

Our Ref. : DD126 Lot 29 & VL  
Your Ref. :

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

**By Email**

6 November 2024

Dear Sir,

**Submission of S.16 Planning Application**

**Proposed Temporary Open Storage of Vehicle with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land and Pond in "Recreation" Zone,  
Various Lots in D.D. 126 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories**

We refer to the S.16 planning application submitted to the Town Planning Board (the Board) on 29.10.2024.

With a view to clarifying the figure of Government Land (GL) area within the application site (the Site), we write to provide the following revised documents for the consideration of the Board:

- 1) Planning Statement (revised GL area on pp. 3, 4, 10 and 11); and
- 2) Revised plan showing the land status of the Site (**Plan 3**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Christian CHIM**  
Town Planner



## EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Various Lots in D.D. 126 and Adjoining Government Land (GL), Ping Shan, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Vehicle with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond**' (the proposed development).
- The Site falls within an area zoned "Recreation" ("REC") on the Approved Ping Shan Outline Zoning Plan (OZP) No.: S/YL-PS/20. The Site occupies an area of 41,010 m<sup>2</sup> (about), including 914 m<sup>2</sup> (about) of GL. One single-storey structure is proposed at the Site for guardroom use with total gross floor area (GFA) of 18 m<sup>2</sup> (about). The remaining area is reserved for open storage of vehicle, vehicle parking spaces, and loading/unloading and circulation area.
- The Site is accessible from Tin Wah Road via a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 18:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
  - the applicant's original premises is affected by land resumption for the public housing development near Tin Tsz Road in Tin Shui Wai;
  - the applicant has spent effort in identifying suitable sites for relocation;
  - the applied use is the same as the applicant's original premises;
  - no significant adverse impact is anticipated from the proposed development; and
  - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "REC" zone.
- Details of development parameters are as follows:

<b>Site Area</b>	41,010 m <sup>2</sup> (about), including 914 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	18 m <sup>2</sup> (about)
<b>Uncovered Area</b>	40,992 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.0004 (about)
<b>Site Coverage</b>	0.04% (about)
<b>Number of Structure</b>	1
<b>Total GFA</b>	18 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m <sup>2</sup> (about)
<b>Building Height</b>	3 m (about)
<b>No. of Storey</b>	1

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界元朗屏山丈量約份第 126 約多個地段及毗連政府土地的規劃申請，於上述地點作「擬議臨時露天存放汽車連附屬設施 (為期 3 年) 及相關填土及填塘工程」(擬議發展)。
- 申請地點所在的地區在《屏山分區計劃大綱核准圖編號 S/YL-PS/20》上劃為「康樂」地帶。申請地盤面積為 41,010 平方米 (約)，當中包括 914 平方米 (約) 的政府土地。申請地點將設有一座單層構築物作保安更亭用途，構築物的總樓面面積合共為 18 平方米 (約)，申請地點的其餘地方將預留作露天存放汽車、車輛停泊位和上／落貨及流轉空間。
- 申請地點可從天華路經一條地區道路前往。擬議發展的作業時間為星期一至六上午九時至下午六時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 申請人原來的經營處所受到「近天水圍天慈路公營房屋發展」收地影響；
  - 申請人曾經致力尋找合適的搬遷地點；
  - 申請用途與申請人先前受影響的發展場地用途一致；
  - 擬議發展不會對周邊地區帶來重大負面影響；及
  - 擬議發展只屬臨時性質，批出規劃許可則不會影響「康樂」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

地盤面積：	41,010 平方米 (約)， 包括 914 平方米 (約) 的政府土地
上蓋總面積：	18 平方米 (約)
露天地方面積：	40,992 平方米 (約)
地積比率：	0.0004 (約)
上蓋覆蓋率：	0.04% (約)
樓宇數目：	1 座
總樓面面積	18 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	18 平方米 (約)
構築物高度：	3 米 (約)
構築物層數：	1 層

*considered unless the applications are on sites with previous approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, a planning permission could be granted on a temporary basis up to a maximum period of 3 years.*

- 4.7 The Site falls within Category 3 area of *TPB PG-No. 13G (Plan 8)*, the proposed development would not generate significant adverse impacts on the surrounding areas. In addition, the original premises will be resumed by the Government to facilitate the public housing development near Tin Tsz Road in Tin Shui Wai. Approval of the current application is in line with *TPB PG-No. 13G* and would not set an undesirable precedent within the Category 3 area. It should be considered on individual merits given the special background of the applicant.

