寄件者: [redacted]
寄件日期: 2026年09月30日星期三 10:20
收件者: tpbpd/PLAND
副本: [redacted]

主旨: S.16 Planning Application No. A/YL-SK/464 - Submission of Further Information (3)
附件: A_YL-SK_464_FI3_Attachment 1_RtoC.pdf; A_YL-SK_464_FI3_Attachment 2_S.16-III Form_Replacement Pages.pdf; A_YL-SK_464_FI3_Attachment 3 Planning Justification_Replacement Pages.pdf; A_YL-SK_464_FI3_Attachment 4_Revised Estimated Trip Generation.pdf; A_YL-SK_464_FI3_Revised Plan 2.pdf

Your Ref.: TPB/A/YL-SK/464

Dear Jason and Athena,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years
in "Agriculture" Zone at Lots 1054 S.B and 1056 S.B (Part) in D.D. 106, Shek Kong, Yuen Long
(Planning Application No. A/YL-SK/464)

Submission of Further Information (3)

Reference is made to the captioned planning application and the departmental comments received via email from the Planning Department on 21.9.2026.

In response to the concerned departmental comments, we are pleased to submit further information including the following documents for your consideration:

Attachment 1 – Responses-to-Comments Table
Attachment 2 – Replacement Pages of Application Form
Attachment 3 – Replacement Pages of Planning Justifications
Attachment 4 – Revised Estimated Trip Generation
Plan 2 – Revised Layout Plan

In view of TD's comments, the applicant has reduced the number of private car parking spaces from 56 to 45, the light goods vehicle parking spaces from 16 to 15, and the application form, planning justifications and the estimated trip generation have been revised accordingly (**see attachments**).

Should you have any queries or require further clarification, please do not hesitate to contact the undersigned at [redacted]. Thank you.

Best regards,
Tiffany HUI
Town Planner
Tensor Planning and Surveying Limited
Direct Line: [redacted] Fax: [redacted]
[redacted]

Attachment 1

Response-to-Comments Table

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	**Commissioner for Transport, Transport Department (Contact: Mr. Phil CAI), dated 21.9.2026** Given the size of the PVP and the potential traffic impact to the local road, the applicant shall conduct a traffic review to assess the traffic impact to Kam Sheung Road and the local access.	Noted. The applicant has reduced the number of private car parking spaces from 56 to 45 and the light goods vehicle parking spaces from 16 to 15. Please refer to the **revised Plan 2 Layout Plan** for reference. Given that the number of parking spaces is the same as the previously approved application A/YL-SK/430 and the proposed development would only induce an additional hourly average of 17 no. of vehicular trip along Kam Sheung Road and nearby road networks during peak hours, it is expected that the development would not generate adverse traffic impact to the local road (**Attachment 4**).

Attachment 2

Replacement Pages of Application Form

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	Temporary Public Vehicle Park (excluding Container Vehicle) and Associated 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	☑ 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	……3,121……sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	……100……sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	……2……
Proposed domestic floor area 擬議住用樓面面積	……sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	……100……sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	……100……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)

Please refer to the Layout Plan (Plan 2).

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	45
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	15
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)	

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)	

(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	☐ About 約 ☐ Not more than 不多於		☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	100 ☑ About 約 ☐ Not more than 不多於		0.03 ☑About 約 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用			
	Non-domestic 非住用	2		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用			m 米 ☐ (Not more than 不多於)
				Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	4		m 米 ☑ (Not more than 不多於)
		1		Storeys(s) 層 ☑ (Not more than 不多於)
(iv) Site coverage 上蓋面積		3	%	☑ 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 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) _____ _____			60 45 15
	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) _____ _____			

Attachment 3

Replacement Pages of Planning Justifications

Justifications

Development Proposal

1. The application site (the Site) is for Temporary Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years, which is already in use. It is accessible from Kam Sheung Road via a local access (**Plan 1**). The Site provides 45 parking spaces for private car and 15 parking spaces for light goods vehicle (LGV). Two temporary structures, with a gross floor area (GFA) of about 100m^2, are erected/to be erected at the Site for (i) shroff and ancillary office uses, and (ii) storage of operation and maintenance tools, such as traffic cones, bollards, stoppers and spare parts of entrance gate and toilets. Please refer to **Plan 2** for the layout plan of the applied use.

