

This document is received on 2026-04-13.  
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](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](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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1352
	Date Received 收到日期	2026-04-13

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

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
LAM, Tsz Shing 林子誠

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Tensor Planning and Surveying Limited 方圓規劃及測量顧問有限公司

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1562 RP (Part) in D.D.121, Shan Ha Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 2,708 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 248 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development"
(f) Current use(s) 現時用途	Vacant  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

- has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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 \_\_\_\_\_ (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  
16/03/2026 (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 16/03/2026 (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 or Regulated Areas**

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Public Vehicle Park (excluding container vehicle) with Ancillary Electric Vehicle Charging Facilities 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 year(s) 年 ..... 3 ..... month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	..... 2,460 .....	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 248 .....	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 7 .....		
Proposed domestic floor area 擬議住用樓面面積	.....	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 248 .....	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 248 .....	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to Plan 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	..... 33 .....
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)	..... 7 Coach Parking Spaces .....

**Proposed number of loading/unloading spaces 上落客貨車位的擬議數目**

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 24 hours daily (including 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)) ..... Local track leading from Shan Ha 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)  <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，請另頁註明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 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 type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input 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 checked="" 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？	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> ..... .....	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"/>
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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) 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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<p><b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/發展的許可續期</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	
<p>(e) Approval conditions 附帶條件</p>	<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>.....</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>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>



**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



Applicant 申請人 /  Authorised Agent 獲授權代理人

NANCY CHAN

Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) 專業資格

Member 會員 /  Fellow of 資深會員

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  
代表

Tensor Planning and Surveying Limited



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

Date 日期

31/03/2026

(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 as far as possible. 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 available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 1562 RP (Part) in D.D.121, Shan Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	 2,708 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	"Village Type Development"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (excluding container vehicle) with Ancillary Electric Vehicle Charging Facilities for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	248 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	9	%	<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		40
	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) <u>Coach Parking Spaces</u>		33       7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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"/>
<b>Location Plan, Land Status Plan, Swept Path Analysis</b>		
<hr/>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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"/>
<b>Estimated Traffic Generation, Drainage Proposal</b>		
<hr/>		
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。

## **Planning Justifications**

1. The applicant seeks planning permission to use the application site (the Site) for temporary public vehicle park for private cars and coaches for a period of 3 years, on the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 (the OZP) at Lot 1562 RP (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long, New Territories. According to the Notes of the OZP for “Village Type Development” (“V”) zone, ‘Public Vehicle Park (excluding container vehicle)’ is a Column 2 use which requires permission from the Town Planning Board (the TPB). In view of the growing population in Shan Ha Tsuen area, the proposed development could provide vehicle parking spaces to meet any such parking demand in the area and hence serving the convenience of the villagers. The proposed development is in line with the planning intention of the “V” zone.
2. The Site is currently vacant and is situated at the western part of Shan Ha Tsuen abutting Shan Ha Road, with the village house cluster located to its east and south. The surrounding areas are predominantly composed of village houses intermixed with open storage, warehouses, workshops and some vacant land. Hence, the proposed development is compatible with the surrounding environment.
3. The Site solely provides 33 private car spaces (5m (L) x 2.5m (W)) and seven coach spaces (12m (L) x 3.5m (W)). Six sets of electrical vehicles (EV) charging facilities, which are semi-covered by shed for rain-proof purpose, will be installed at the north-western corner to serve up to six EVs at the same time. Seven structures are proposed for rain shelter, office, staff resting room, portable toilet and electricity meter room uses respectively (**Plan 1**). The opening hour of the proposed development will be 24 hours daily. No car washing, repairing and other workshop activities would be allowed in the Site. The applicant also confirms that no open storage or storage of unlicensed vehicle would be involved at the Site during the planning approval period. Medium, heavy goods vehicle and container tractor/trailer are not allowed to enter the site. A notice/signboard at the site regarding the permitted types of vehicles to be parked would be erected in order to remind the road drivers that only private cars and coaches will be allowed to park at the application site.
4. Regarding the traffic and access arrangements, the Site is accessible from Shan Ha Road via a local access (**Plan 2**). The 10m-wide ingress/egress is located at the

western boundary of the Site. Sufficient manoeuvring space will be provided within the Site that no queueing of vehicles onto the public road is anticipated. As the car park users are mainly for the villagers, only small amount of traffic generation and attraction are expected, which would not impose significant traffic impact on the existing road network in the vicinity. The estimated traffic generation and attraction by the proposed development is shown in **Annex 1** and the swept path analysis is shown in **Plan 4**.

5. The applicant will strictly follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" promulgated by the Environmental Protection Department and other relevant regulations so that no adverse environmental impact is imposed on the surrounding area. As recommended in the drainage proposal (**Annex 2**), adverse drainage impact will be caused by the proposed development given adequate drainage facilities installed. Since there is no tree in the Site, no adverse landscape impact is anticipated as well. Hence, adverse traffic, environmental, landscape, drainage as well as other impacts are considered insignificant (as indicated in **Annexes 1 and 2**).
6. The Site comprises of one private lot No. 1562 RP (Part) in D.D. 121, which is held under Block Government Lease that restrict erection of structures without prior approval of the government (**Plan 3**). Upon planning permission granted from the TPB, the applicant will apply to the Lands Department for Short Term Waiver to permit erection of temporary structures on the concerned private lot.
7. The Site is the subject of one previous planning application (No. A/YL-TYST/1249) for proposed temporary public vehicle park (private cars and light goods vehicles) for a period of 3 years, which was approved by the TPB on 15.3.2024. In addition, the TPB has approved similar planning applications in the same "V" zone, including but not limited to A/YL-TYST/855, A/YL-TYST/1018, A/YL-TYST/1043, A/YL-TYST/1161, A/YL-TYST/1222 etc. Approval of the current application is in line with the TPB's previous decisions and would not set an undesirable precedent within the "V" zone.
8. The proposed development aims to relieve the increasing demand of parking in Sha Ha Tsuen. Besides, considering that the Site is situated at a prime location near Yuen Long Highway and the raising need for tour bus, the proposed development is suitable for overnight coach parking. Furthermore, the proposed

EV charging facilities could echo with Environment and Ecology Bureau policy to promote EV popularisation in Hong Kong. Five and three number of EV chargers are equipped for electric private cars and coaches respectively to support their daily operations. Not just will it bring the convenience to EV drivers, this could help establishing a comprehensive and proper EV charging network in Yuen Long.

9. In light of the planning justifications furnished in this planning statement supported by the various technical assessments and the applicant's strong commitment to strictly comply with all control ordinances, the applicant respectfully requests favourable considerations on this s.16 planning application by the TPB.

