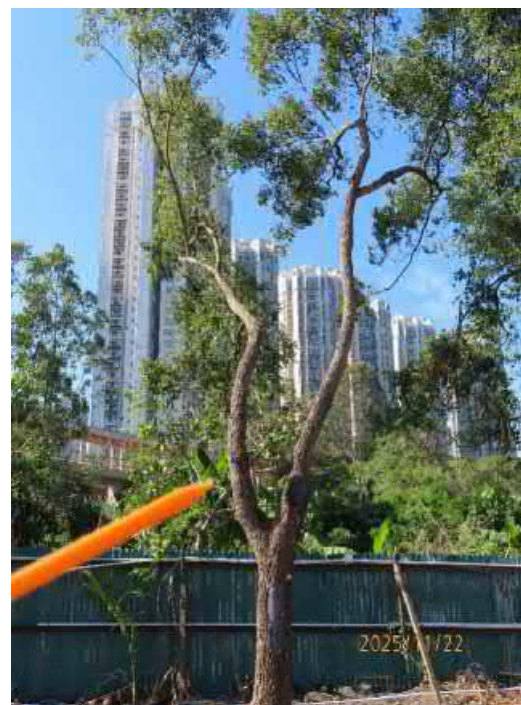
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T28-5



T28-4



T29-1



T29-2



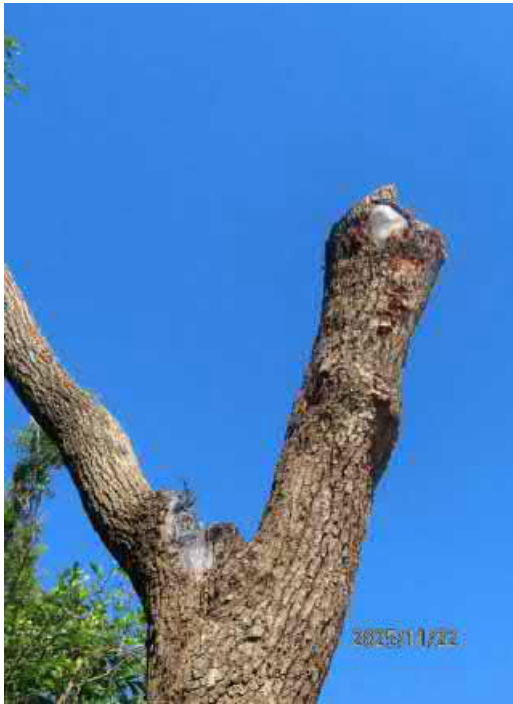
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T41-2



