

Total: 6 pages

Date: 25 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 further Transport Department is found in the attachment. We have also updated the number of proposed parking spaces for private car to 115. 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



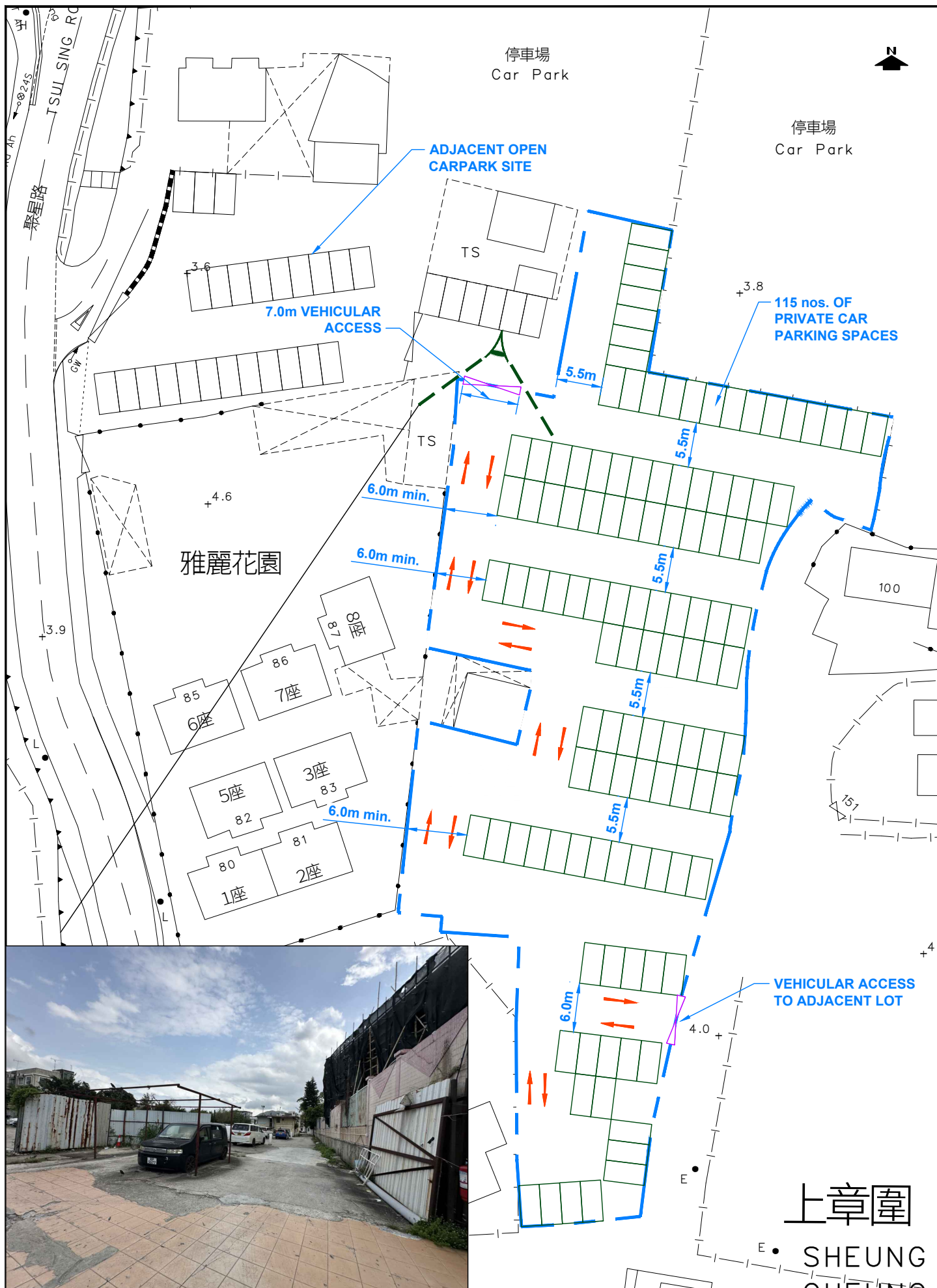
c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Max WONG) –
By Email

**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**

24 June 2026

Response to Comments

Comments	Responses
Comments from Transport Department (Contact: Ms Phoebe Chan, Tel: 2399 6913)	
1. The parking spaces clouded below are not practical, the applicant should review the layout.	Please refer to Figure 1 (Rev.A) for the updated layout



PROJECT NO. 41060	PROJECT TITLE PROPOSED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/21 AT LOTS IN D.D. 122 AND ADJOINING GOVERNMENT LAND, SHEUNG CHEUNG WAI, PING SHAN, YUEN LONG (A/YL-PS/775)	DRAWING NO. FIGURE 1	REV. A
DESIGNED SLN	DATE MAY 2026	LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:600		
CHECKED SLN			

LOCATION PLAN

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 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 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	NA	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	NA	sq.m	☒ 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	☒ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	NA	sq.m	☐ About 約
Proposed gross floor area 擬議總樓面面積	NA	sq.m	☐ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
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	115 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 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 ☐ About 約 ☐ Not more than 不多於	NA ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	NA ☐ About 約 ☐ Not more than 不多於	NA ☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	NA	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 ☐ (Not more than 不多於)
		NA	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	NA	m 米 ☐ (Not more than 不多於)
		NA	Storeys(s) 層 ☐ (Not more than 不多於)
(iv) Site coverage 上蓋面積	NA % ☐ 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		115
	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 _____ _____		115 0 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) NA _____ _____		0 0 0 0 0



Project 項目名稱:

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.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:600