

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

Lam Kam Pang (林錦彭) (Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Various Lots in D.D. 124, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 5399 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 750 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有） sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Temporary Public Vehicle Park (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(g) Additional Information (if applicable) 附加資料（如適用）	

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上（請繼續填寫第 6 部分）。

(v) For Type (v) application 供第(v)類申請

(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 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積 750 sq.m 平方米 ☒ About 約

Proposed plot ratio 擬議地積比率 0.14 ☒ About 約

Proposed site coverage 擬議上蓋面積 13.9 % ☒ About 約

Proposed no. of blocks 擬議座數 7

Proposed no. of storeys of each block 每座建築物的擬議層數 1 storeys 層

☐ include 包括 storeys of
basements 層地庫

☐ exclude 不包括 storeys of
basements 層地庫

Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約

4 m 米 ☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units

單位數目

average unit size sq. m 平方米 ☐ About 約

單位平均面積

estimated number of residents

估計住客數目

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> 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))</p> <p><u>Shek Po East Road</u></p> <p><input type="checkbox"/> 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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces <u>103</u> 私家車車位</p> <p>Motorcycle Parking Spaces _____ 電單車車位</p> <p>Light Goods Vehicle Parking Spaces <u>6</u> 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces <u>7</u> 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces _____ 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p><u>Coach</u> <u>4</u></p>
	<p>No 否</p>	<p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces _____ 的士車位</p> <p>Coach Spaces _____ 旅遊巴車位</p> <p>Light Goods Vehicle Spaces _____ 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces _____ 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces _____ 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>_____</p>
	<p>No 否</p>	<p><input checked="" type="checkbox"/></p>

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Various Lots in D.D. 124, Yuen Long, New Territories		
Site area 地盤面積	5399 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2		
Zoning 地帶	"Village Type Development" ("V")		
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicle) and associated Filling of Land for a Period of 5 Years		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 750 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.14
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	7	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)

		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (□ Include 包括 □ Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台	
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (□ Include 包括 □ Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台
(iv) Site coverage 上蓋面積	13.9 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
(vii) 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		120
	Private Car Parking Spaces 私家車車位		103
	Motorcycle Parking Spaces 電單車車位		
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		6
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		7
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
	Others (Please Specify) 其他 (請列明)		
	Coach		4
	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 中型貨車車位		
	Heavy Goods Vehicle Spaces 重型貨車車位		
	Others (Please Specify) 其他 (請列明)		