**Tensor Planning and Surveying Limited**

**March 2026**

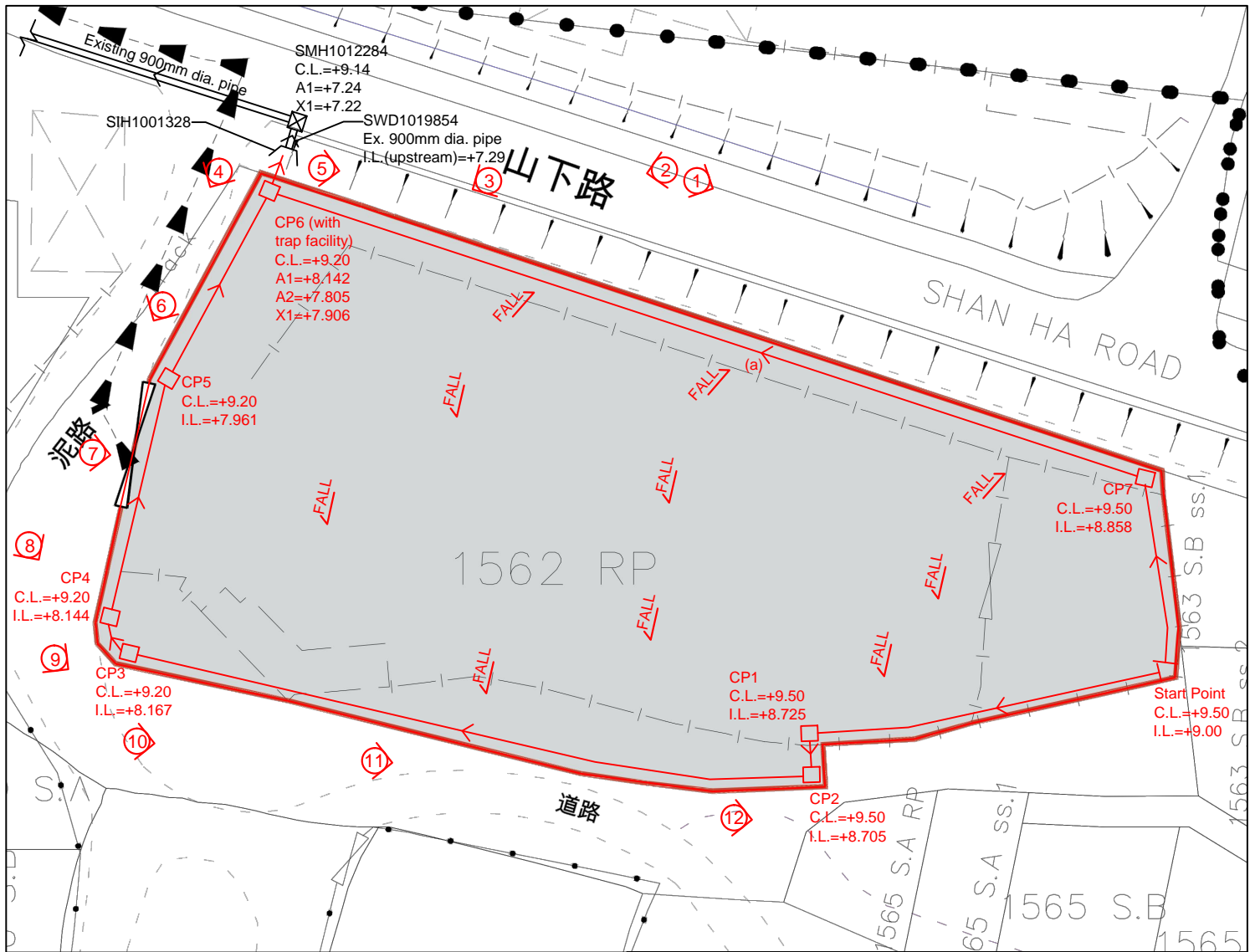
**Annex 1**

**Estimated Traffic Generation and Attraction by the Proposed Development**

Time Period	Private Car		Coach		2-way total
	In	Out	In	Out	
Trips at morning peak (7:00 to 9:00)	6	18	0	5	29
Trips at afternoon peak (17:00 to 19:00 p.m.)	18	6	2	0	26
Average Traffic trip per hour	11	11	5	2	29

## **Annex 2**

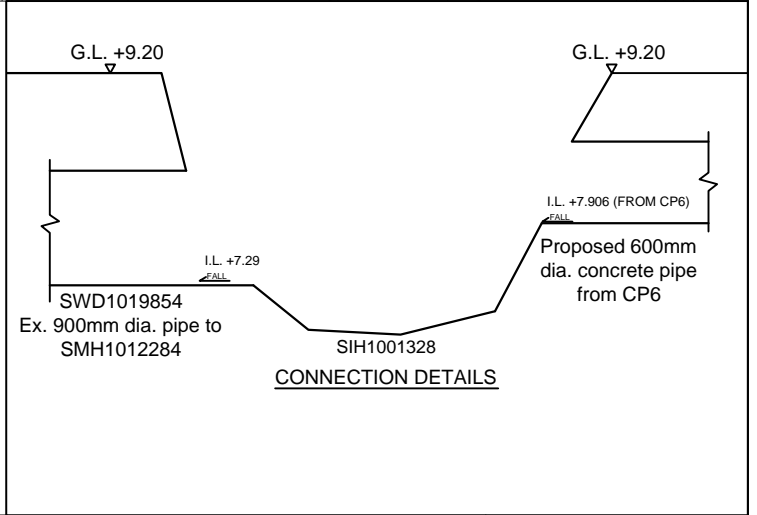
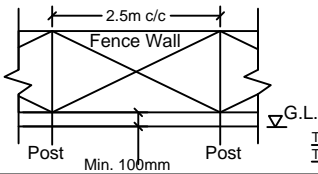
### **Drainage Proposal**



- Note:**
- Catchpits (CP6) with desilting facility shall follow CEED standard drawing No. C2406I.
  - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
  - Fence Wall to be erected (if any) shall be Open-bottom type.
  - No site formation works/ land filling to be carried out.

**LEGEND**

- Existing Catchpit
- Existing 900mm dia. pipe
- Proposed Catchpit
- Proposed 450UC (1:100) with Cast Iron Cover
- Proposed 600mm dia. concrete pipe (1:150)
- Photo Viewport