T41-3



T41-5



T41-4



T41-6



T41-7



T41-9



T41-8



T42-1



T42-2



T42-4



T42-3



T42-5



T42-6



T42-8



T42-7



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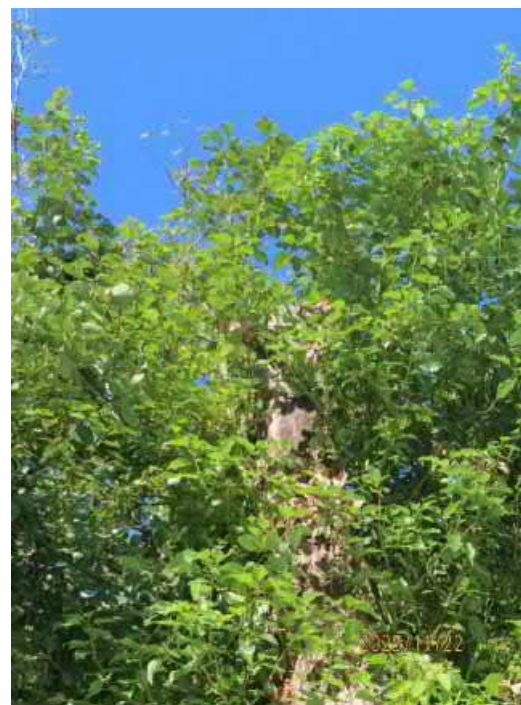
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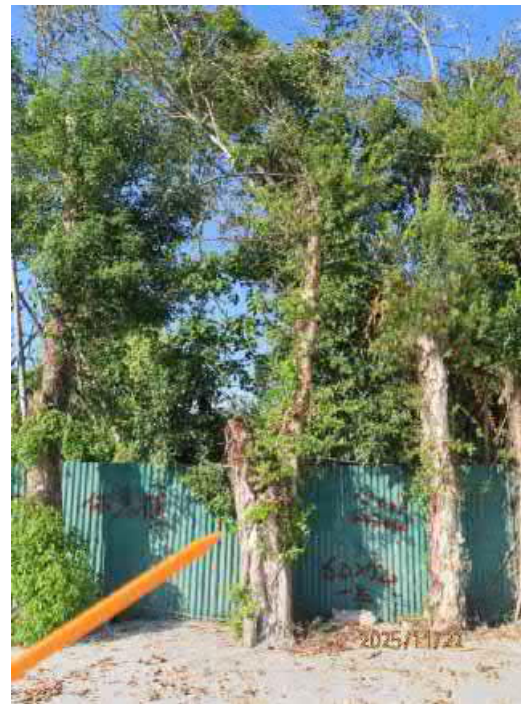
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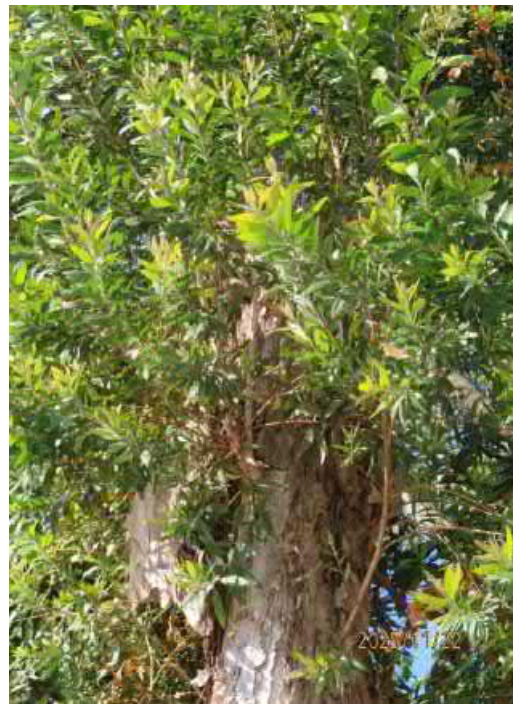
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T49-5



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T67-7



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T68-3



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T72-1



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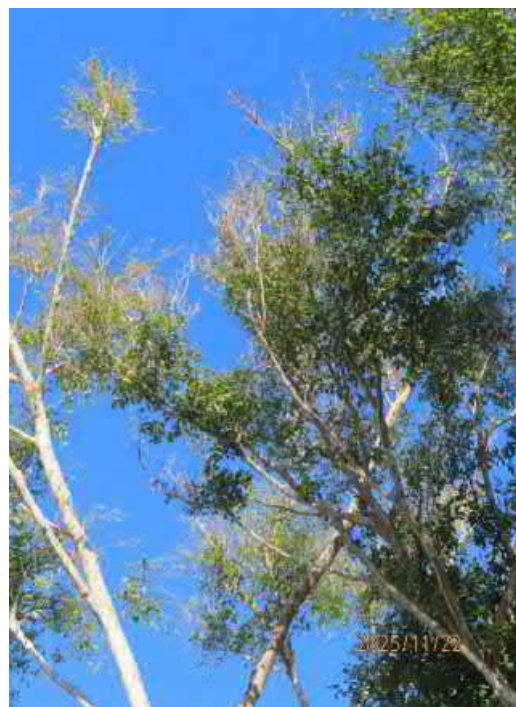
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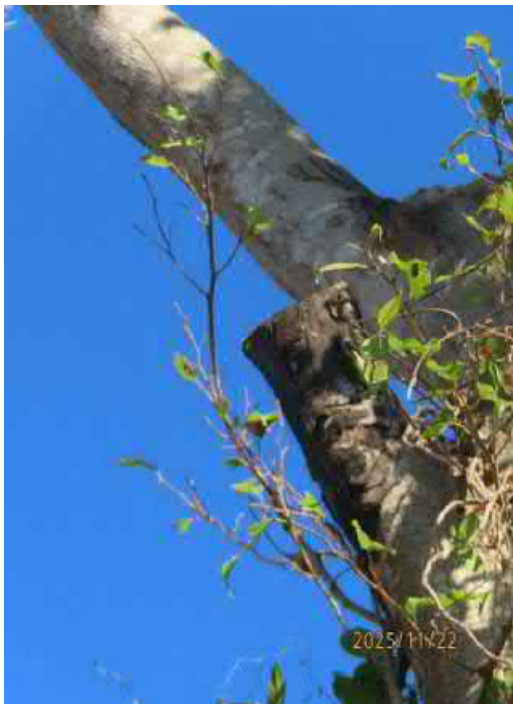
T72-7