Executive Summary

1. The application site (the Site) is on Lot Nos. 340 S.D RP, 343(Part), 344 S.A ss.1, 344 S.A RP, 344 S.B ss.1, 344 S.B ss.2, 344 S.B RP, 344 S.C ss.1, 344 S.C RP(Part), 344 S.D ss.1, 344 S.D RP, 344 S.E, 344 S.F, 344 S.G, 344 S.H, 344 RP, 345 S.B RP, 345 S.C RP, 345 RP, 346 S.A, 346 S.B, 346 S.C, 346 RP, 347, 348 S.A(Part), 349(Part), 350(Part), 351 S.A, 351 S.E(Part), 351 S.F(Part), 351 RP(Part), 352 S.B ss.1, 352 S.B ss.2, 352 S.B ss.3, 353 RP(Part) and 360 RP(Part) in D.D. 124, Yuen Long, New Territories.
2. The site area is about 5,399 m². No Government Land is involved.
3. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2.
4. The applied use is ‘Temporary Public Vehicle Park (Excluding Container Vehicle) and associated Filling of Land’ for a Period of 5 Years. The applied use is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 120 nos. of parking space for private cars, light goods vehicles, medium goods vehicles and coaches are provided at the Site.
6. A total of 7 nos. of single-storey temporary structures are provided for open shed and guard room uses. The gross floor area is about 750 m².
7. Operation hours are 24-hours daily (including Sundays and public holidays).
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 124 約地段第 340 號 D 分段餘段、第 343 號（部分）、第 344 號 A 分段第 1 小分段、第 344 號 A 分段餘段、第 344 號 B 分段第 1 小分段、第 344 號 B 分段第 2 小分段、第 344 號 B 分段餘段、第 344 號 C 分段第 1 小分段、第 344 號 C 分段餘段（部分）、第 344 號 D 分段第 1 小分段、第 344 號 D 分段餘段、第 344 號 E 分段、第 344 號 F 分段、第 344 號 G 分段、第 344 號 H 分段、第 344 號餘段、第 345 號 B 分段餘段、第 345 號 C 分段餘段、第 345 號餘段、第 346 號 A 分段、第 346 號 B 分段、第 346 號 C 分段、第 346 號餘段、第 347 號、第 348 號 A 分段（部分）、第 349 號（部分）、第 350 號（部分）、第 351 號 A 分段、第 351 號 E 分段（部分）、第 351 號 F 分段（部分）、第 351 號餘段（部分）、第 352 號 B 分段第 1 小分段、第 352 號 B 分段第 2 小分段、第 352 號 B 分段第 3 小分段、第 353 號餘段（部分）及第 360 號餘段（部分）。
2. 申請地點的面積約 5,399 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2》上劃為「鄉村式發展」地帶。
4. 申請用途為「臨時公眾停車場（貨櫃車除外）及相關填土工程」（為期 5 年）。該用途在大綱圖上的「鄉村式發展」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供合共 120 個私家車、輕型貨車、中型貨車及旅遊巴泊位。
6. 申請地點提供 7 個單層臨時構築物作開放式棚架及保安室用途，總樓面面積約 750 平方米。
7. 營運時間為每日 24 小時（包括星期日及公眾假期）。
8. 申請用途預期不會對鄰近地區的渠道、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. Lam Kam Pang (“the Applicant”) in support of the planning application for ‘Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land for a Period of 5 Years’ (“the Development”) at Lot Nos. 340 S.D RP, 343(Part), 344 S.A ss.1, 344 S.A RP, 344 S.B ss.1, 344 S.B ss.2, 344 S.B RP, 344 S.C ss.1, 344 S.C RP(Part), 344 S.D ss.1, 344 S.D RP, 344 S.E, 344 S.F, 344 S.G, 344 S.H, 344 RP, 345 S.B RP, 345 S.C RP, 345 RP, 346 S.A, 346 S.B, 346 S.C, 346 RP, 347, 348 S.A(Part), 349(Part), 350(Part), 351 S.A, 351 S.E(Part), 351 S.F(Part), 351 RP(Part), 352 S.B ss.1, 352 S.B ss.2, 352 S.B ss.3, 353 RP(Part) and 360 RP(Part) in D.D. 124, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 340 S.D RP, 343(Part), 344 S.A ss.1, 344 S.A RP, 344 S.B ss.1, 344 S.B ss.2, 344 S.B RP, 344 S.C ss.1, 344 S.C RP(Part), 344 S.D ss.1, 344 S.D RP, 344 S.E, 344 S.F, 344 S.G, 344 S.H, 344 RP, 345 S.B RP, 345 S.C RP, 345 RP, 346 S.A, 346 S.B, 346 S.C, 346 RP, 347, 348 S.A(Part), 349(Part), 350(Part), 351 S.A, 351 S.E(Part), 351 S.F(Part), 351 RP(Part), 352 S.B ss.1, 352 S.B ss.2, 352 S.B ss.3, 353 RP(Part) and 360 RP(Part) in D.D. 124, Yuen Long, New Territories. The Site is accessible from Shek Po East Road leading to the ingress to its south.
3. The site area is about 5,399 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (the “OZP”) No. S/HSK/2.
5. The planning intention of the “V” zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Board.
6. The applied use is a Column 2 use within the “V” zone on the OZP which may be permitted with or without conditions by the Board. Any filling of land within the “V” zone after the date of the first publication in the Gazette of the notice of the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1 shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “V” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Guard room	32	32	4	1
2	Open Shed	145	145		
3	Open Shed	132	132		
4	Open Shed	114	114		
5	Open Shed	165	165		
6	Open Shed	62	62		
7	Open Shed	100	100		
Total		<u>750</u>	<u>750</u>		
		Plot Ratio	Site Coverage		
		0.14	13.9%		