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

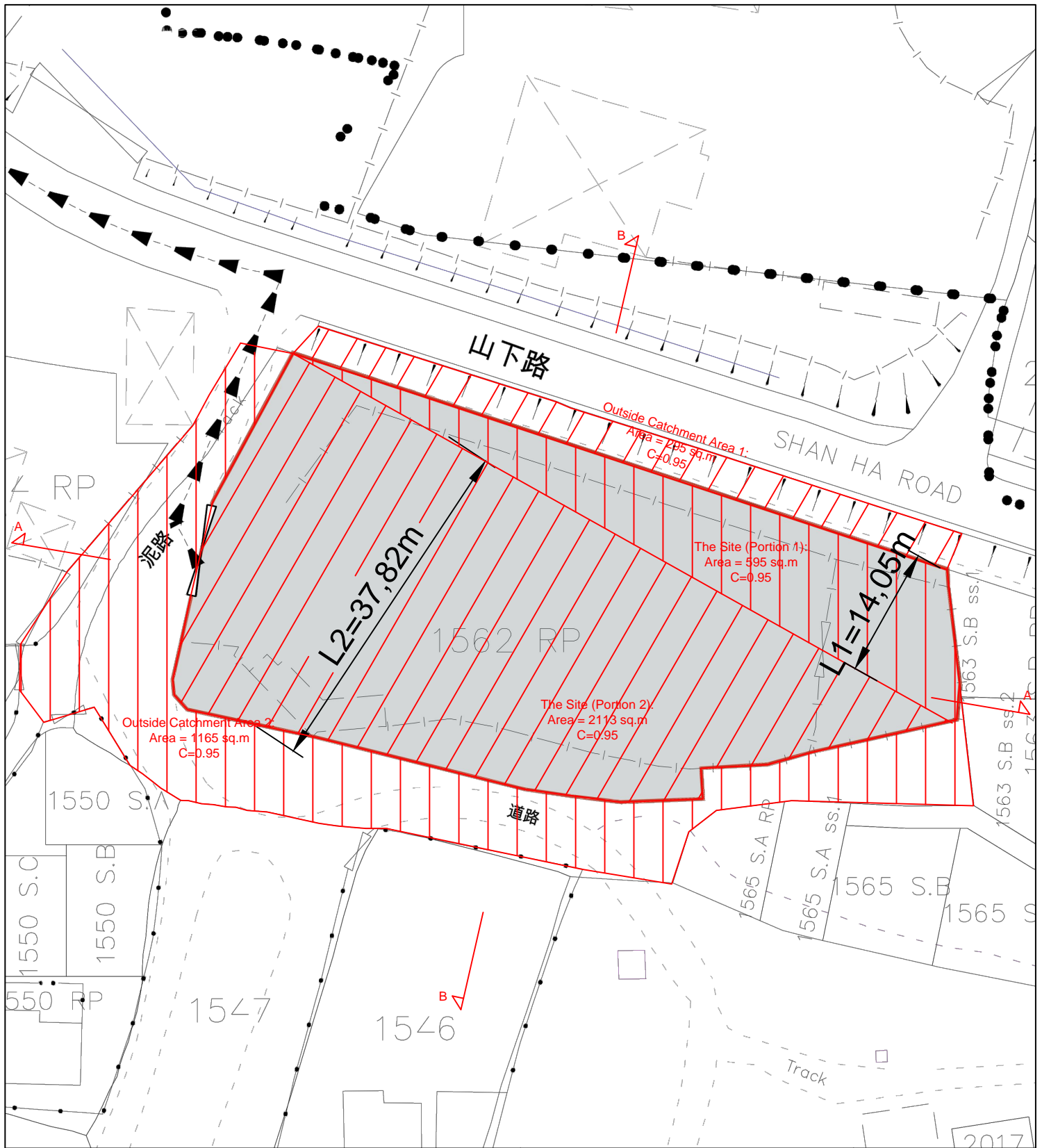
**Project:**  
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities for a Period of 3 Years at Lot 1562 RP(Part) in D.D. 121, Shan Ha Tsuen, Yuen Long, New Territories

(Application Number: )

Title: Drainage Proposal - LAYOUT D01-1

Drawn by: DM Date: 31-3-2026

Check by: DM Scale: ---



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:  
**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities for a Period of 3 Years at Lot 1562 RP(Part) in D.D. 121, Shan Ha Tsuen, Yuen Long, New Territories**

(Application Number: )

Title:

Drainage Proposal -  
 CATCHMENT AREA PLAN

D02

Drawn by:

DM

Date:

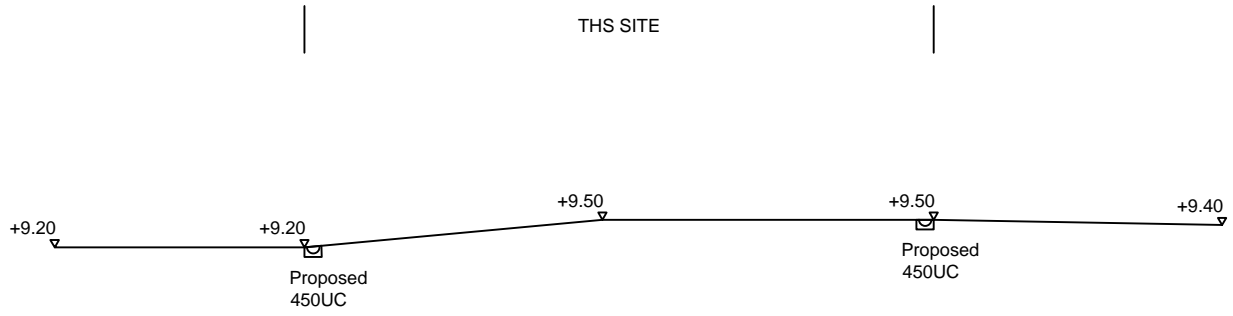
31-3-2026

Check by:

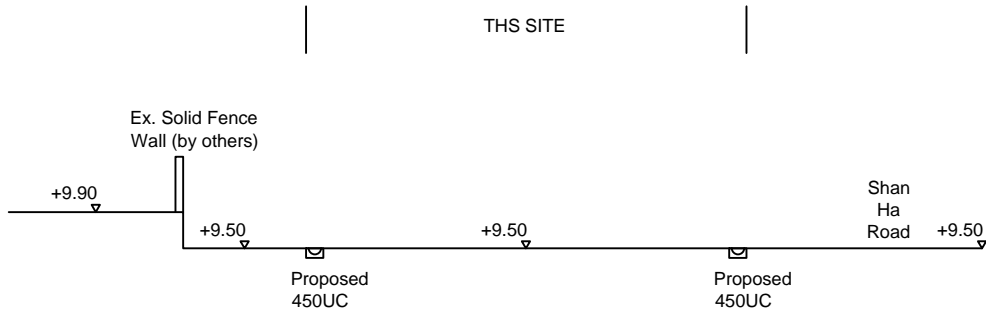
DM

Scale:

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SECTION A-A



SECTION B-B

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Title:

Drainage Proposal -  
SECTIONS

D03

Drawn by:

DM

Date:

31-3-2026

**Project:**  
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
with Ancillary Electric Vehicle Charging Facilities for a Period of 3 Years  
at Lot 1562 RP(Part) in D.D. 121, Shan Ha Tsuen, Yuen Long, New  
Territories

Check by:

DM

Scale:

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(Application Number: )

**Photo 1**



**Photo 2**



**Photo 3**



**Photo 4**



**Photo 5**



**Photo 6**



**Photo 7**



**Photo 8**



**Photo 9**



**Photo 10**



**Photo 11**



**Photo 12**



Outside Catchment Area 1, Area	=	295	m <sup>2</sup>	(C= 0.95 )	L1= 14.05	m
Outside Catchment Area 2, Area	=	1165	m <sup>2</sup>	(C= 0.95 )	L2= 38.72	m
THE SITE (Portion 1), Area	=	595	m <sup>2</sup>	(C= 0.95 )	H= 1	m
THE SITE (Portion 2), Area	=	2113	m <sup>2</sup>	(C= 0.95 )		

**Calculation of Design Runoff of the Proposed Development.**

**For the design of drains inside The Site (Portion 1), Consider The Site (Portion 1) + Outside Catchment Area 1**

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 595+295 \text{ m}^2$$

$$= 890$$

$$= 0.00089 \text{ km}^2$$

$$t = 0.14465 L1 / H^{0.2} A^{0.1}$$

$$= 0.14465 * 14.05 / 1^{0.2} * 890^{0.1}$$

$$= 1.031 \text{ min}$$

$$i = 1.16 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16 * 505.5 / (1.031 + 3.29)^{0.355}$$

$$= 348.8 \text{ mm/hr}$$

Therefore, Q1 = 0.278 \* 0.95 \* 348.8 \* 0.00089 / 0.9 (0.9 factor is adopted for sedimentation)

$$= 0.0911 \text{ m}^3/\text{sec}$$

$$= \mathbf{5466} \text{ lit/min}$$

**Provide 450UC (1:100) is OK**

**Calculation of Design Runoff of the Proposed Development.**

**For the design of drains inside The Site (Portion 2), Consider The Site (Portion 2) + Outside Catchment Area 2**

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 2113+1165 \text{ m}^2$$

$$= 3278$$

$$= 0.003278 \text{ km}^2$$

$$t = 0.14465 L2 / H^{0.2} A^{0.1}$$

$$= 0.14465 * 38.72 / 1^{0.2} * 3278^{0.1}$$

$$= 2.493 \text{ min}$$

$$i = 1.16 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16 * 505.5 / (2.493 + 3.29)^{0.355}$$

