

寄件者: luke.yip [REDACTED]
寄件日期: 2025年05月28日星期三 16:20
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: RE: Planning Application No. A/YL-KTN/1094 - 3rd Further Information (FI 3)
附件: A_YL-KTN_1094_FI (3)_Plan 1 .pdf
類別: Internet Email

[Please supersede the Further Information (3) sent on 27.5.2025 at 12:13 PM]

28 MAY 2025

Dear Sir/Madam,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (Planning Application No. A/YL-KTN/1094)

3rd Further Information - Responses to Departmental Comments

We refer to the public comments received by Town Planning Board (TPB) on the subject Planning Application. We are pleased to submit herewith updated Plan 1 for your consideration.

In response to these public comments, the applicant proposes a 24-hour access pedestrian footpath from the southeast to the west of the subject site connecting the original access route (see updated Plan 1). The northwest corner fencing has been setback to maintain the original access route from the route adjacent to Structure B4 to B5, as indicated on the updated Plan 1. The proposed footpath would provide a convenient and safe connection for pedestrians between Mei Fung Road and the residential dwellings in the vicinity. There will be a traffic instructor who is responsible for guiding both pedestrians and vehicle drivers to ensure the pedestrian safety and efficient movement along the proposed footpath on the subject site. A notice will be posted at a prominent location of site to remind drivers on pedestrian safety on the pedestrian footpath on the subject site.

We sincerely seek for favourable consideration from TPB for the approval of the subject S.16 Planning Application. Should you have any queries, please contact the undersigned.

Best regards,

Luke Yip

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

For and on behalf of

Maxtop Sky Limited

From: luke.yip@[REDACTED]

Sent: Tuesday, May 27, 2025 12:13 PM

To: tpbpd@pland.gov.hk

Cc: awyyan@pland.gov.hk

Subject: Planning Application No. A/YL-KTN/1094 - 3rd Further Information (FI 3)

27 MAY 2025

Dear Sir/Madam,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)

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3rd Further Information - Responses to Departmental Comments

We refer to the public comments received by Town Planning Board (TPB) on the subject Planning Application. We are pleased to submit herewith updated Plan 1 for your consideration.

In response to these public comments, the applicant proposes the construction of a pedestrian footpath along the western boundary of the subject site. The proposed footpath would provide a convenient and safe connection for pedestrians between Mei Fung Road and the residential dwellings in the vicinity (see updated Plan 1).

We sincerely seek for favourable consideration from TPB for the approval of the subject S.16 Planning Application. Should you have any queries, please contact the undersigned.

Best regards,

Luke Yip

For and on behalf of

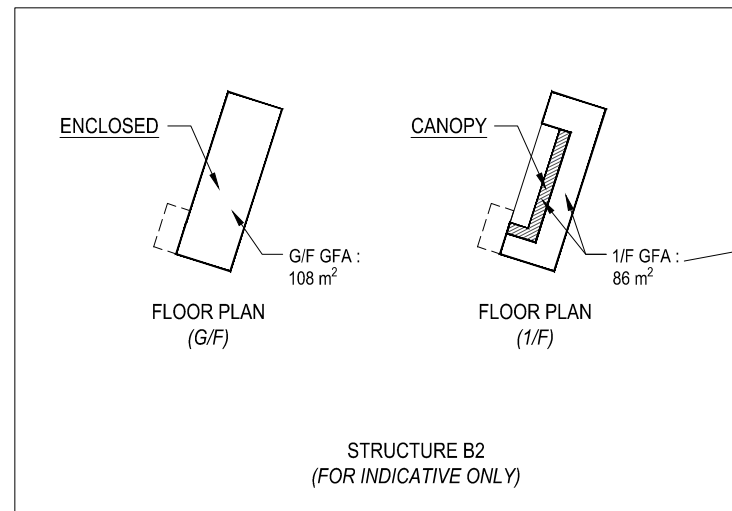
Maxtop Sky Limited

Direct Line: [REDACTED]