9. The vehicle park serves to meet the parking demand of nearby village residents and operators. 103 nos. of parking space for private cars, 6 nos. of parking space for light goods vehicles (LGV), 7 nos. of parking space for medium goods vehicles (MGV) and 4 nos. of parking space for coaches are provided at the Site (**Plan 3**).
10. Operation hours are 24-hours daily, including Sundays and public holidays.
11. Some of the hard paving within the Site had existed before the incorporation of land filling restriction to the “V” zone on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1 on 26.5.2017. Meanwhile, the application serves to regularize the filling of land of about 1,082 m² at the western portion of the Site at a depth of about 0.2 m (from 4.6 mPD to 4.8 mPD) for the provision of solid ground for vehicle manoeuvring (**Plan 5**).

Similar Applications

12. There are 10 similar applications for vehicle park use approved by the Committee within the “V” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/HSK/226	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	26.6.2020
A/HSK/308	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years	25.6.2021
A/HSK/324	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	27.8.2021
A/HSK/354	Proposed Temporary Public Vehicle Park (excluding container vehicles) for a Period of 5 Years	18.2.2022

Application No.	Applied Use	Date of Approval
A/HSK/352	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land	22.4.2022
A/HSK/386	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	12.8.2022
A/HSK/449	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	9.6.2023
A/HSK/498	Temporary Public Vehicle Park (Excluding Container Vehicle) and Storage of Vehicle Parts for a Period of 3 Years	15.3.2024
A/HSK/519	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Filling of Land	21.6.2024
A/HSK/513	Proposed Temporary Public Vehicle Park (Taxis and Private Cars) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years	19.7.2024

13. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
14. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

15. The Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses mainly comprising open storage, residential dwellings and agricultural land. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

16. The estimated average trip generation and attraction are as follows:

	Trip Generations				Trip Attractions			
	PC	LGV	MGV	Coach	PC	LGV	MGV	Coach
08:00 – 09:00	4	1	2	2	0	0	0	0
09:00 – 10:00	3	2	0	1	0	0	0	0
10:00 – 11:00	2	0	1	0	1	0	0	0
11:00 – 12:00	1	0	0	0	2	1	0	0
12:00 – 13:00	2	1	0	0	2	0	0	0
13:00 – 14:00	1	0	0	0	2	0	0	1

14:00 – 15:00	3	0	1	0	2	0	0	0
15:00 – 16:00	1	0	0	0	1	1	0	0
16:00 – 17:00	2	0	0	0	2	0	0	0
17:00 – 18:00	2	0	0	0	4	0	2	1
18:00 – 19:00	2	0	0	0	5	1	2	1
19:00 – 20:00	1	0	0	0	3	1	0	0
20:00 – 08:00	1	0	0	0	2	0	0	0
Total	<u>25</u>	<u>4</u>	<u>4</u>	<u>3</u>	<u>26</u>	<u>4</u>	<u>4</u>	<u>3</u>

17. 103 nos. of parking space for private cars, 6 nos. of parking space for LGV, 7 nos. of parking space for MGW and 4 nos. of parking space for coaches are provided at the Site. Most of the drivers of private cars in the vehicle park are holiday drivers. These vehicles will only leave the vehicle park on holidays and occasionally on weekdays.
18. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. No container vehicles will be allowed to park at the Site. It is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.