$$= 314.5 \text{ mm/hr}$$

Therefore, Q2 = 0.278 \* 0.95 \* 314.5 \* 0.003278 / 0.9 (0.9 factor is adopted for sedimentation)

$$= 0.3025 \text{ m}^3/\text{sec}$$

$$= \mathbf{18151} \text{ lit/min}$$

**Provide 450UC (1:100) is OK**

**For the design of drains outfall from the site, All Runoff**

$$Q = Q1 + Q2$$

$$= 5466 + 18151$$

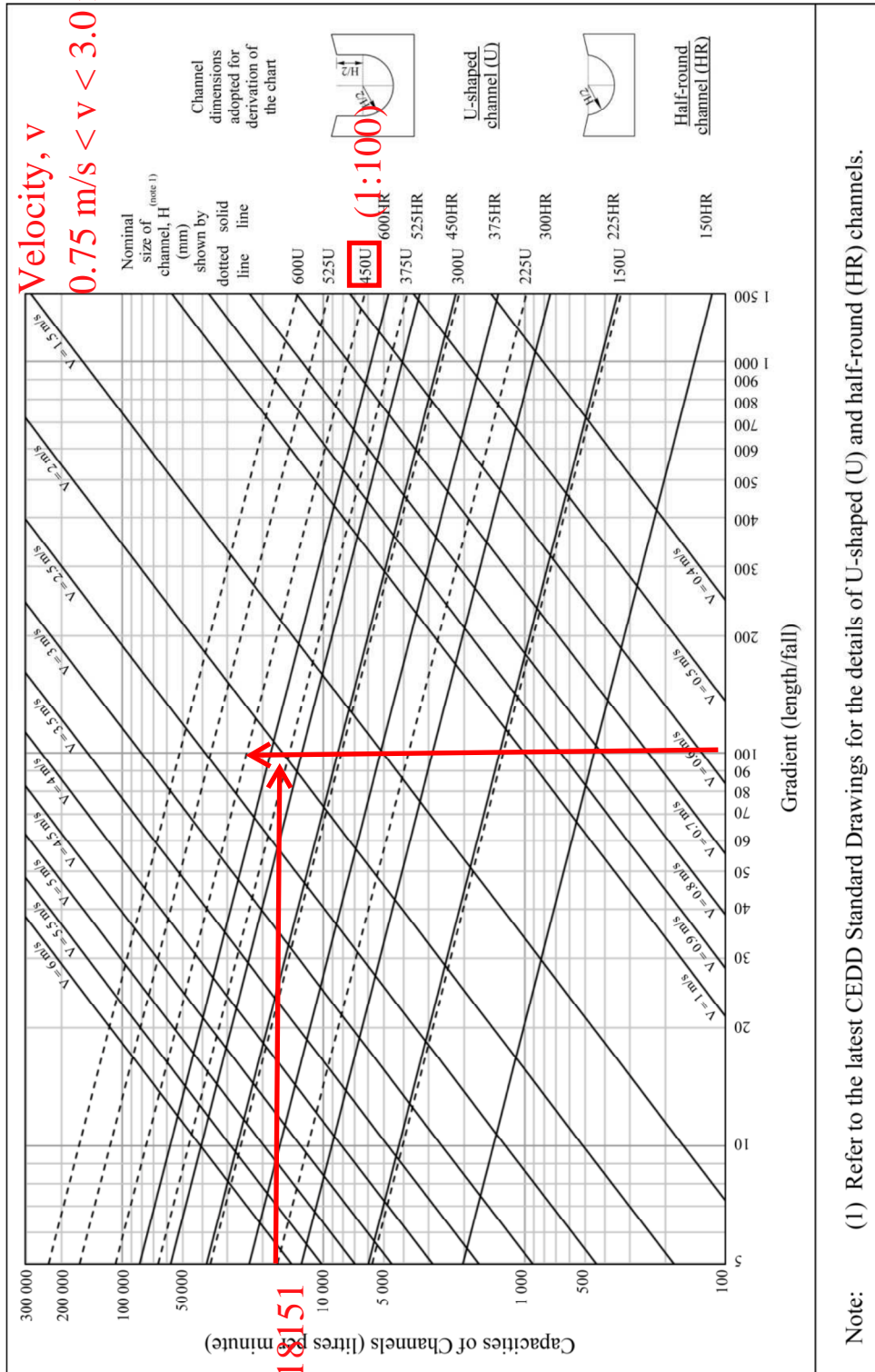
$$= \mathbf{23617} \text{ lit/min}$$

**Provide 600mm dia. underground concrete pipe (1:150) is OK**

**GEO Technical Guidance Note No. 43 (TGN 43)**  
**Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes**

Issue No.: 1      Revision: -      Date: 05.06.2014      Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



5466/18151

Check 600mm dia. Pipes by Colebrook-White Equation

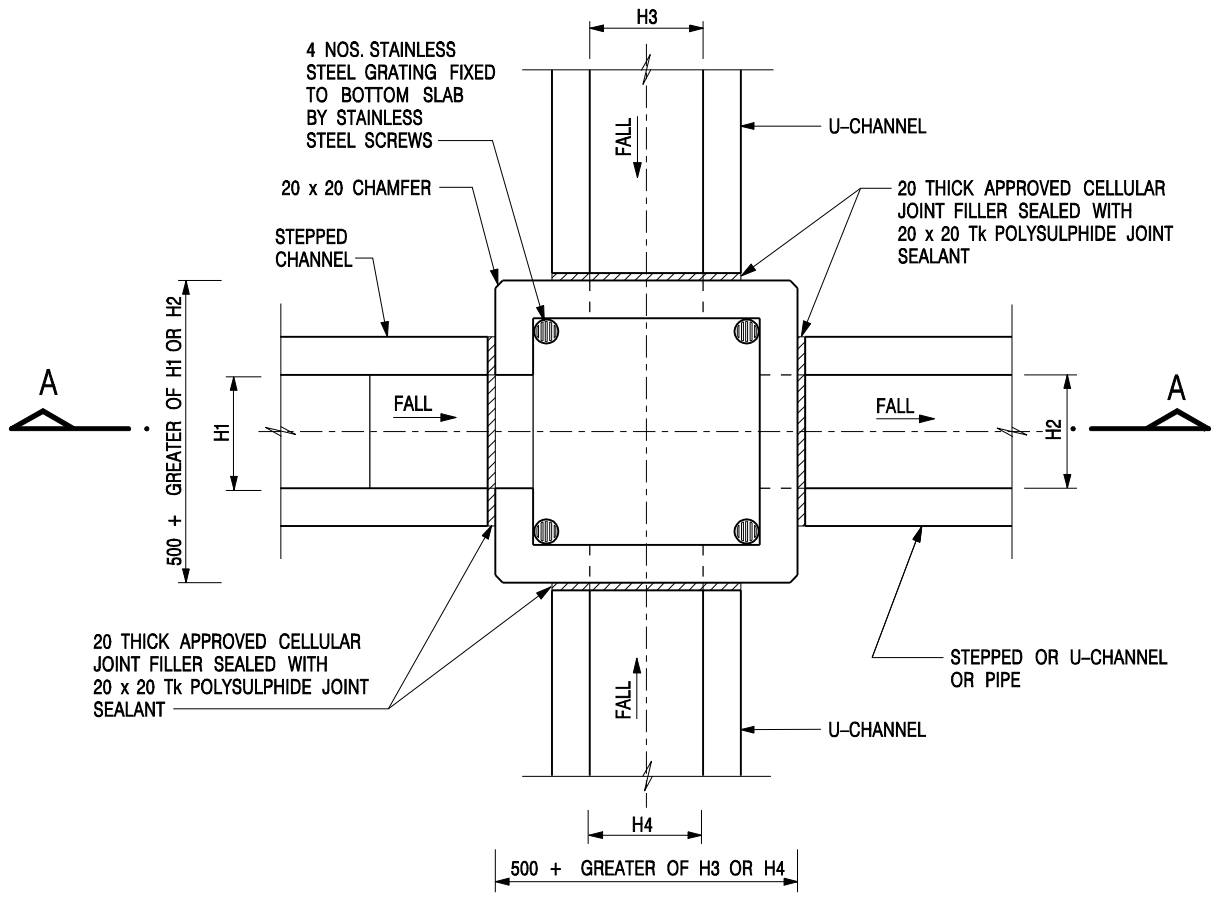
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

