

Total: 8 pages

Date: 18 June 2026

TPB Ref.: A/YL-PS/775

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 (Private Cars) for a Period of 3 Years  
at Lots 390 (Part), 392 (Part), 403 RP (Part) and 404 (Part) in D.D.122  
and Adjoining Government Land, Sheung Cheung Wai, Ping Shan,  
Yuen Long, New Territories**

Our response to the comments of Transport Department is found in the attachment. We have also updated the number of proposed parking spaces for private car from 148 to 117. As such, we have updated the layout plan, page 5 and 11 of S.16-III application form in the attachment.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui



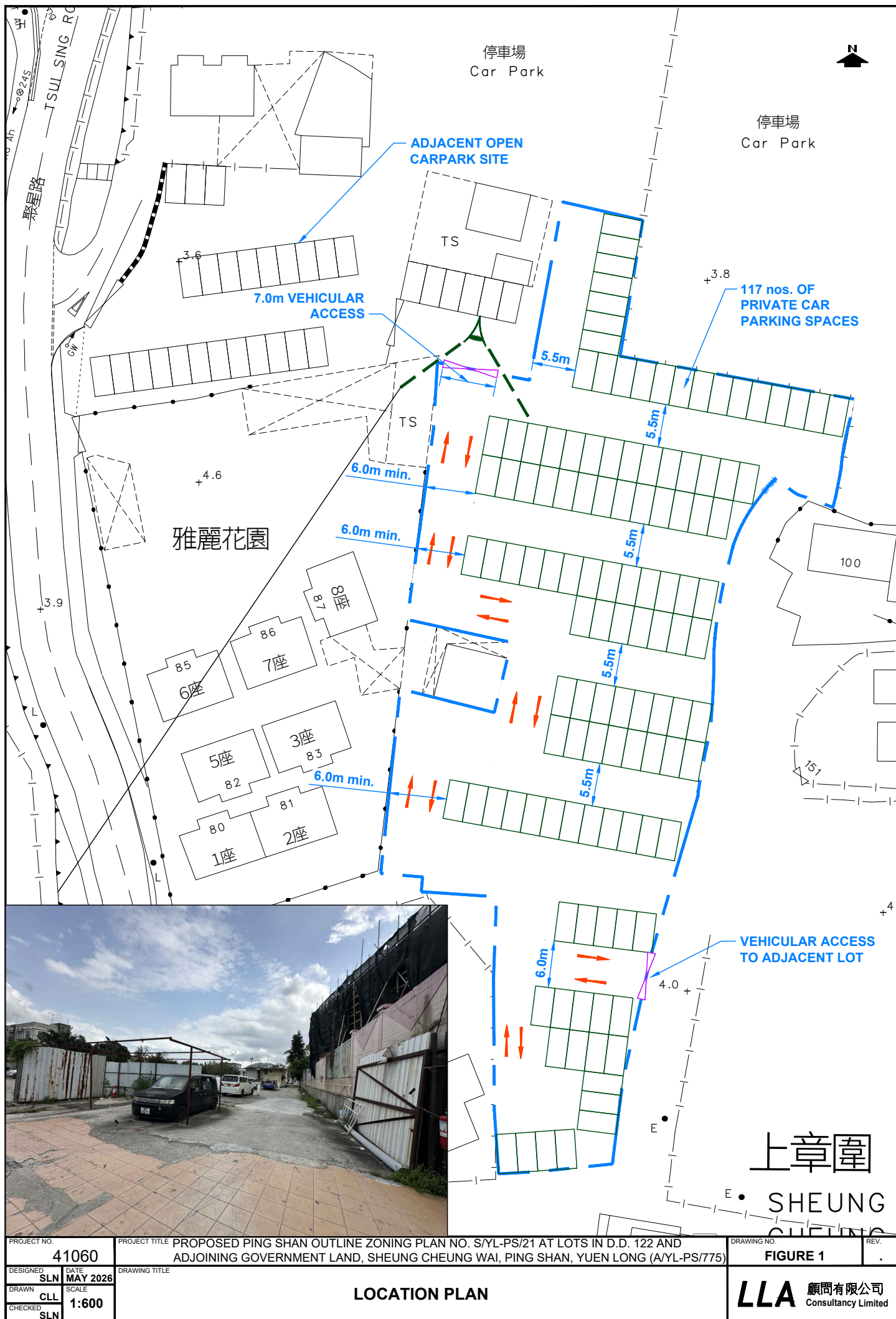
c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Max WONG) –  
By Email