Drainage

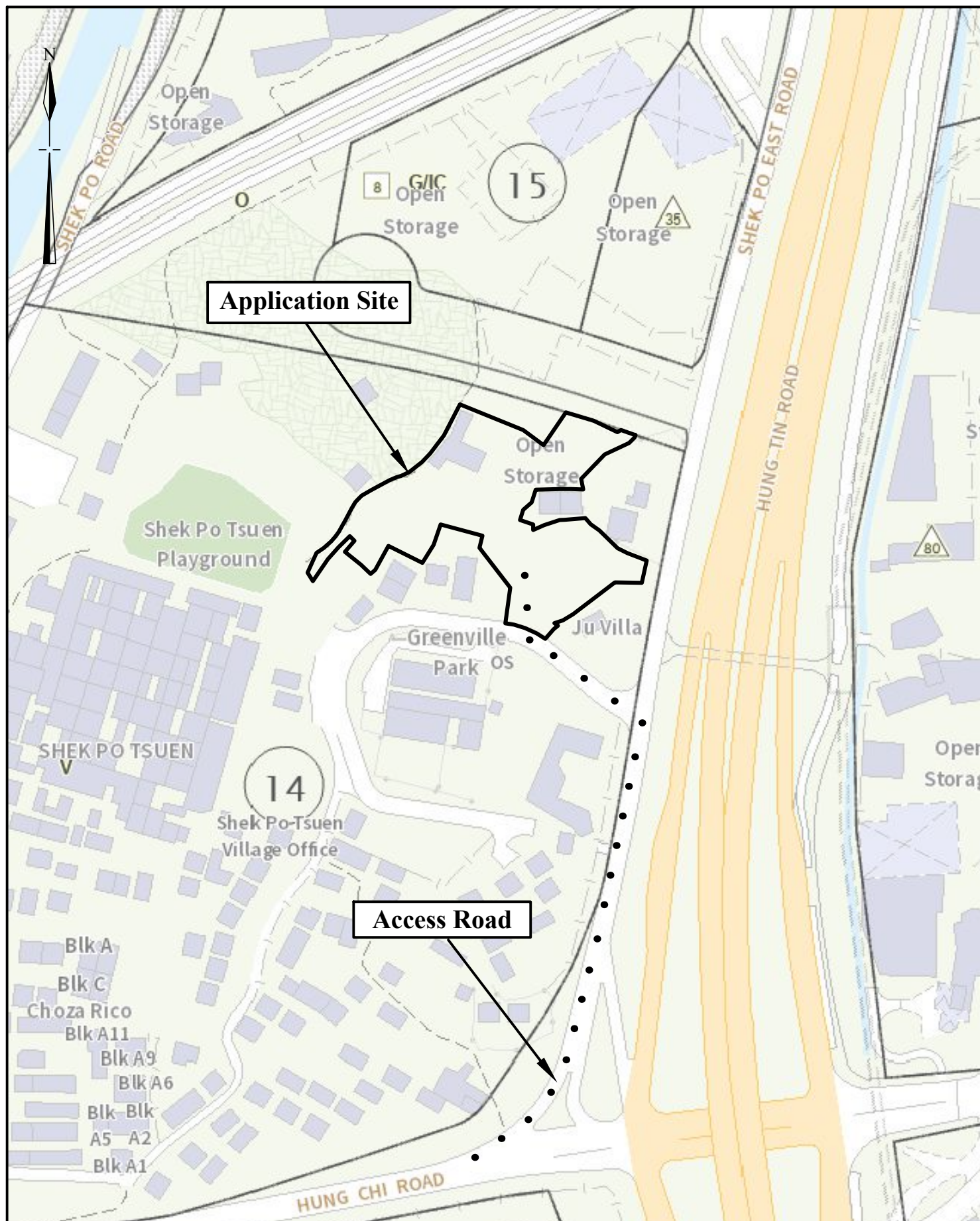
19. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the proposal is accepted by the Drainage Services Department.