T72-8



T73-1



T72-9



T73-2



T73-3



T73-5



T73-4



T73-6



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T80-3



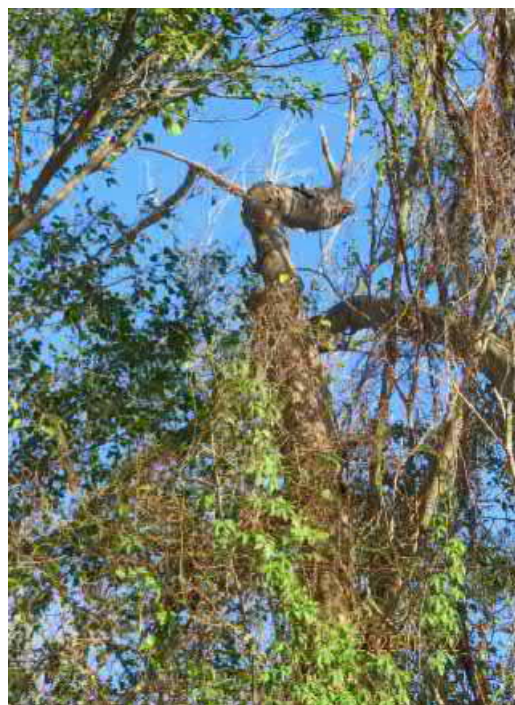
T80-2



T80-4



T80-5



T80-7



T80-6



T80-8



T80-9



T80-11



T80-10

Total: 10 pages

Date: 22 December 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.

Our response to the comments of the DEP is as follows:

DEP's comments	Applicant's response
It is noted that the proposed use will involve traffic of heavy vehicles and there are residential buildings (i.e. Fung Ka Wai) located at about 50m east from the Site. Hence, according to the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites"("COP"), it may not be environmentally desirable to allow nuisance to begin or continue to affect residents.	Noted. The proposed development involves only open storage activities and no workshop activities will be involved.
To enlighten our views on the subject application, grateful if you can request the Applicant to advise the environmental measures (such as the	The applicant will provide 2.5m solid boundary wall along the eastern site periphery. Also, no operation will be held during sensitive hours (i.e.

erection of 2.5m solid boundary wall; and prohibition of any noisy operations during sensitive hours (i.e. 11pm to 7am)) to be implemented, in particular, to minimize noise nuisance to the nearby residents. The Applicant can make reference to the measures suggested in the COP.	11:00p.m. to 7:00a.m.) to minimize the noise nuisance. Also, the loading/unloading space for medium/heavy goods vehicle is arranged at the western part of the site so that no medium/heavy goods vehicle will approach the eastern part of the site which is close to the residents.
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Further to the submission of tree survey report earlier, we are glad to submit the compensatory planting report for the consideration of the CTP/UD&L, Planning Department.