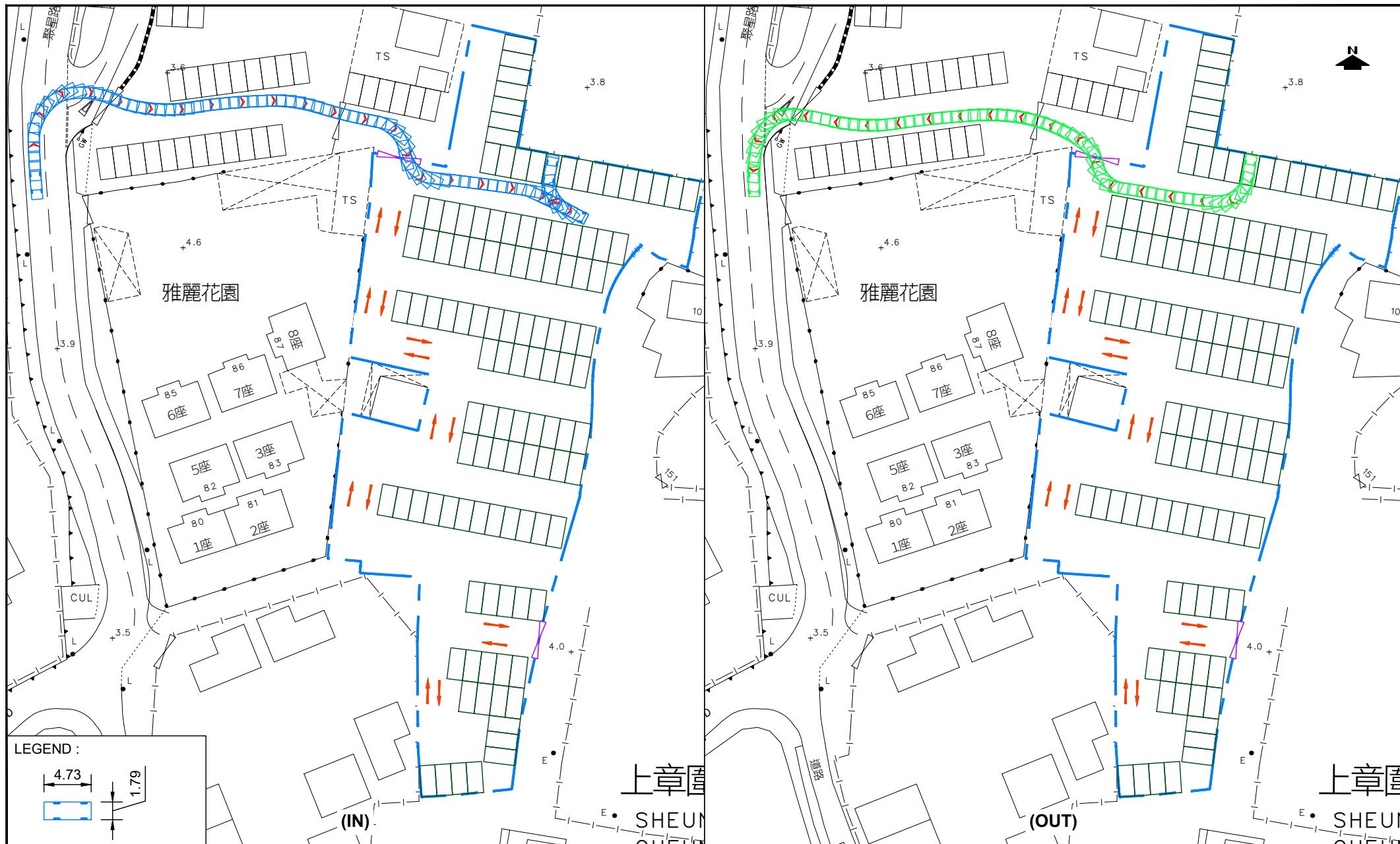
**Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years  
At Various Lots in D.D. 122 and Adjoining Government Land, Sheung Cheung Wai,  
Ping Shan, Yuen Long  
Application No. A/YL-PS/775**