Fire Safety

20. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

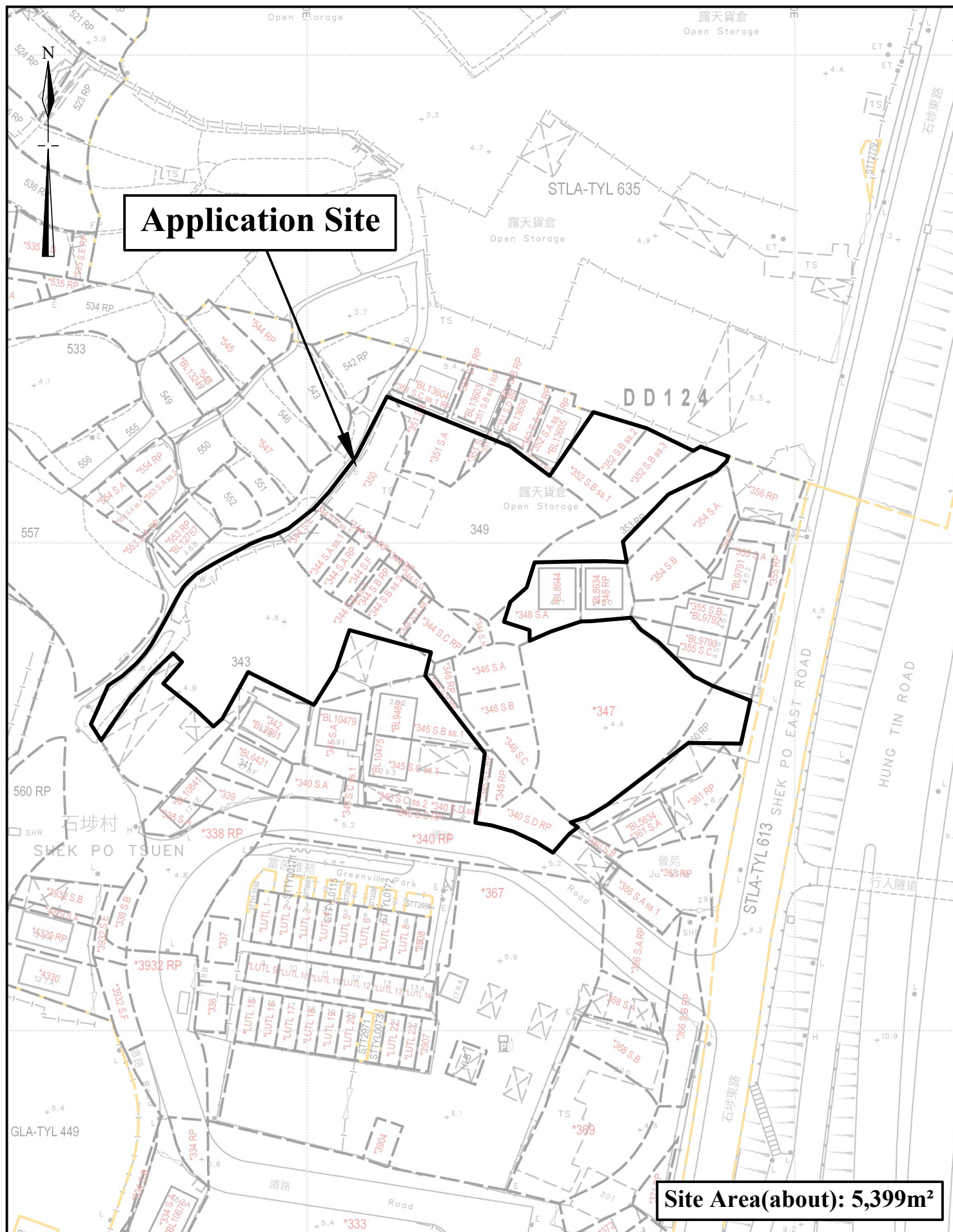
Environment

21. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
22. The Development is intended for the use of parking of vehicles only. No container vehicles/tractors will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.