#### *Land Status of the Site*

- 4.8 The Site consists of 86 private lots in D.D. 126, i.e. *Lots 26 (Part), 27 (Part), 28 (Part), 29, 30, 31 RP, 31 S.A, 31 S.B, 32, 33, 34 (Part), 35 (Part), 36, 37 (Part), 345, 346, 347, 348, 349 (Part), 350 (Part), 352 (Part), 353 (Part), 354 (Part), 355 S.A (Part), 355 S.B, 356, 357, 359, 360, 363, 364, 365, 367, 368 S.A, 368 S.B, 369, 370, 371, 372, 373, 374, 375, 376, 377 (Part), 378 (Part), 379, 380, 382 (Part), 383 RP, 383 S.A, 385, 386 (Part), 387 (Part), 400 (Part), 401 (Part), 402 (Part), 403, 404 S.A-C, 405, 406, 407, 408, 409, 410, 411, 412 (Part), 413, 414, 415, 416, 422 RP (Part), 422 S.B (Part), 423, 424 (Part), 426 RP (Part), 426 S.A (Part), 426 S.C, 426 S.D (Part), 428 (Part), 429, 430, 431 S.A-F (Part), 432 (Part), 433 (Part), 434 (Part), 435 (Part) in D.D. 126, with private land area of 40,096 m<sup>2</sup> (about) of Old Schedule Lots held under Block Government Lease. Apart from the above private lots, the Site also consists of 914 m<sup>2</sup> (about) of GL (**Plan 3**).*
- 4.9 Given that there is restriction on the erection of structures without the prior approval from the Government, the applicant will submit applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the Lands Department to make way for the erection of the proposed structure at the Site and the occupation of GL respectively, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The Site consists of an area of 41,010 m<sup>2</sup> (about), including 914 m<sup>2</sup> (about) of GL. Details of development parameters are shown at **Table 2** below.

**Table 2** – Development Parameters

<b>Site Area</b>	41,010 m <sup>2</sup> (about), Including 914 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	18 m <sup>2</sup> (about)
<b>Uncovered Area</b>	40,992 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.0004 (about)
<b>Site Coverage</b>	0.04% (about)
<b>Number of Structure</b>	1
<b>Total GFA</b>	18 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m <sup>2</sup> (about)
<b>Building Height</b>	3 m (about)
<b>No. of Storey</b>	1

- 5.2 A single-storey structure is proposed at the Site for guardroom use with total GFA of 18 m<sup>2</sup> (about), the remaining open area is reserved for open storage of vehicle, vehicle parking spaces and L/UL area (**Plan 10**). Details of the structure are shown at **Table 3** below.