2. The operation time of the applied use will be 24 hours daily, including Sundays and public holidays.

3. The Site consists of two private lots which are old schedule agricultural lots under Block Government Lease that restrict erection of structures without prior approval of the Government (**Plan 3**). The applicant will apply to the Lands Department for Short Term Waiver to permit relaxation of the user restriction on the concerned private lots.

4. Furthermore, the Site involves filling of land with soil and concrete of not more than 0.6m in depth to create flat surface for parking in the entire site except the area surrounding an existing tree for preservation, which spans about 3,193m^2 (**Plan 4**).

Land Use Compatibility

5. In view of the growing number of vehicles in the area, roadside parking is occasionally observed on local paths (see photos below). Demand for parking space is therefore expected. Currently, there is no managed carpark in the area. The applied use could serve nearby residents of The Scenicwoods, Kam Tsin Wai Village and dwellings in the vicinity, so as to reduce roadside parking and improve pedestrian safety in the area.

and environmental impacts are anticipated, and there is no objection/adverse comment from government departments. The approval was revoked on 5.6.2026 due to non-compliance of approval condition in relation to submission of a fire service installations (FSI) proposal.

10. Compare to the previous application, the current application remains the same site area, maximum building height (BH) and number of parking spaces, while GFA, plot ratio and site coverage are increased due to the addition of structure for storage and toilet uses. A comparison of the major development parameters is shown below:

Major Development Parameters	**A/YL-SK/430 (a)**	**Current Application (b)**	**Difference (b) – (a)**
Site Area	3,221m²	3,221m²	No change
GFA	60m²	100m²	+40m² (+66.7%)
Plot Ratio	0.02	0.03	+0.01 (+50%)
Site Coverage	1.9%	3%	+1.1%
Maximum BH	4m	4m	No change
Parking Space • Private Car • LGV	 • 45 • 15	 • 45 • 15	 • No Change • No Change

11. Due to the change in the operator of the car park, the appointment of a fire service contractor was not pursued, resulting in non-compliance of the abovementioned approval condition. In view of this, a FSI proposal is submitted in this application for the authority's examination to fulfil the applicant's responsibility (**Appendix 1**). In terms of drainage concern, the applicant has also provided the accepted drainage proposal under the previous application for review (**Appendix 2**).

12. There is a similar case for Proposed Temporary Public Vehicle Park with Electric Vehicle Charing Facility for a Period of 3 Years and Filling of Land (No. A/YL-

Attachment 4

Revised Estimated Traffic Generation

Location, Access and Ingress/egress

1. The Application Site (the Site) is located at Lots 1054 S.B and 1056 S.B (Part) in D.D. 106 in Shek Kong, Yuen Long, New Territories. It is served by a local vehicular track leading from Kam Sheung Road (**Plan 1**). As shown on the layout plan (**Plan 2**), the ingress/egress of the Site is located at the northeastern corner with about 6m in width.

Proposed Parking Space Provision

2. The Site is for proposed temporary public vehicle park (excluding container vehicle) and associated filling of land for a period of 3 years. To cater the use of PVP, a total number of 45 parking spaces for private car (5m (L) x 2.5m (W)) and 15 parking spaces for light goods vehicle (LGV) (7m (L) x 3.5m (W)) are proposed. **Plan 2** illustrates the proposed layout of the parking spaces.

Estimated Traffic Generation

3. The estimated average traffic generation at normal and peak hours are as follow:

Time Period	Private Car		LGV		2-way total
	IN	OUT	IN	OUT	
Trips at AM peak per hour (7:00 to 9:00)	4	9	0	4	17
Trips at PM peak per hour (17:00 to 19:00)	9	4	4	0	17
Traffic trip per non-peak hour	4	4	4	4	16

4. As shown in the above estimation, it is considered that the proposed development will not generate significant amount of traffic and aggravate the traffic condition of Kam Sheung Road and nearby road networks.