Extracted From Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2

N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
July 2025	Lots 343, 347, 349, 350 and 32 various sub-section of Lots 340, 344, 345, 346, 348, 351, 352, 353, 360 in D.D.124 Yuen Long, N.T.	Plan 1a (P 25027)



1:1000

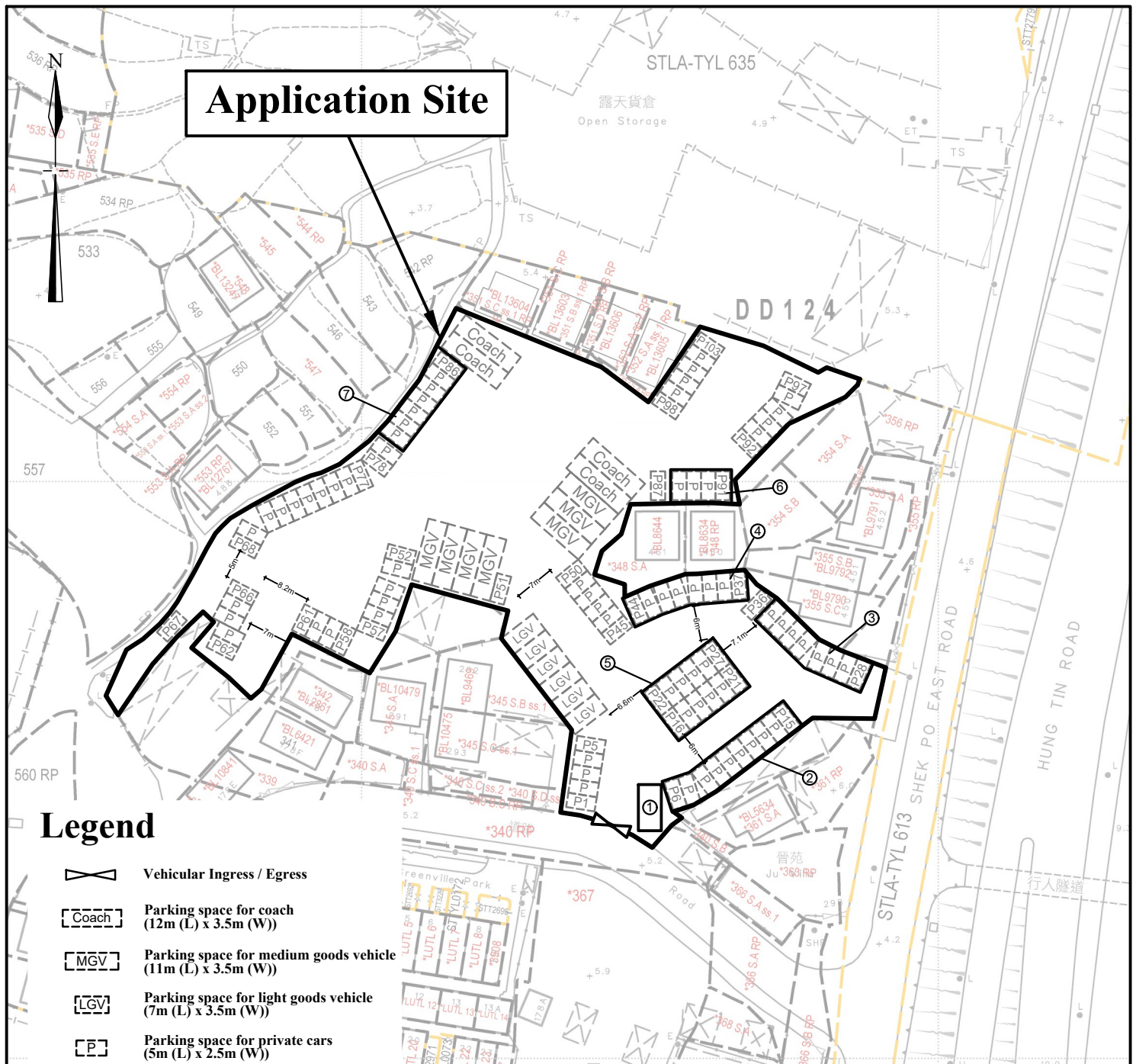
Lot Index Plan

**Goldrich Planners &
Surveyors Ltd.**

May 2025

**Lots 343, 347, 349, 350 and 32 various sub-section of Lots
340, 344, 345, 346, 348, 351, 352, 353, 360 in D.D.124
Yuen Long, N.T.**