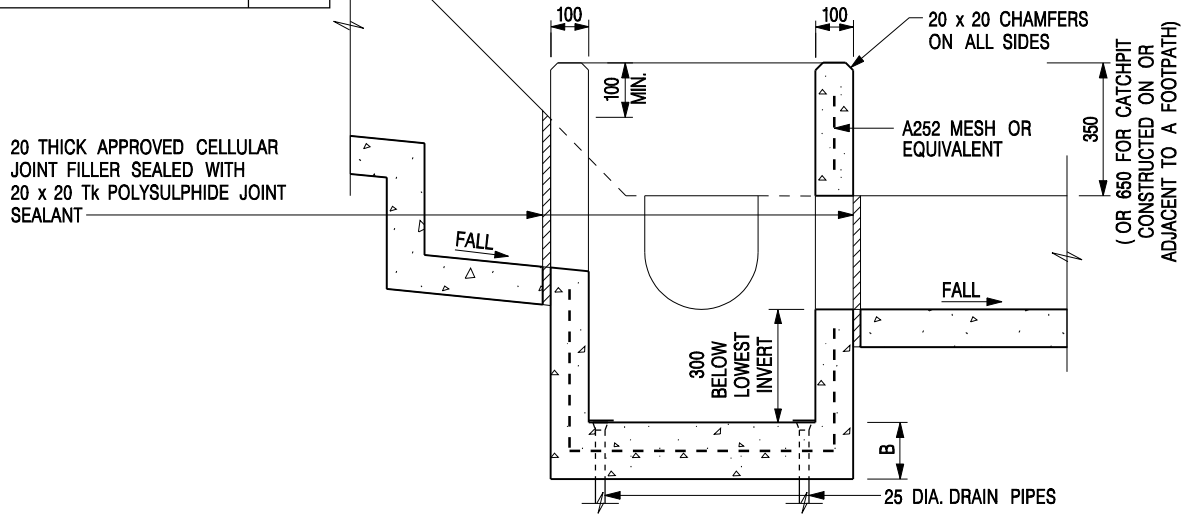
V	=		mean velocity (m/s)
g	=	9.81	m/s <sup>2</sup> gravitational acceleration (m/s <sup>2</sup> )
D	=	0.6	m internal pipe diameter (m)
ks	=	0.00006	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m <sup>2</sup> /s kinematic viscosity of fluid (m <sup>2</sup> /s)
s	=	0.006667	hydraulic gradient (1: 150 )

Therefore, design V of pipe capacity = 2.44 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.552	m <sup>3</sup> /s	
= 33123	lit/min	
> 23617	lit/min	Ok



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



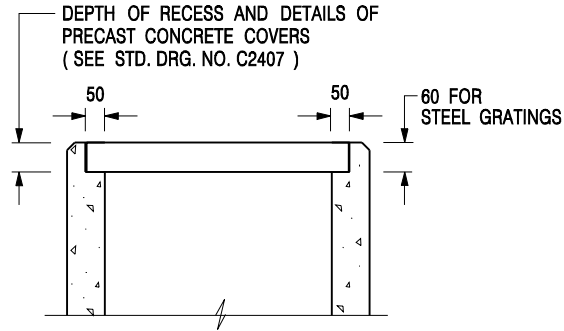
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
  2. REFER TO SHEET 2 FOR OTHER NOTES.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP**  
**(SHEET 1 OF 2)**

**CEDD** **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20 **DRAWING NO.**  
**DATE** JAN 1991 **C2406 /1**




**ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS**

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS ( SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2 ) OR CONCRETE COVERS ( SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING ( SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS ( SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**

 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b>
<b>DATE</b> JAN 1991	<b>C2406 /2A</b>