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

COMPENSATORY PLANTING PROPOSAL

LOT IN D.D.126 AND ADJOINING GOVERNMENT LAND NEAR FUNG KA WAI, PING SHAN, YUEN LONG

Ms. Lee Hiu Wa



ISA Certified Arborist (HK-1104A)

Tree Management Personnel Registration Scheme

Arborist (TM522127)

Tree Risk Assessor (TM522127)

Tree Work Supervisor (TM522127)

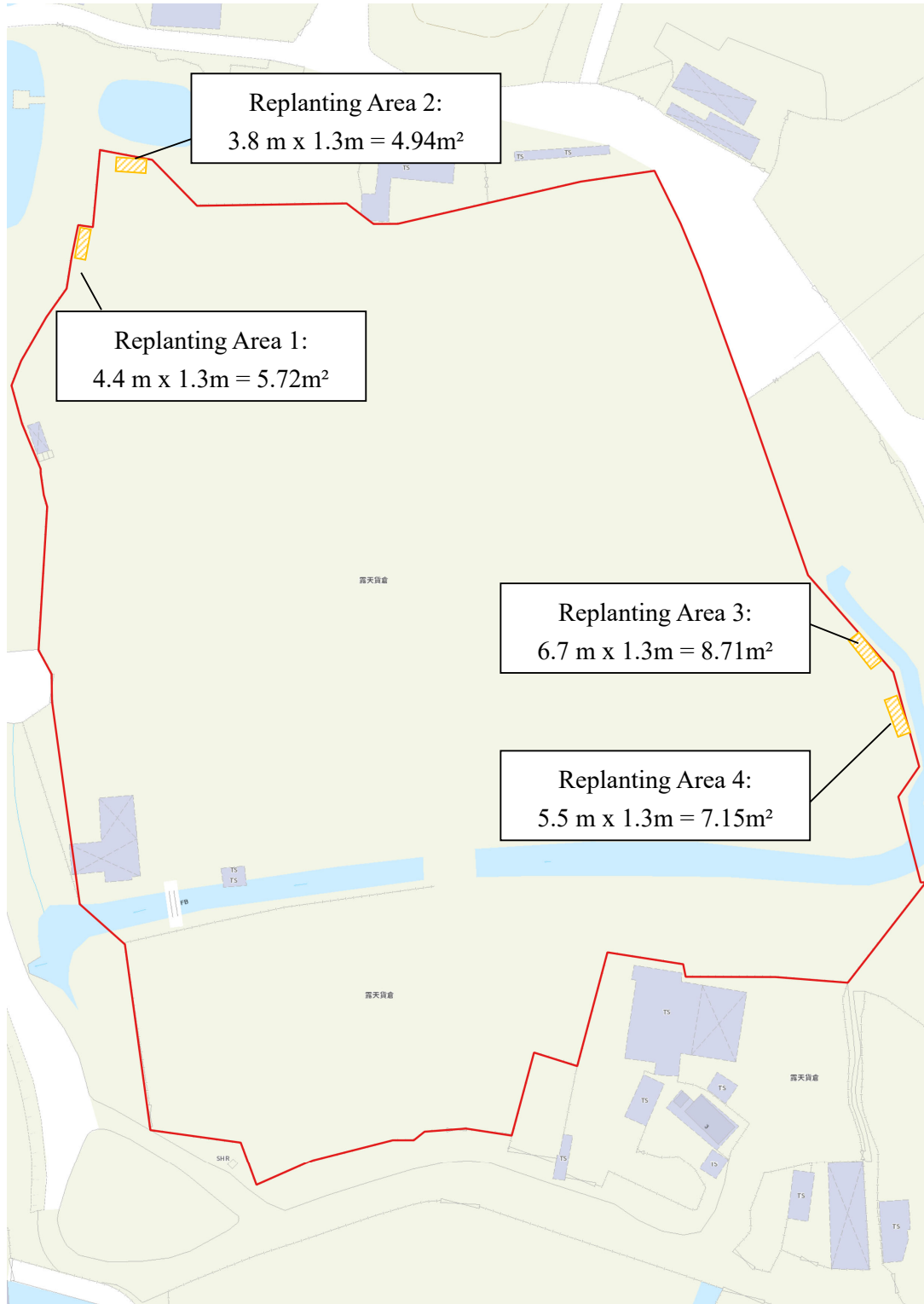
CONTENTS

<i>1</i>	<i>OBJECTIVE</i>	<i>2</i>
<i>2</i>	<i>LOCATION PLAN OF COMPENSATORY TREES</i>	<i>3</i>
<i>3</i>	<i>THE REPLANTING AREA</i>	<i>4</i>
<i>4</i>	<i>RECOMMEND REPLANTED TREES (CP1-5)</i>	<i>5</i>
<i>5</i>	<i>SUMMARY OF PROPOSED PLANTING SPECIES FOR COMPENSATORY PLANTING</i>	<i>7</i>

1 OBJECTIVE

In accordance with Practice Note No. 6/2023 (Tree Preservation and Tree Removal Application for Building Development in Private Projects) from Lands Administration Office of Lands Department, it is understood that the general principle of implementing compensatory tree planting is of a ratio not less than 1:1 in terms of quantity. According to proposed layout plan, the site is fully occupied by facilities. We recommend replanting 5 standard trees within the Lot.

3 THE REPLANTING AREA



4 RECOMMEND COMPENSATORY TREES

4.1 Replanting Area 1: 5.72m²

- The gradient of the landscape: 0°
- Species: 1 no. of *Osmanthus fragrans* (桂花) (CP1)
- DBH(mm): 50 (standard tree)
- Height(m): 3-4
- Spread(m): 1-2
- Live-crown ratio (%): 50
- Rootball: A rootball at least 450 mm in diameter and 300 mm deep
- Surface treatment: the recipient tree pits will be backfilled with the mixture of 1 part of soil condition with 4 parts of existing soil