**Plan 2a
(P 25027)**



Site Area(about) : 5,399m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Guardroom	32 m ²	32 m ²	1	4m
2	Open Shed	145 m ²	145 m ²	1	4m
3	Open Shed	132 m ²	132 m ²	1	4m
4	Open Shed	114 m ²	114 m ²	1	4m
5	Open Shed	165 m ²	165 m ²	1	4m
6	Open Shed	62 m ²	62 m ²	1	4m
7	Open Shed	100 m ²	100 m ²	1	4m
Total		<u>750 m²</u>	<u>750 m²</u>		

1:1000

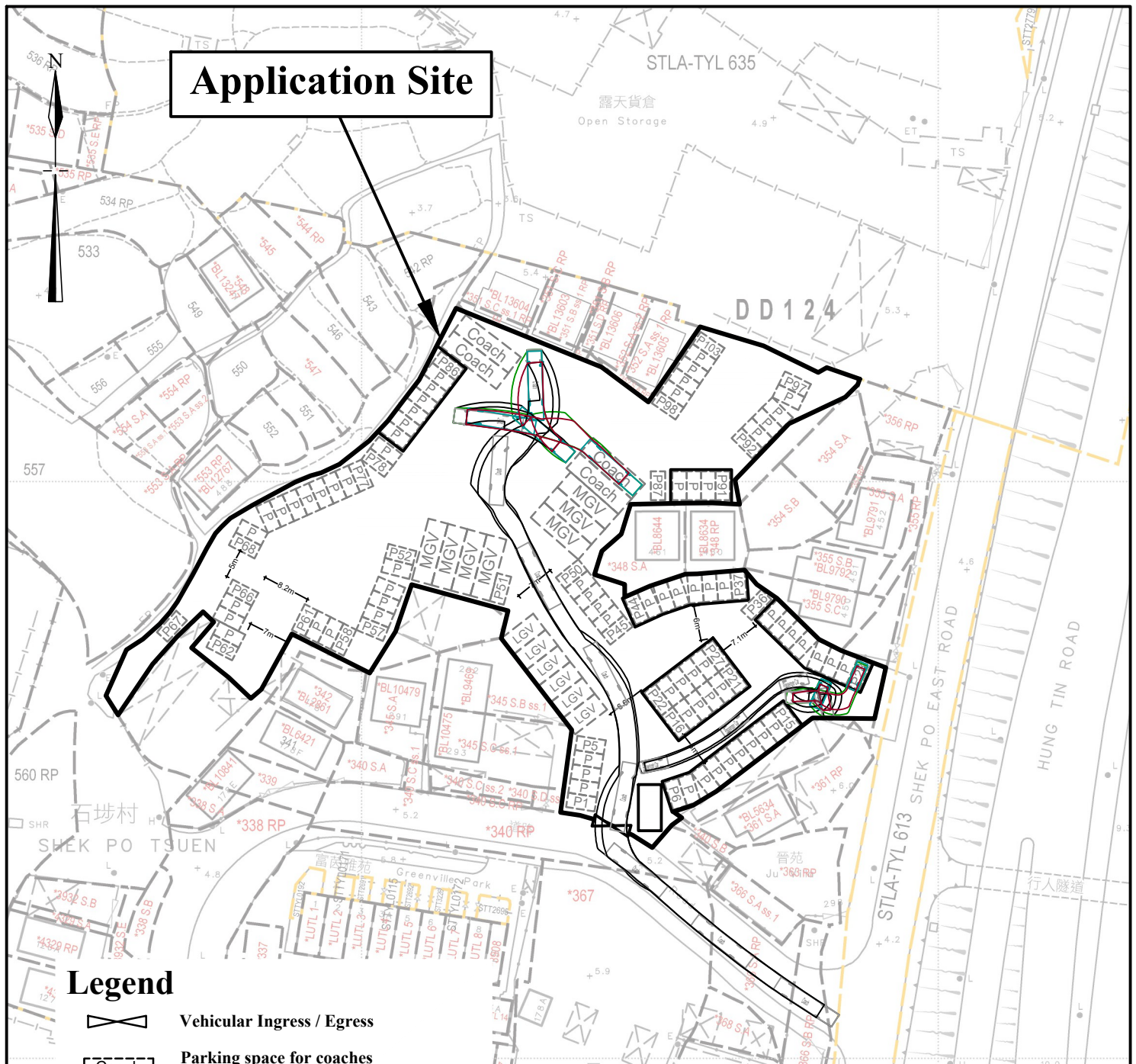
Layout Plan

Goldrich Planners & Surveyors Ltd.