DEVELOPMENT PARAMETERS

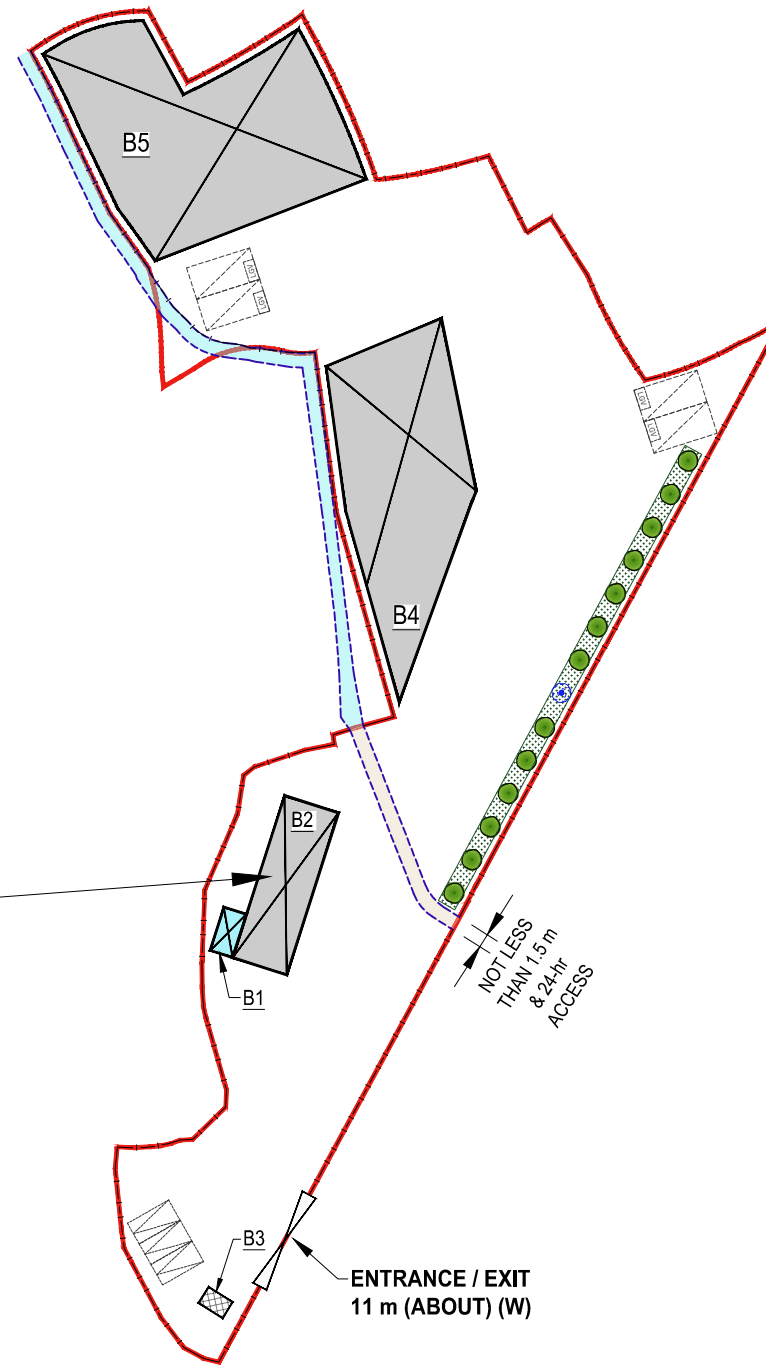
APPLICATION SITE AREA	: 4,014 m ² (ABOUT)
COVERED AREA	: 1,009 m ² (ABOUT)
UNCOVERED AREA	: 3,005 m ² (ABOUT)
PLOT RATIO	: 0.5 (ABOUT)
SITE COVERAGE	: 25% (ABOUT)
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,990 m ² (ABOUT)
TOTAL GFA	: 1,990 m ² (ABOUT)
BUILDING HEIGHT	: 16.5 m (NOT MORE THAN)
NO. OF STOREY	: 2 (NOT MORE THAN)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STAIRCASE (CANOPY)	12 m ² (ABOUT)	24 m ² (ABOUT)	6.3 m (NOT MORE THAN) (2-STOREY)
B2	OFFICE (G/F)	108 m ² (ABOUT)	108 m ² (ABOUT)	6.3 m (NOT MORE THAN) (2-STOREY)
	OFFICE (1/F)		86 m ² (ABOUT)	
B3	SECURITY ROOM	6 m ² (ABOUT)	6 m ² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
B4	WAREHOUSE	374 m ² (ABOUT)	748 m ² (ABOUT)	16.5 m (NOT MORE THAN) (2-STOREY)
B5	WAREHOUSE	509 m ² (ABOUT)	1,018 m ² (ABOUT)	16.5 m (NOT MORE THAN) (2-STOREY)
TOTAL		1,009 m² (ABOUT)	1,990 m² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLES PARKING SPACE	: 4
DIMENSIONS OF PARKING SPACE	: 7 m (L) X 3.5 m (W)



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

LEGEND

- APPLICATION SITE
- WAREHOUSE
- STAIRCASE
- SECURITY ROOM
- PARKING SPACE
2.5 m (W) X 5 m (L)
- PARKING SPACE
(Light Goods Vehicles)
3.5 m (W) X 7 m (L)
- PROPOSED FOOTPATH
- ORIGINAL ACCESS ROUTE
- ENTRANCE / EXIT
- PROPOSED NEW TREE
- TREE TO BE RETAINED
- PROPOSED CONTINUOUS PLANTING STRIP
- FENCING

REV	DESCRIPTION	DATE
B	UPDATED FOOTPATH	28 MAY 2025
A	UPDATED FOOTPATH	27 MAY 2025
-	LAYOUT PLAN	03 JAN 2025

REVISION		
drawn	name	DATE
CL & LY		03 JAN 2025
checked	-	DATE
approved	-	DATE

contract no. -
project no.

TITLE :
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION :
VARIOUS LOTS IN D.D. 107, KAM TIN NORTH, YUEN LONG, NEW TERRITORIES

drawing title. LAYOUT PLAN	drawing no. PLAN 1	rev. B	scale N.T.S.
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