- Alinement: 2 meters centre apart will be proposed between the compensatory and existing trees for having better development. Also the compensation trees will be planted at least 1.2m from drainage, channel and curb.
- Depth of soil: at least 1.2m excluding drainage layer

4.2 Replanting Area 2: 4.94m²

- The gradient of the landscape: 0°
- Species: 1 no. of *Osmanthus fragrans* (桂花) (CP2)
- DBH(mm): 50 (standard tree)
- Height(m): 3-4
- Spread(m): 1-2
- Live-crown ratio (%): 50
- Rootball: A rootball at least 450 mm in diameter and 300 mm deep
- Surface treatment: the recipient tree pits will be backfilled with the mixture of 1 part of soil condition with 4 parts of existing soil
- Alinement: 2 meters centre apart will be proposed between the compensatory and existing trees for having better development. Also the compensation trees will be planted at least 1.2m from drainage, channel and curb.
- Depth of soil: at least 1.2m excluding drainage layer

4.3 Replanting Area 3: 8.71 m²

- The gradient of the landscape: 0°
- Species: 2 nos. of *Osmanthus fragrans* (桂花) (CP3, CP4)
- DBH(mm): 50
- Height(m): 3-4
- Spread(m): 1-2
- Live-crown ratio (%): 50
- Rootball: A rootball at least 450 mm in diameter and 300 mm deep
- Surface treatment: the recipient tree pits will be backfilled with the mixture of 1 part of soil condition with 4 parts of existing soil
- Alinement: 2 meters centre apart will be proposed between the compensatory and existing trees for having better development. Also the compensation trees will be planted at least 1.2m from drainage, channel and curb.
- Depth of soil: at least 1.2m excluding drainage layer