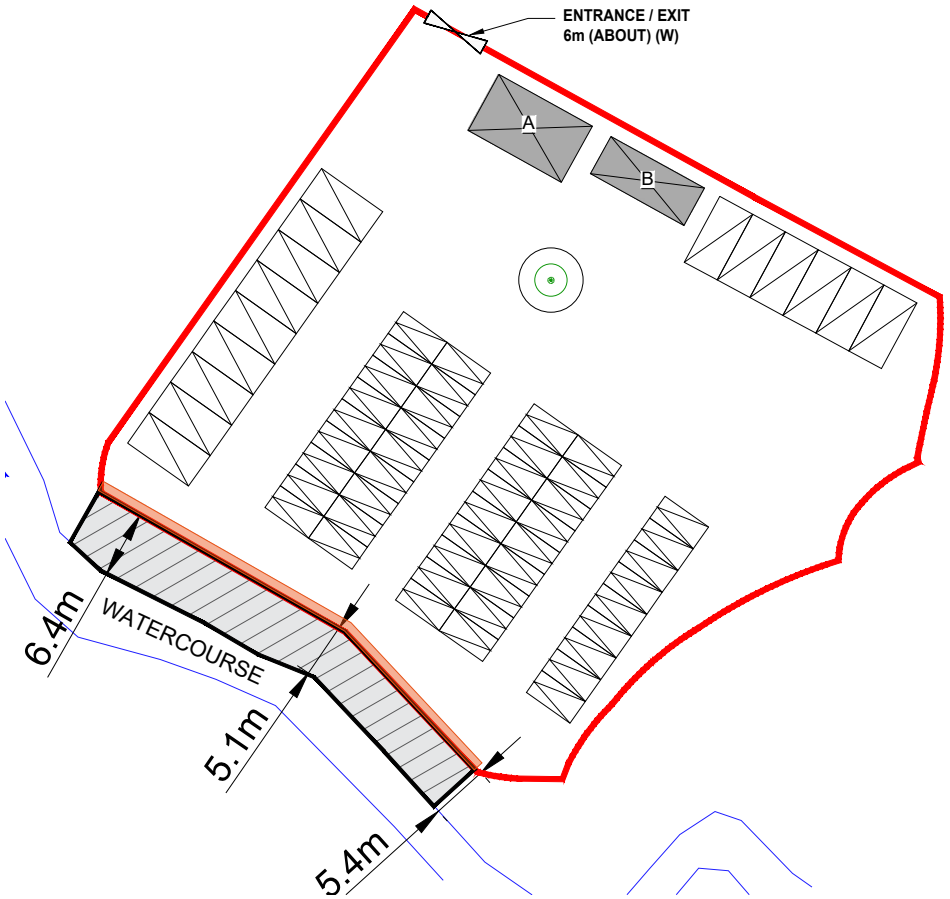
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,221 m^2	(ABOUT)
COVERED AREA	: 100 m^2	(ABOUT)
UNCOVERED AREA	: 3,121 m^2	(ABOUT)
PLOT RATIO	: 0.03	(ABOUT)
SITE COVERAGE	: 3%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 100 m^2	(ABOUT)
TOTAL GFA	: 100 m^2	(ABOUT)
BUILDING HEIGHT	: 4 m	(NOT MORE THAN)
NO. OF STOREY	: 1	(NOT MORE THAN)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
A	SHROFF AND ANCILLARY OFFICE	60 m^2 (ABOUT)	60 m^2 (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
B	STORE ROOM AND TOILET	40 m^2 (ABOUT)	40 m^2 (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
	TOTAL	**100 m^2 (ABOUT)**	**100 m^2 (ABOUT)**	

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 45
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLES PARKING SPACE	: 15
DIMENSIONS OF PARKING SPACE	: 7 m (L) X 3.5 m (W)



N

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

LEGEND

- APPLICATION SITE *2.5m high fencing would be erected along the site boundary throughout the planning approval period
- STRUCTURE
- PARKING SPACE (Private Car) *2.5 m (W) X 5 m (L)*
- PARKING SPACE (Light Goods Vehicles) *3.5 m (W) X 7 m (L)*
- ENTRANCE / EXIT
- EXISTING TREE
- STONE/ CONCRETE BARRIER *0.3m high stone/concrete will be placed along the southern boundary throughout the planning approval period

–	LAYOUT PLAN	08 JUL 2026

REVISION

	name	-
drawn	CY	DATE -
checked	-	DATE -
approved	-	DATE -

contract no. –

project no. DD106

TITLE :
TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION :
LOTS 1054 S.B AND 1056 S.B (PART) IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

drawing title.
LAYOUT PLAN

drawing no.	rev.	scale
PLAN 2	–	N.T.S.

0 20 50 100 M @A3