

Responses-to-Comments

Temporary Open Storage of Construction Materials, Machinery and Vehicles with Ancillary Facilities for a Period of 3 Years in "Open Space" and "Residential (Group A)3" Zones, Lots 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories

(Application No. A/HSK/590)

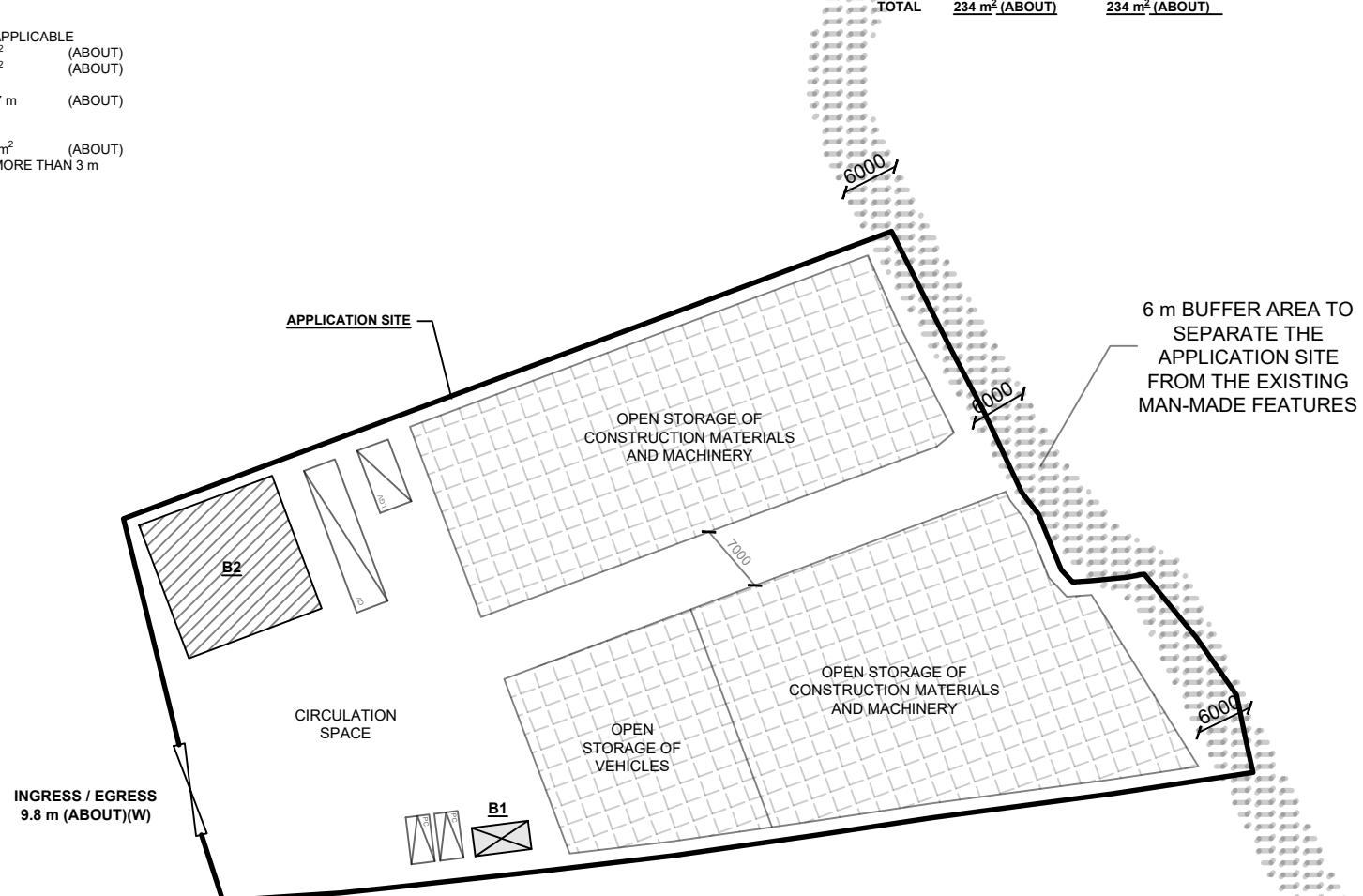
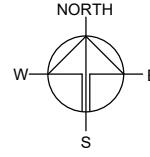
(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of the Geotechnical Engineering Office/Civil Engineering and Development Department (GEO, CEDD) [REDACTED]	
(a) There are two registered man-made features (i.e. Feature No. 6NW-A/F79 and 6NW-A/FR80) with maximum height of 6m located within 6m of the application site, which may affect or be affected by the proposed development. Therefore, please submit a Geotechnical Planning Review Report (GPRR) with your planning application in accordance with the Guidance Notes for Application for Permission under Section 16 of the Town Planning Ordinance (CAP. 131).	Please note that 6m buffer area will be provided to separate the application site (the Site) and the existing man-made features (Plans 1 & 2). No structure will be erected on the buffer area, and no open storage and loading/unloading activities will be carried out on the buffer area. In addition, the Site is the subject of a previous application (No. A/HSK/218) for the same 'open storage' use, which was approved by the Town Planning Board on a temporary basis of 3 years in 2020. In the light of the above, the applied use would not cause any adverse geotechnical impact to the surrounding areas.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,206 m ²	(ABOUT)
COVERED AREA	: 234 m ²	(ABOUT)
UNCOVERED AREA	: 4,972 m ²	(ABOUT)
PLOT RATIO	: 0.04	(ABOUT)
SITE COVERAGE	: 4%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 234 m ²	(ABOUT)
TOTAL GFA	: 234 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 2,756 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE AND WASHROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B2	STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY	216 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(1-STORY)
		TOTAL	234 m² (ABOUT)	234 m² (ABOUT)



PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 5 m (L) X 2.5 m (W)

LOADING/UNLOADING (L/UL) PROVISION

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT

...\\Logo\\Planning logo (2029415).png

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 125, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN 15.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

PLAN 2

VER.

001