4.4 Replanting Area 4: 7.15m²

- The gradient of the landscape: 0°
- Species: 1 no. of *Osmanthus fragrans* (桂花) (CP5)
- DBH(mm): 50
- Height(m): 3-4
- Spread(m): 1-2
- Live-crown ratio (%): 50
- Rootball: A rootball at least 450 mm in diameter and 300 mm deep
- Surface treatment: the recipient tree pits will be backfilled with the mixture of 1 part of soil condition with 4 parts of existing soil
- Alinement: 2 meters centre apart will be proposed between the compensatory and existing trees for having better development. Also the compensation trees will be planted at least 1.2m from drainage, channel and curb.
- Depth of soil: at least 1.2m excluding drainage layer

4 SUMMARY OF PROPOSED PLANTING SPECIES FOR COMPENSATORY PLANTING

<i>Summary of Proposed Planting Species for Compensatory Planting</i>							
Location	Species	DBH (mm)	Crown Spread (m)	Overall Height (m)	Quantity (nos.)	Live-crown ratio (%)	Planting Matrix
Agricultural area	<i>Osmanthus fragrans</i> (桂花)	50	1-2	3-4	5	50	2m centre apart
Total					5		

**Relevant extract of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 12C)**

Wetland Buffer Area (WBA)

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.
- (c) Applications for new open storage or container back-up uses including workshops within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for such uses involving filling of contiguous ponds

List of Uses Exempted from Ecological Impact Assessment Within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board:

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones

- Police Post/Police Reporting Centre - Post Office*
- Private Club# - Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor
- vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

**Relevant extracts of the Town Planning Board Guidelines
for Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-Up Uses under Section 16 Of The Town Planning Ordinance (TPB PG-No.13G) were promulgated, which set out the following criteria for the various categories of the area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the

phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/ tractor parks generating the highest traffic per unit area. In general, therefore, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, the Board may refuse to grant permission, notwithstanding other criteria set out in this Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Previous Applications Covering the Site

Approved Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of consideration)	<u>Development/Use</u>	<u>Date of Consideration</u>
A/DPA/YL-PS/30	Unspecified Use	Temporary Use of Open Storage of New Vehicles	21.10.1994 (Approved for 3 Years)
A/YL-PS/14	“REC”	Temporary Open Storage of New Vehicles for a Period of 12 Months	3.10.1997
A/YL-PS/40	“REC”	Temporary Open Storage of New Vehicles for a Period of 12 Months	16.10.1998
A/YL-PS/76	“REC” & “V”	Temporary Open Storage of New Vehicles for a Period of 3 Years	19.5.2000 (Revoked on 19.8.2001)
A/YL-PS/106	“REC”	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans Only) for a Period of 3 Years	1.3.2002 (Revoked on 22.8.2002)
A/YL-PS/122	“REC”	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans Only) for a Period of 3 Years or Less	11.10.2002 (Approved for 3 Years)
A/YL-PS/167	“REC”	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans Only) for a Period of 3 Years	19.12.2003
A/YL-PS/255	“REC”	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans Only) under Application No. A/YL-PS/167 for a Period of 3 Years	1.12.2006
A/YL-PS/311	“REC”	Temporary Open Storage of New Vehicles (Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years	19.3.2010
A/YL-PS/405	“REC” & “V”	Temporary Open Storage of New Vehicles (Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years	15.3.2013
A/YL-PS/511	“REC” & “V”	Temporary Open Storage of New Vehicles (Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years	5.2.2016
A/YL-PS/579	“REC” & “V”	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years	22.2.2019
A/YL-PS/653	“REC” & “V”	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years	4.3.2022

Rejected Application

<u>Application No.</u>	<u>Zoning</u> (at the time of consideration)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/DPA/YL-PS/3	Unspecified Use	Proposed Open Storage of New Vehicles	13.5.1994 (on review)	(1) to (5)

Rejection Reasons

- (1) Not in line with planning intention of the area/the “REC” zone.
- (2) Not compatible with surrounding land uses.
- (3) Fails to demonstrate in the submission that the proposed development will not cause adverse impacts to stormwater discharge on the existing stormwater drain along Tin Tze Road.
- (4) Fails to adequately address the potential visual and noise impacts.
- (5) Insufficient information on the existing access road and the applicant have not demonstrated that the number of vehicles received/despached in future will be maintained at the present level.