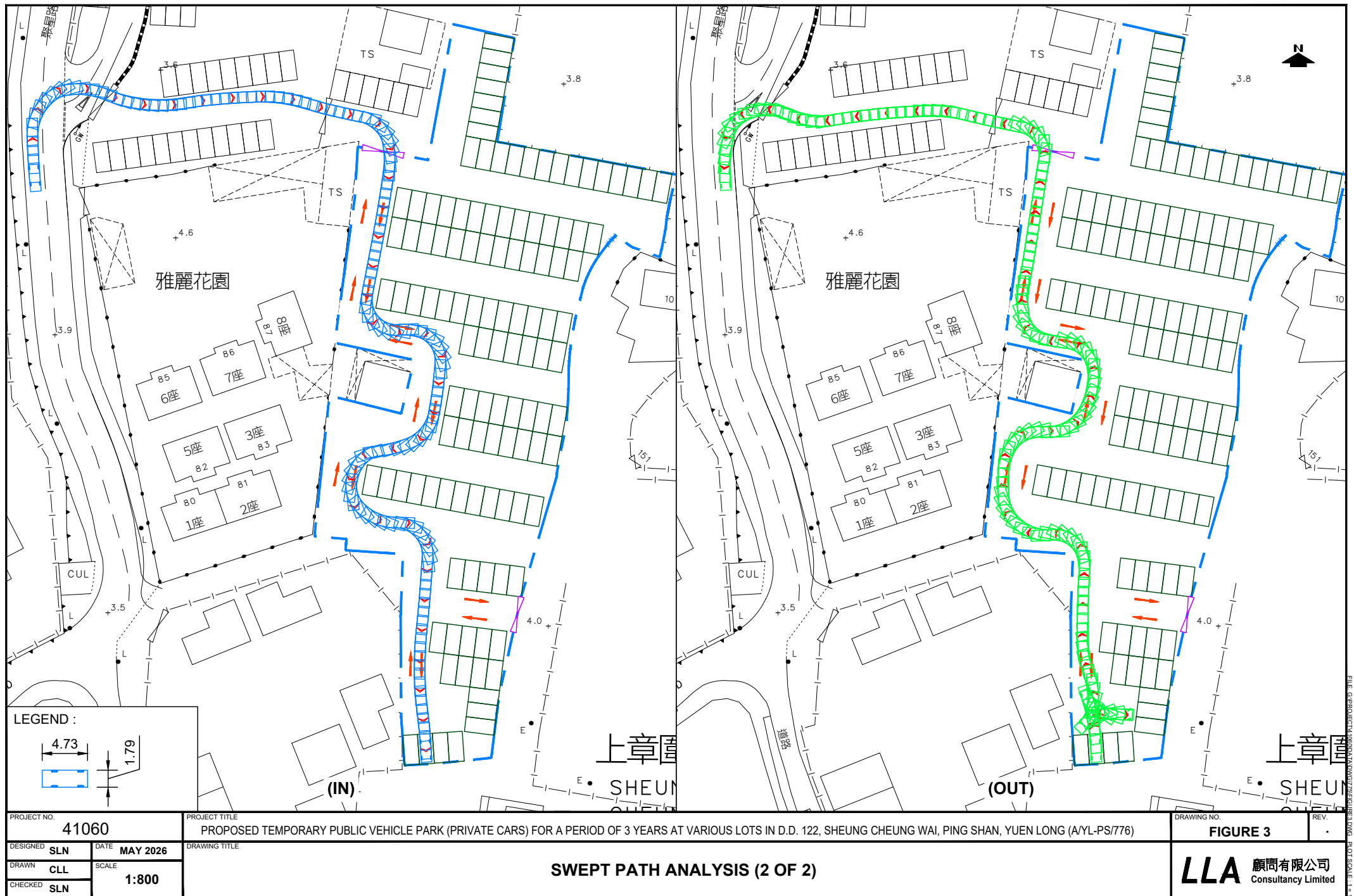
**18 May 2026**

**Response to Comments**

| Comments                                                                                                                                                                                                          | Responses                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Comments from Transport Department (Contact: Ms Phoebe Chan, Tel: 2399 6913)</b>                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                  |
| 1. Please elaborate the calculations of estimated generation and attraction rate.                                                                                                                                 | A traffic count survey was conducted on 5 May 2026. The traffic generation and attraction of the temporary vehicle park are 45 veh/hr and 9 veh/hr, respectively, during the AM peak hour. For the PM peak hour, the traffic generation and attraction of the temporary vehicle park are 21 veh/hr and 38 veh/hr, respectively.                  |
| 2. Please provide swept path analysis for critical locations, e.g. turning points and vehicular access to Tsui Sing Road, etc. to demonstrate smooth maneuvering for vehicles.                                    | On site observations revealed that the existing car parking layout is not desirable. The traffic layout is modified for provision of 117 nos. of car parking space and a minimum aisle width of 5.5m can be provided. Please refer to <b>Figure 1</b> for the updated layout and the swept path analysis are provided in <b>Figure 2 and 3</b> . |