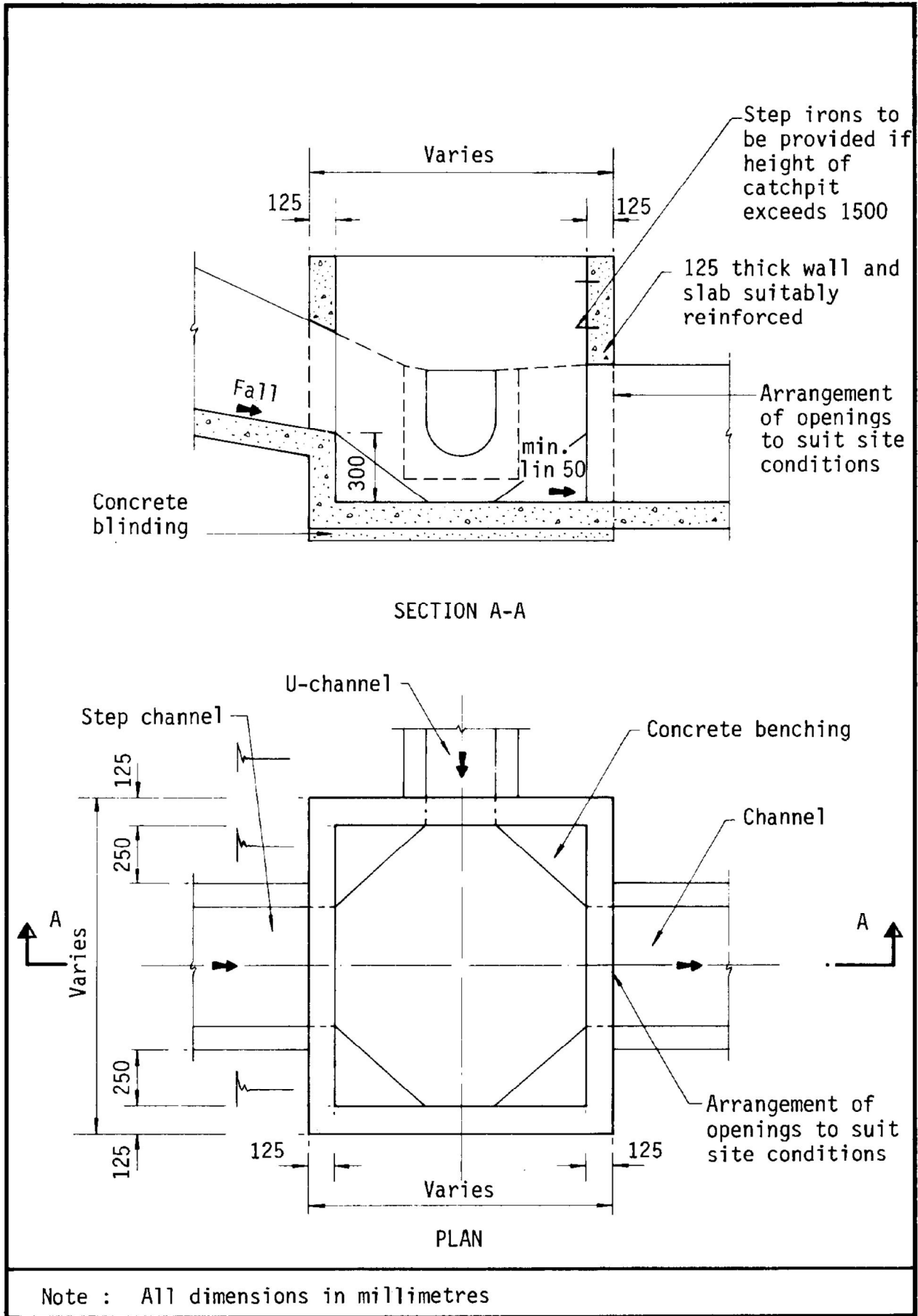


Figure 8.10 - Typical Details of Catchpits

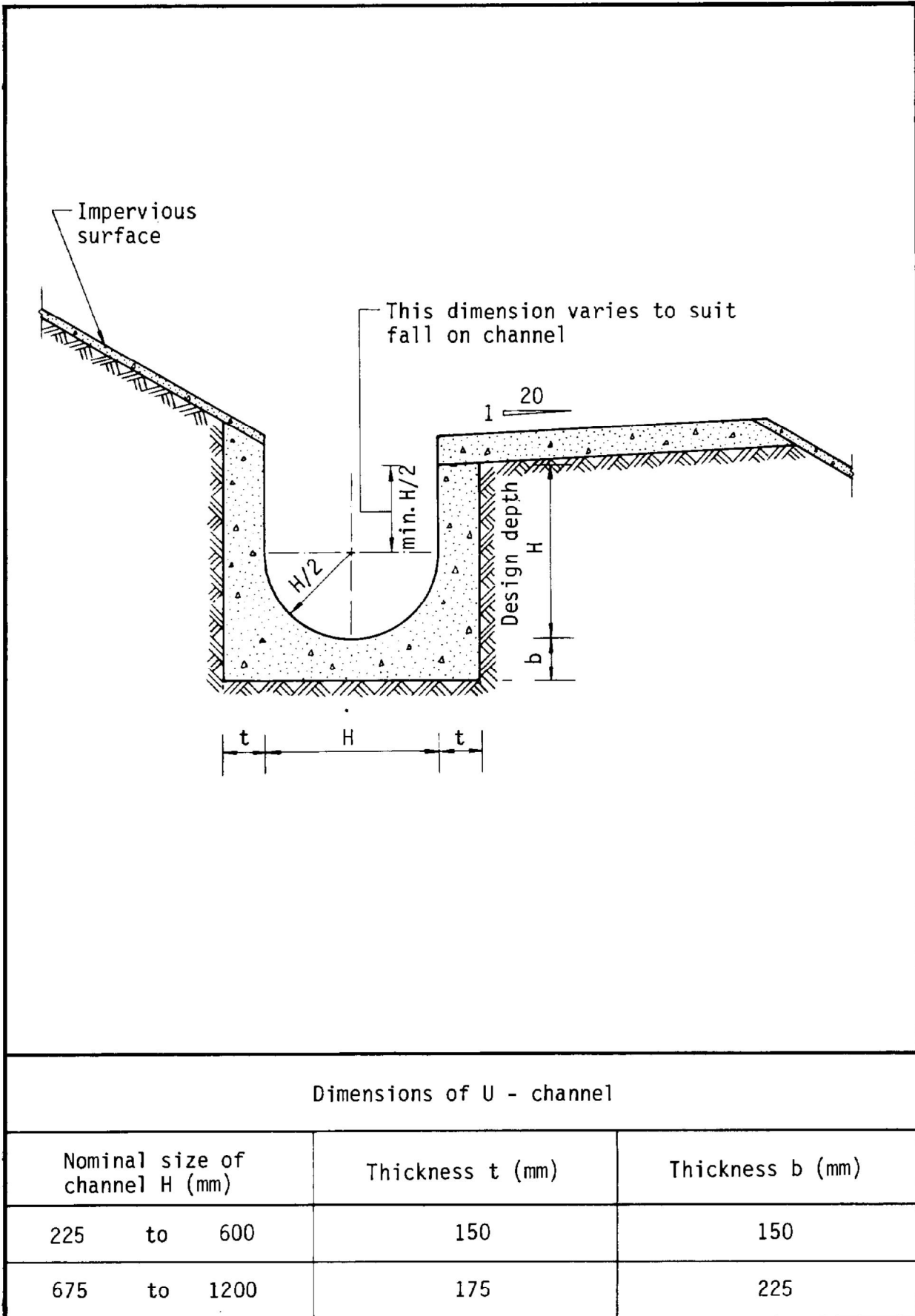


Figure 8.11 - Typical U-channel Details

## List of Plans

Plan 1	Layout Plan
Plan 2	Location Plan
Plan 3	Land Status Plan
Plan 4	Swept Path Analysis

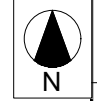
### DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 2,708 m<sup>2</sup> (ABOUT)  
 COVERED AREA : 248 m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 2,460 m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.1 (ABOUT)  
 SITE COVERAGE : 9% (ABOUT)

NO. OF STRUCTURE : 7  
 DOMESTIC GFA : NOT APPLICABLE  
 NON-DOMESTIC GFA : 248 m<sup>2</sup> (ABOUT)  
 TOTAL GFA : 248 m<sup>2</sup> (ABOUT)

BUILDING HEIGHT : 3 m (NOT MORE THAN)  
 NO. OF STOREY : 1 (NOT MORE THAN)