**Similar s.16 Applications within/straddling the same “REC” and “R(A)6” Zones
in the past 5 Years**

Approved Applications

<u>Application No.</u>	<u>Development/Use</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>
A/YL-PS/669	Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years	“R(A)6” and “REC”	3.3.2023
A/YL-PS/680	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	“R(A)6”	19.5.2023
A/YL-PS/695	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years	“R(A)6” and “REC”	22.9.2023
A/YL-PS/697	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years	“R(A)6” and “REC”	27.10.2023
A/YL-PS/711	Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years	“R(A)6” and “G/IC”	5.7.2024
A/YL-PS/721	Proposed Temporary Open Storage of Construction Materials (Metal) for a Period of 3 Years	“REC”	2.8.2024
A/YL-PS/764	Temporary Public Vehicle Park (Private Cars) and Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years	“REC” and “V”	9.1.2026

Government Departments' General Comments

1. Traffic

- (a) Comments of the Commissioner for Transport (C for T):

No adverse comment on the application.

- (b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No adverse comment on the application.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the application from a drainage point of view; and
- according to the applicant's submission, the existing drainage facilities which were implemented under an approved application No. A/YL-PS/653 will be maintained for the subject development. Should the application be approved by the Town Planning Board, a condition requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to satisfaction of DSD should be stipulated.

3. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- the applicant should note the advisory comments at **Appendix VII**.

4. Environment

Comment of the Director of Environmental Protection (DEP):

- no objection to the application;
- the applied uses involve traffic of heavy vehicles, but no dusty operations, and there are residential buildings (i.e. Fung Ka Wai) located at about 50m east of the subject site. Nevertheless, the applicant has confirmed to implement measures including erection of 2.5m solid boundary wall along the eastern site periphery and locating the loading/unloading space for medium/heavy goods vehicle to the western part of the site away from the sensitive receivers. With implementation of the mitigation measures, the potential environmental impact will be limited; and

- the applicant should note his advisory comments at **Appendix VII**.

5. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application; and
- it is noted that 37 structures and associated filling of land and pond are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of Buildings Authority should be obtained, otherwise they are Unauthorised Building Works. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with Buildings Ordinance;

6. **Geotechnical Engineering**

Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

No adverse geotechnical comment on the application.

7. **Long-term Development**

Comments of the Chief Engineer/Housing Projects 3, Civil Engineering and Development Department (CE/HP3, CEDD):

- no adverse comment on the application; and
- the applicant should note the advisory comments at **Appendix VII**.

8. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

No local feedback was received.

9. **Other Departments**

The following departments has no comment on the application:

- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Agriculture, Fisheries and Conservation (DAFC); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied uses at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) the Site should be kept in a clean and tidy condition at all times;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected or to be erected within the private lots, if any and the occupation of the Government Land. The STW and STT holder(s) will need to apply to his office for modification of the existing STW(s) and /or STT(s) conditions where appropriate. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s) and STT(s), if approved, will be subject to such terms and conditions, including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
 - the applicant is reminded that sufficient space within the Site should be provided for maneuvering of vehicles;
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
 - the Site is connected to Tin Wah Road via a section of a local road which is not managed by his department. The land status of that local access road should be checked with LandsD. The management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road connecting the Site with Tin Wah Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Tin Wah Road;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;

- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (i) to note the comments of to note the comments of the Chief Engineer/Housing Projects 3, Civil Engineering and Development Department (CE/HP3, CEDD) that majority of the Site falls within the development area of the proposed public housing development near Tin Tsz Road and would be subject to land resumption for the implementation which might take place at any time before the expiry of the temporary planning permission. The applicant is advised not to carry out any substantial works during the approval period;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/nature of the application, the applicant is advised to submit a relevant layout plans incorporated with the proposed fire services installations (FSIs) to his department for approval;
 - the layout plan should be drawn to scale and depicted with dimensions and nature of occupancy; the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and Good practice guidelines for open storage (**Appendix VIII**) should also be adhered to; and
 - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - for unauthorised building works (UBWs) erected on lease land, enforcement may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO (Cap. 123);
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
 - detailed checking under BO will be carried out at building plan submission stage.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月09日星期二 2:50
收件者: tpbpd/PLAND
主旨: A/YL-PS/767 Fung Ka Wai 45,000sqmts Vehicle Park
類別: Internet Email