| 3. Please provide photos of the proposed ingress/egress and man-gate,                                                                                                                                             | At present, there is no man-gate provided. Please refer to the photo in <b>Figure 1</b> showing the access/driveway leading to the subject site.<br><br>The proposed layout will have 7.0m for private cars enter/exit from the subject site from the adjacent site.                                                                             |
| 4. Please indicate the width of aisles. According to TPDM, the desirable aisle width shall be 6m. Justifications with swept path analysis shall be provided if the requirements could not be fulfilled.           | The main driveway will be of 6.0m minimum and a minimum aisle width of 5.5m is provided for other dead-end driveways. The swept path analysis is provided in <b>Figure 2 and 3</b> .                                                                                                                                                             |
| 5. The access road leading to the subject site is not under TD's purview. The applicant shall obtain consent of the managing parties of the access road for using it as the vehicular access to the subject site. | Noted. The applicant will obtain consent of the managing parties of the access road for using it as the vehicular access to the subject site.                                                                                                                                                                                                    |







**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**

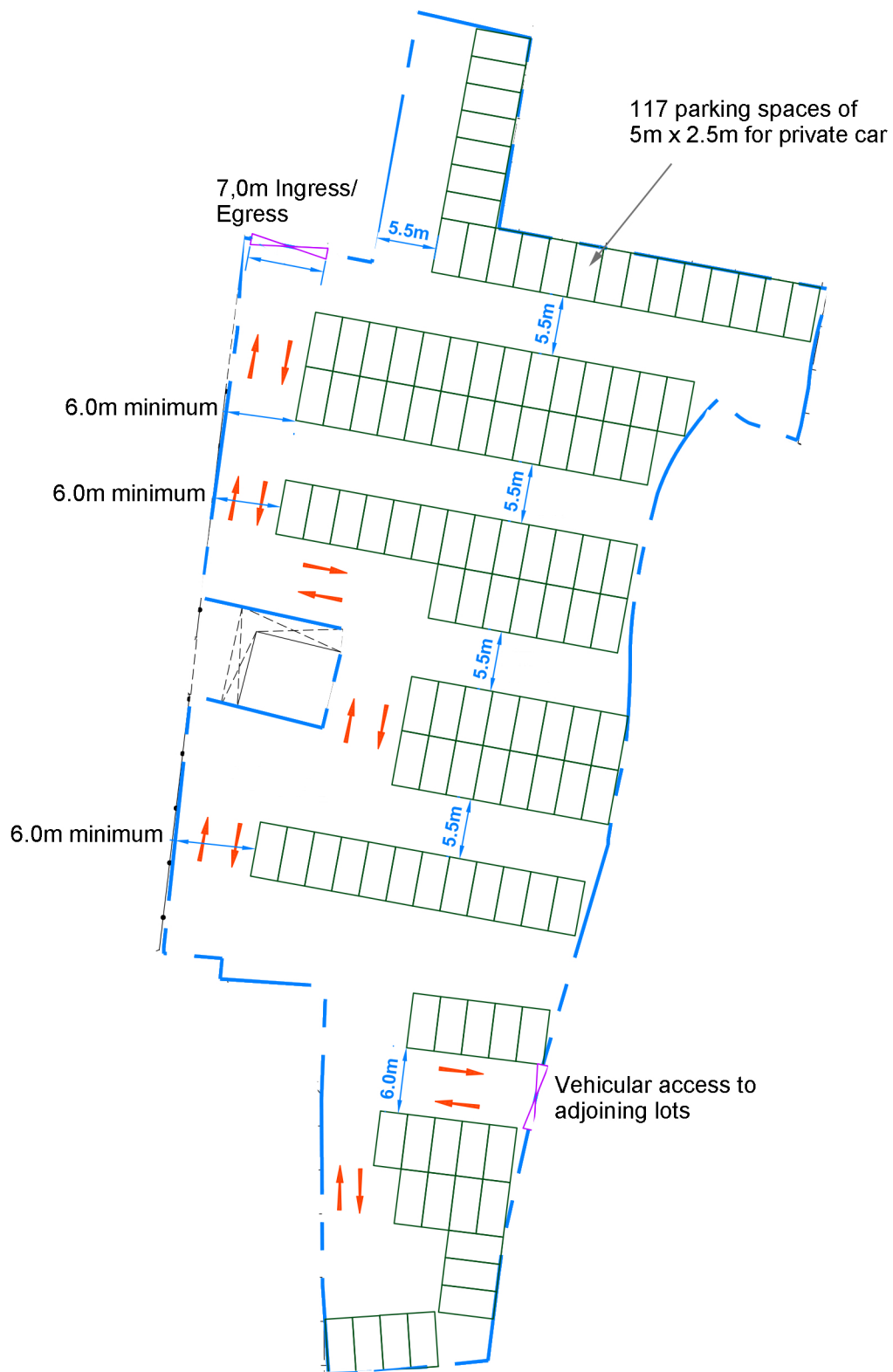
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