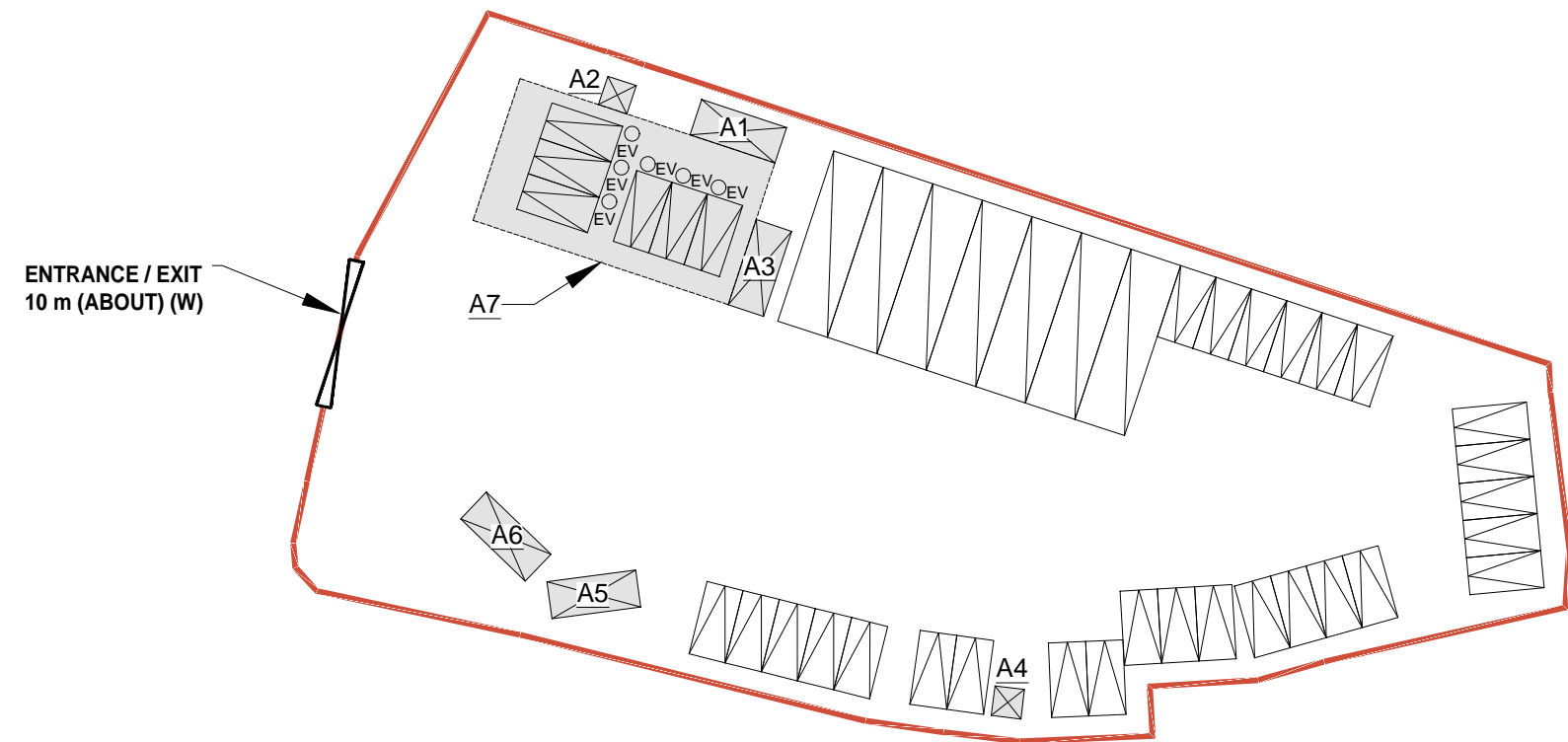


• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED  
 • DO NOT SCALE DRAWING

### LEGEND

- APPLICATION SITE
- STRUCTURE
- STRUCTURE (RAIN SHELTER)
- PARKING SPACE  
2.5 m (W) X 5 m (L)
- PARKING SPACE (Coach Parking)  
3.5 m (W) X 12 m (L)
- ENTRANCE / EXIT
- EVO  
ELECTRIC VEHICLE CHARGING STAND

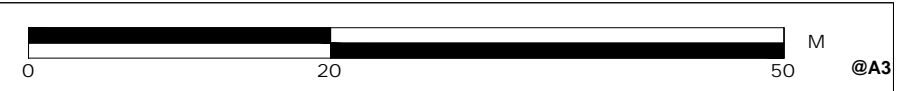
STRUCTURE	USE	COVERED AREA		GFA		BUILDING HEIGHT	
A1	ANCILLARY OFFICE	15 m <sup>2</sup>	(ABOUT)	15 m <sup>2</sup>	(ABOUT)	3 m	(NOT MORE THAN) (1-STOREY)
A2	ELECTRIC METER ROOM	4 m <sup>2</sup>	(ABOUT)	4 m <sup>2</sup>	(ABOUT)	3 m	(NOT MORE THAN) (1-STOREY)
A3	STAFF RESTING ROOM	15 m <sup>2</sup>	(ABOUT)	15 m <sup>2</sup>	(ABOUT)	3 m	(NOT MORE THAN) (1-STOREY)
A4	ELECTRIC METER ROOM	4 m <sup>2</sup>	(ABOUT)	4 m <sup>2</sup>	(ABOUT)	3 m	(NOT MORE THAN) (1-STOREY)
A5	ELECTRIC METER ROOM	15 m <sup>2</sup>	(ABOUT)	15 m <sup>2</sup>	(ABOUT)	3 m	(NOT MORE THAN) (1-STOREY)
A6	PORTABLE TOILET	15 m <sup>2</sup>	(ABOUT)	15 m <sup>2</sup>	(ABOUT)	3 m	(NOT MORE THAN) (1-STOREY)
A7	RAIN SHELTER	180 m <sup>2</sup>	(ABOUT)	180 m <sup>2</sup>	(ABOUT)	3 m	(NOT MORE THAN) (1-STOREY)
<b>TOTAL</b>		<b>248 m<sup>2</sup></b>	<b>(ABOUT)</b>	<b>248 m<sup>2</sup></b>	<b>(ABOUT)</b>		



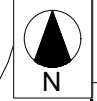
### PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 33 (INCLUDING 6 ELECTRIC VEHICLE CHARGING SPACES)  
 DIMENSIONS OF PARKING SPACE : 5 m (L) X 2.5 m (W)

NO. OF COACH PARKING SPACE : 7  
 DIMENSIONS OF PARKING SPACE : 12 m (L) X 3.5 m (W)



- LAYOUT PLAN		13 MAR 2026
REVISION		
drawn	CY	DATE
checked	-	DATE
approved	-	DATE
contract no. -		
project no.		
TITLE :		
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITIES FOR A PERIOD OF 3 YEARS		
SITE LOCATION :		
LOT 1562 RP (PART) IN D.D. 121, SHAN HA TSUEN, YUEN LONG		
drawing title.		
LAYOUT PLAN		
drawing no.	rev.	scale
PLAN 1	-	N.T.S.




• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED  
 • DO NOT SCALE DRAWING