**Table 3** – Details of the Proposed Structure

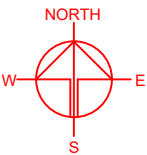
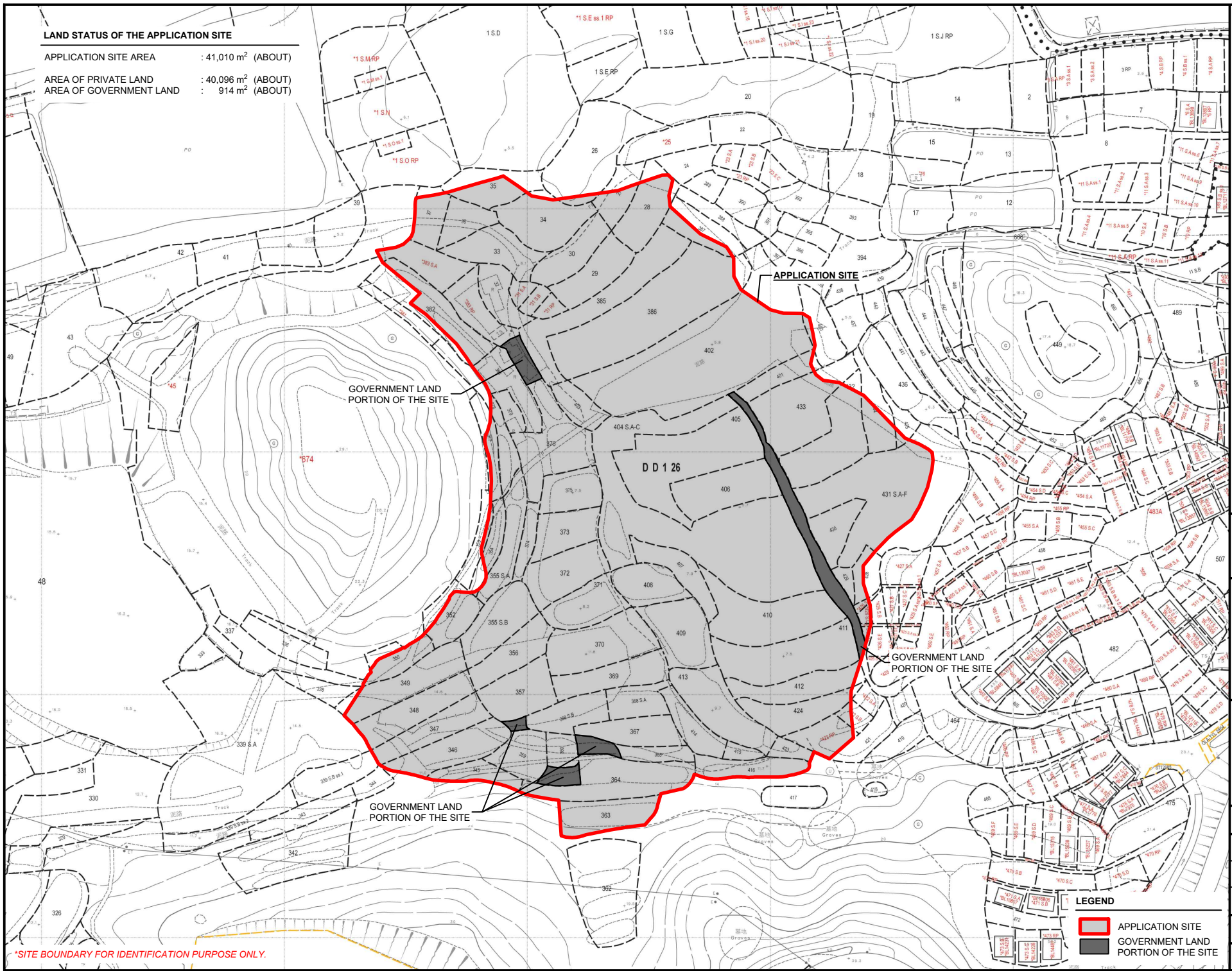
Structure	Use	Covered Area	GFA	Building Height
B1	Guardroom	18 m <sup>2</sup>	18 m <sup>2</sup>	3 m (about) (1-storey)
<b>Total</b>		<b>18 m<sup>2</sup> (about)</b>	<b>18 m<sup>2</sup> (about)</b>	-

### Filling of Pond at the Site

- 5.3 The filling of pond for 13,394 m<sup>2</sup> (about) under the current application intends to regularize the current state of the Site, at which the previously existed ponds had already been filled as early as the 1990s. Therefore, no further filling of pond will be carried out after obtaining planning permission from the Board (**Plan 11**).

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 41,010 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 40,096 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 914 m<sup>2</sup> (ABOUT)



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

	APPLICATION SITE
	GOVERNMENT LAND PORTION OF THE SITE

PLANNING CONSULTANT

PROJECT  
 PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION  
 VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 2000 @ A4

DRAWN BY MN	DATE 5.11.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE LAND STATUS OF THE SITE	
DWG NO. PLAN 3	VER. 001