A/YL-PS/579

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), 295(Part), 296, 297, 298 S.A to 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 near Fung Ka Wai, Ping Shan

Site area: About 45,870m² Includes Government Land of about 362m²

Zoning: "Recreation" and "VTD"

Applied Use: Warehouse / Open Storage of Construction Machinery and Construction Materials / 13 Vehicle Parking / **Filling of Pond and Land**

Dear TPB Members,

Strong Objections. 653 was approved 4 Mar 2022 for parking of vehicles and is currently used for this activity. However the operaor now wants to convert it to an open storage operation.

Members should take a close look at the location. This is located between a series of high rise towers on one side and a village on the other. Certainly not an appropriate location for open storage of construction materials.

Members have a duty to give precedence to the interests of local residents with regard to both the impact on the environment and on the panorama.

No reason provided why there should be a change from the current usage.

Re filling of ponds and land, these are history.

Mary Mulvihill

1

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 7 February 2022 1:36 AM HKT
Subject: A/YL-PS/653 Fung Ka Wai 45,000sqmts Vehicle Park

Dear TPB Members,

In 2019 you asked no questions. However with large tracts of GB and GIC zoning being taken over to provide land for housing you have a duty to question why such a large site is devoted to nothing more useful than storing vehicles.

Why did you not question why the operator is not utilizing modern technology vis stacked storage facilities. This is not a pay buy the hour car park, it is a storage.

We have plenty of land in HK, but it is not being used efficiently. But then of course it is more convenient for government officials and property owners to push for the chopping down of trees and shoving community services into odd corners of developments.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, January 25, 2019 10:57:42 PM
Subject: A/YL-PS/579 Fung Ka Wai 45,000sqmts Vehicle Park

A/YL-PS/579

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), 295(Part), 296, 297, 298 S.A to 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 near Fung Ka Wai, Ping Shan

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Please take a good look at the attached image. 45,000+sqmts given over for more than 20 years to **PARKING AT GRADE**.

Hong Kong does not need a Land Task Force, it needs the determination to put scarce land resources to good use.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

A town planner was part of a group taken to see how such facilities are operated in Shenzhen recently. There they have operate easily assembled multi storied stacked units that can be moved around at will.

TPB members should recognize the part they have been playing a role in the proliferation of brownfield sites and degradation of the countryside via their far too liberal approval of that most inefficient land use, at grade parking. Vehicles should be parked underground, in custom built high rise towers or on the ground floor of 2,100sqft Net houses or villa developments. .

As land owners and government departments are reluctant to move forward then TPB should provide impetus by rejecting these plans. This would focus minds on moving forward with appropriate facilities that release large sites like this for more urgent uses.

Mary Mulvihill

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tpbpd/PLAND

seq 1 2

寄件者: [REDACTED]
寄件日期: 2026年01月08日星期四 2:47
收件者: tpbpd/PLAND
主旨: Re: A/YL-PS/767 Fung Ka Wai 45,000sqmts Vehicle Park
類別: Internet Email

Dear TPB Members,

Planting some trees on the periphery does not resolve the issue that the proposed use is not acceptable so close to residences.

Hong Kong is the only supposedly modern city where people pay a lot of money for their homes but then find they are surrounded with third world operations. So much for the better living conditions the government keeps insisting is the focus.

Mary Mulvihill

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 9 December 2025 2:50 AM HKT
Subject: A/YL-PS/767 Fung Ka Wai 45,000sqmts Vehicle Park

A/YL-PS/579

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), 295(Part), 296, 297, 298 S.A to 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 near Fung Ka Wai, Ping Shan

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Mary Mulvihill

Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage / recycling site.