**(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<br>擬議用途/發展                                                                                                                                                          | Temporary Public Vehicle Park (Private Cars) 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<br>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                                                                                                                                                               | NA                                                                             | .....sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積                                                                                                                                                                | NA                                                                             | .....sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目                                                                                                                                                 | NA                                                                             | .....                                                 |
| Proposed domestic floor area 擬議住用樓面面積                                                                                                                                                               | NA                                                                             | .....sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積                                                                                                                                                          | NA                                                                             | .....sq.m <input type="checkbox"/> About 約            |
| Proposed gross floor area 擬議總樓面面積                                                                                                                                                                   | NA                                                                             | .....sq.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) |                                                                                |                                                       |
| NA                                                                                                                                                                                                  |                                                                                |                                                       |
| 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                                                                                                                                                                    | 117 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)                                                                                                                                                                    | NA                                                                             |                                                       |

|                                                                          |                                                                                                                                                                                                                                                                            |                                                                                   |                                                                                   |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |                                                                                                                                                                                                                                                                            | sq.m 平方米                                                                          | Plot Ratio 地積比率                                                                   |
|                                                                          | Domestic<br>住用                                                                                                                                                                                                                                                             | NA <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | NA <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|                                                                          | Non-domestic<br>非住用                                                                                                                                                                                                                                                        | NA <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | NA <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數                                                  | Domestic<br>住用                                                                                                                                                                                                                                                             | NA                                                                                |                                                                                   |
|                                                                          | Non-domestic<br>非住用                                                                                                                                                                                                                                                        | NA                                                                                |                                                                                   |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用                                                                                                                                                                                                                                                             | NA                                                                                | m 米<br><input type="checkbox"/> (Not more than 不多於)                               |
|                                                                          |                                                                                                                                                                                                                                                                            | NA                                                                                | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                      |
|                                                                          | Non-domestic<br>非住用                                                                                                                                                                                                                                                        | NA                                                                                | m 米<br><input type="checkbox"/> (Not more than 不多於)                               |
|                                                                          |                                                                                                                                                                                                                                                                            | NA                                                                                | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                      |
| (iv) Site coverage<br>上蓋面積                                               | NA % <input type="checkbox"/> About 約                                                                                                                                                                                                                                      |                                                                                   |                                                                                   |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數                                                                                                                                                                                                                                  |                                                                                   | 117                                                                               |
|                                                                          | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>NA<br>_____<br>_____ |                                                                                   | 117<br>0<br>0<br>0<br>0<br>0                                                      |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數                                                                                                                                                                                                        |                                                                                   | 0                                                                                 |
|                                                                          | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>NA<br>_____<br>_____                                                         |                                                                                   | 0<br>0<br>0<br>0<br>0                                                             |



Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lots 390 (Part), 392 (Part), 403 RP (Part), 404 (Part) in D.D. 122 and Adjoining Government Land, Sheung Cheung Wai, Ping Shan, Yuen Long, N.T.

## Proposed Layout Plan

Figure 3

1:600