

Date: 2 July 2026

TPB Ref.: A/YL-LFS/613

By Email

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

Dear Sirs,

Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles and Filling of Land and Excavation of Land for a Period of 3 Years at Lots 2794, 2795, 2796, 2798, 2799, 2800, 2831 (Part) & 2832 in D.D.129, Sha Kong Wai, Yuen Long, N.T.

We would like to clarify the filling of land at the application site. As such, please see updated page 6 and 8 of the S.16-III application form and Figure 5 in the attachment.

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

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular official stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

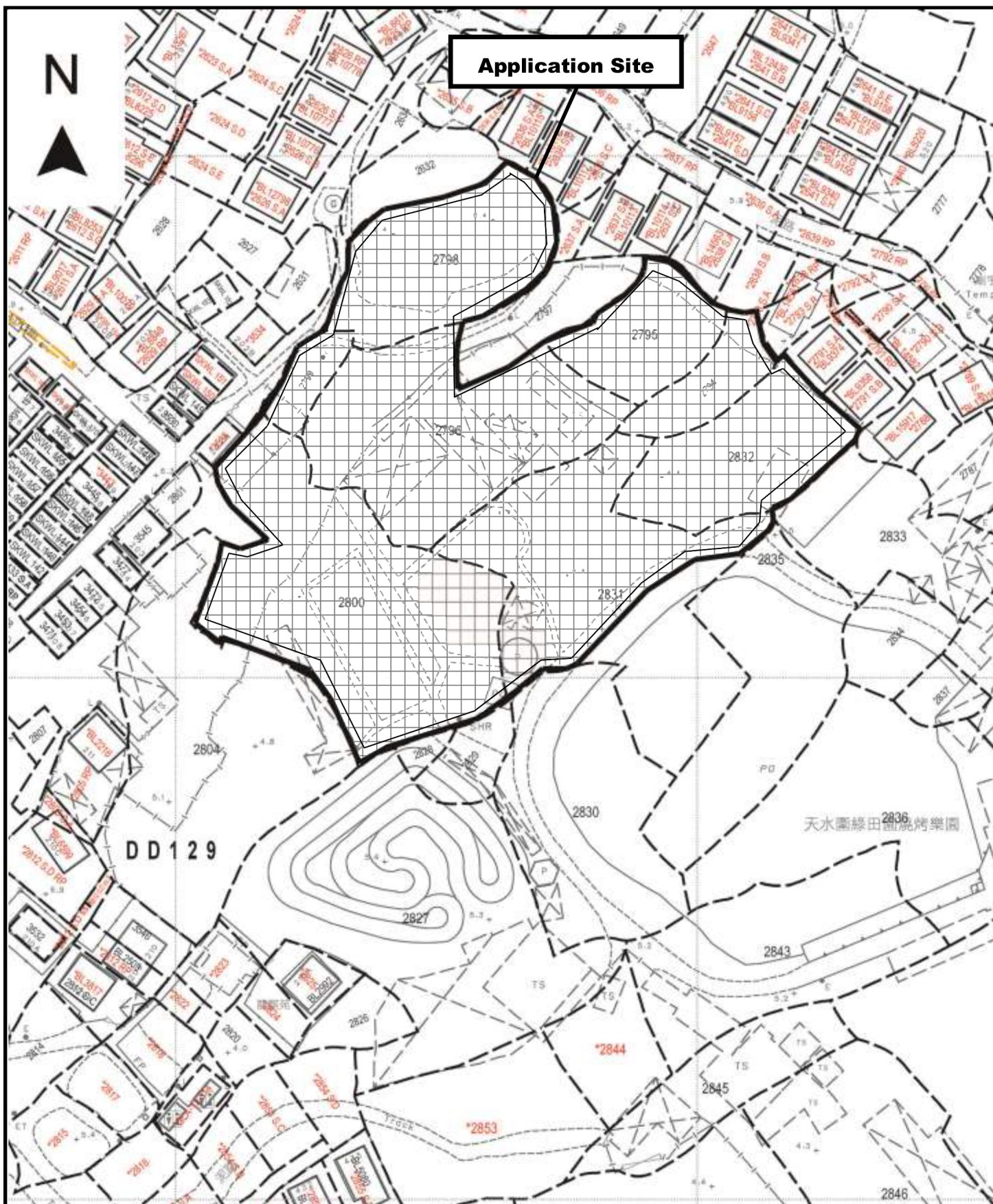
c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Belva TONG) – By Email

Proposed operating hours 擬議營運時間 7:00a.m. to 11:00p.m. from Mondays to Sundays including public holidays																																			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Tin Wah Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																																	
	No 否	☐																																	
(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	☐ Please provide details 請提供詳情																																	
	No 否	☒																																	
(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	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 8,000 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2 m 米 ☒ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 258.6 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 0.6 m 米 ☒ About 約																																	
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(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>					On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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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 proposed development is in line with the planning intention of the 'Village Type Development' ("V") zone which is primarily for the convenience of the villagers.
2. Insufficient supply to meet exigent parking demand in Sha Kong Wai.
3. The proposed development is primarily intended to resolve the parking demand of villagers in the vicinity and it will not bring new traffic to Sha Kong Wai because Sha Kong Wai is isolated.
4. Public vehicle park (excluding container trailer) is a column two use in 'V' zone.
5. The proposed development is not the first of its kind in the 'V' zone. Similar planning permissions have been granted within the same 'V' zone such as A/YL-LFS/536.
6. The proposed development is compatible with the surrounding environment.
7. The filling of pond and filling of land are intended for the passage and parking of private cars and light goods vehicle.
8. Minimal traffic impact.
9. Insignificant noise and environmental impacts.
10. The applicant has paved the land and filled the pond within the 'V' zone since the previous planning permission No. A/YL-LFS/429 & 485. This application is intended to regularize the land filling. No further land filling will be carried out. The proposed excavation of land is intended for the provision of drainage facilities.
11. No vehicle without valid licences issued under Traffic Regulations is permitted to park at the application site.
12. Only private cars and light goods vehicles are allowed to park at the application site. No medium goods vehicle, heavy goods vehicle and container tractor/trailer will allow to access/park at the application site.
13. No car beauty, car repairing, spraying, dismantling or other workshop activity will be carried out at the application site.



Application Site

Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years and Filling of Land and Excavation of Land at Lots 2794, 2795, 2796, 2798, 2799, 2800, 2831 (Part) & 2832 in D.D.129, Sha Kong Wai, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Site Paving & Excavation Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:



Proposed filling of land by 0.2m thick concrete



Proposed excavation of land (600mm) depth and wide for provision of surface U-channel at site periphery

Scale 比例:

1:1000