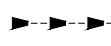
**LOCATION OF THE APPLICATION SITE**

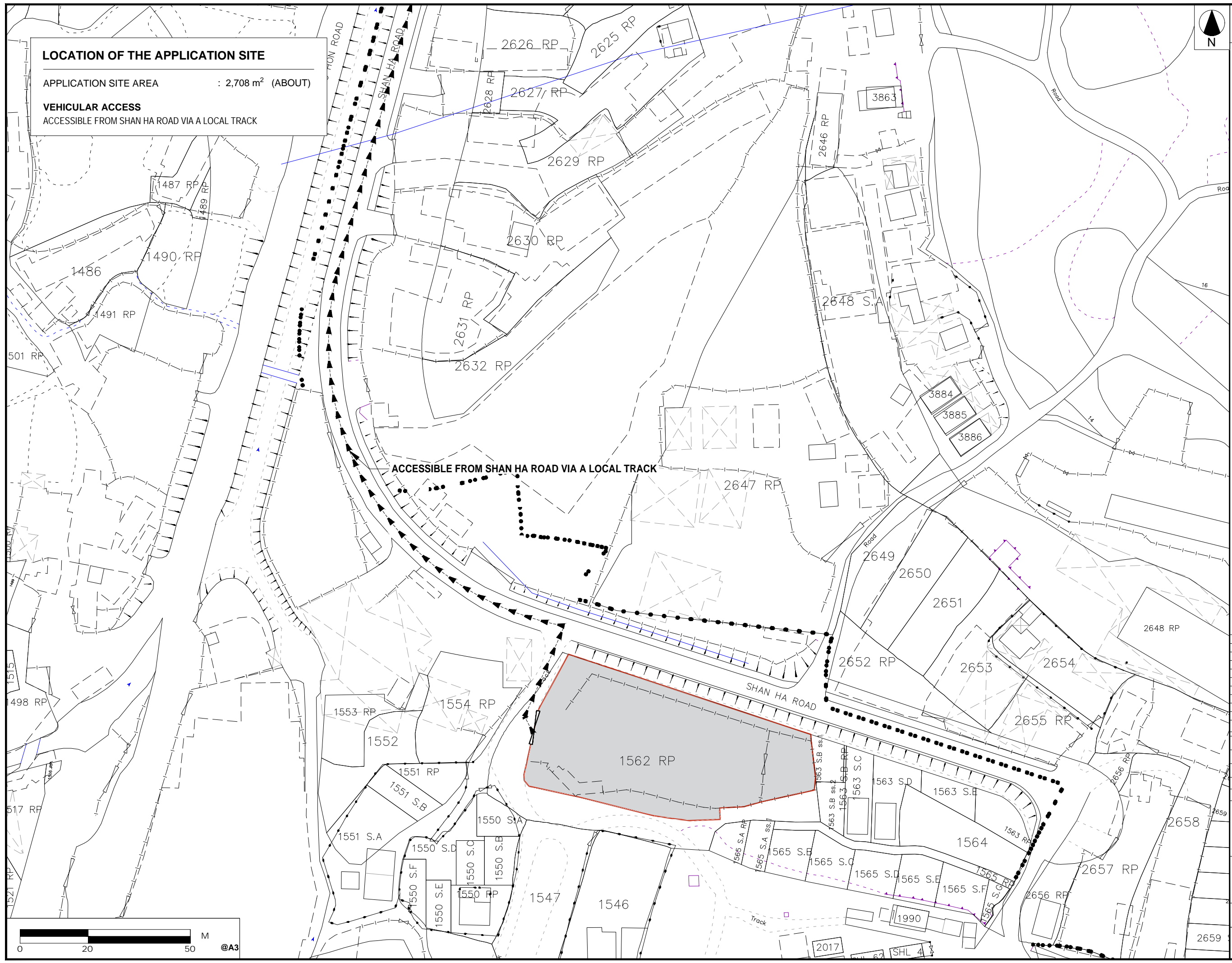
APPLICATION SITE AREA : 2,708 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
 ACCESSIBLE FROM SHAN HA ROAD VIA A LOCAL TRACK

**LEGEND**

 APPLICATION SITE

 ACCESS ROUTE



LAYOUT PLAN 13 MAR 2026

REVISION		
no.	name	DATE
drawn	CY	-
checked	-	DATE
approved	-	DATE

contract no. -  
 project no. -  
 TITLE :  
 PROPOSED TEMPORARY PUBLIC VEHICLE PARK  
 (EXCLUDING CONTAINER VEHICLE) WITH  
 ANCILLARY ELECTRIC VEHICLE CHARGING  
 FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION :  
 LOT 1562 RP (PART) IN D.D. 121, SHAN  
 HA TSUEN, YUEN LONG

drawing title.		
drawing no.	rev.	scale
PLAN 2	-	N.T.S.

**LAND STATUS**

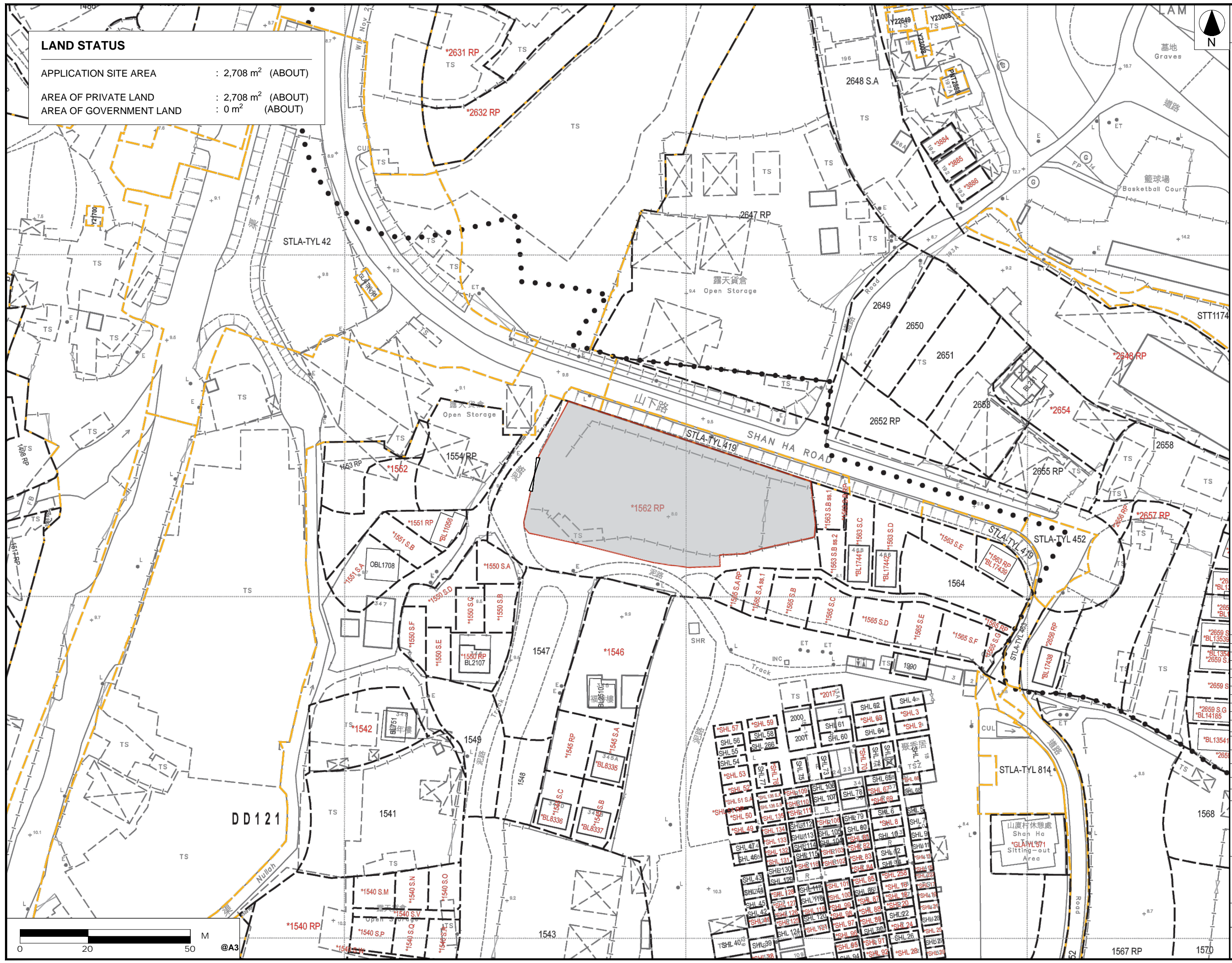
APPLICATION SITE AREA : 2,708 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 2,708 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 0 m<sup>2</sup> (ABOUT)



• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED  
 • DO NOT SCALE DRAWING

**LEGEND**

- APPLICATION SITE
- PRIVATE LAND
- GOVERNMENT LAND



LAYOUT PLAN		13 MAR 2026
REVISION		
drawn	CY	DATE
checked	-	DATE
approved	-	DATE
contract no. -		
project no. -		
TITLE :		
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITIES FOR A PERIOD OF 3 YEARS		
SITE LOCATION :		
LOT 1562 RP (PART) IN D.D. 121, SHAN HA TSUEN, YUEN LONG		
drawing title.		
LAND STATUS PLAN		
drawing no.	rev.	scale
PLAN 3	-	N.T.S.