July 2025

**Lots 343, 347, 349, 350 and 32 various sub-section of Lots 340, 344, 345, 346, 348, 351, 352, 353, 360 in D.D.124
Yuen Long, N.T.**

**Plan 3a
(P 25027)**



1:1000

Swept Path Analysis

**Goldrich Planners &
Surveyors Ltd.**

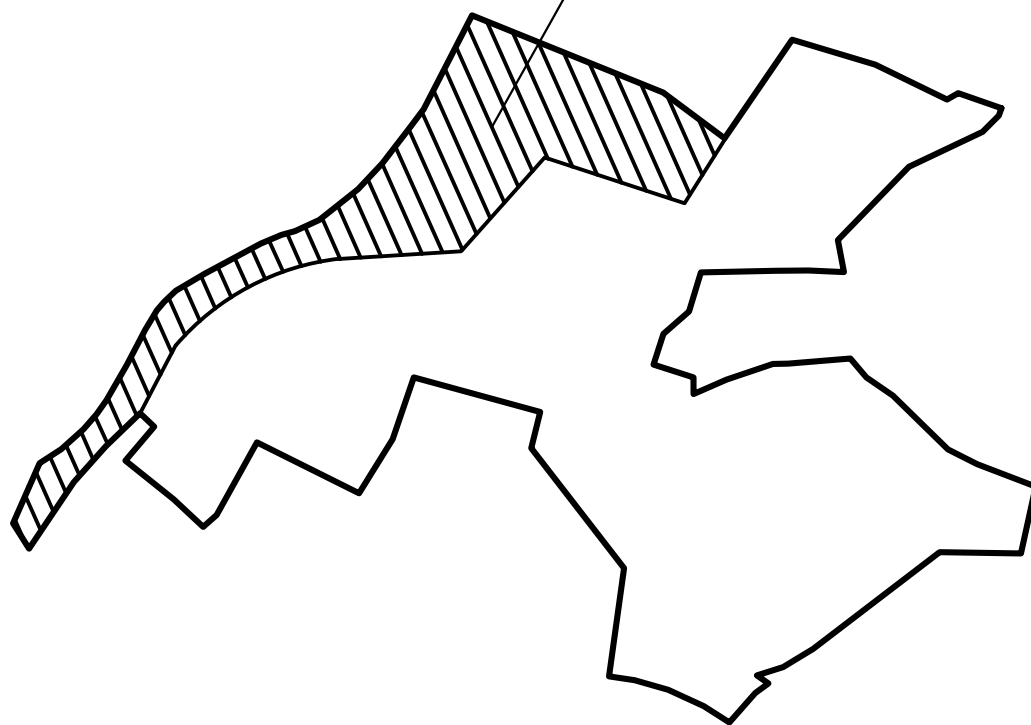
July 2025

Lots 343, 347, 349, 350 and 32 various sub-section of Lots
340, 344, 345, 346, 348, 351, 352, 353, 360 in D.D.124
Yuen Long, N.T.

**Plan 4a
(P 25027)**



**This application serves to regularize
the hard paving of this
portion of site (about 1082m²)
at a depth of about 0.2m
(from 4.6 mPD to 4.8 mPD)
to provide solid ground surface for
vehicle maneuvering**



1:1000

Plan Showing Existing Filling of Land

**Goldrich Planners &
Surveyors Ltd.**

July 2025

**Lots 343, 347, 349, 350 and 32 various sub-section of Lots
340, 344, 345, 346, 348, 351, 352, 353, 360 in D.D.124
Yuen Long, N.T.**

**Plan 5a
(P 25027)**