

寄件者:
寄件日期: 2025年07月17日星期四 11:26
收件者: tpbbpd/PLAND
副本:
主旨: Supplementary Information S16 Planning Application No. A/YL-KTN/1146
附件: KTN 1146 Supplementary information.pdf

Our recent telephone conversations refers.

The supplementary information for the subject application are as follows:

1. The uncovered area of the application site is 4958.8 sq.m (74.5%) and the Replacement Page P.7 and P.19 of the Planning Statement are enclosed herewith.
2. The existing site formation level (After Filling of the Land) is 7.6 m +PD and the previous site formation level(Before Filling of Land) was 7.3 m +PD. Replacement Page of Figure 4 (Land Filling Plan) is enclosed herewith.
3. The applicant undertakes that other than the designated area for open storage, he would not use any open area of the application for open storage purposes.
4. The designated area for open storage purposes is solely an ancillary services/facilities to the warehouse purposes. The construction materials being stored in this area are scaffolding bamboos, long iron bars , bricks and sands. The transportation of these construction materials would be more convenient and cost effective if they are being stored in this designated area.
The stacking height of the open storage area would not higher than 1.2 m.

5. The traffic flow Estimation of the Private Car is submitted hereunder for your information.

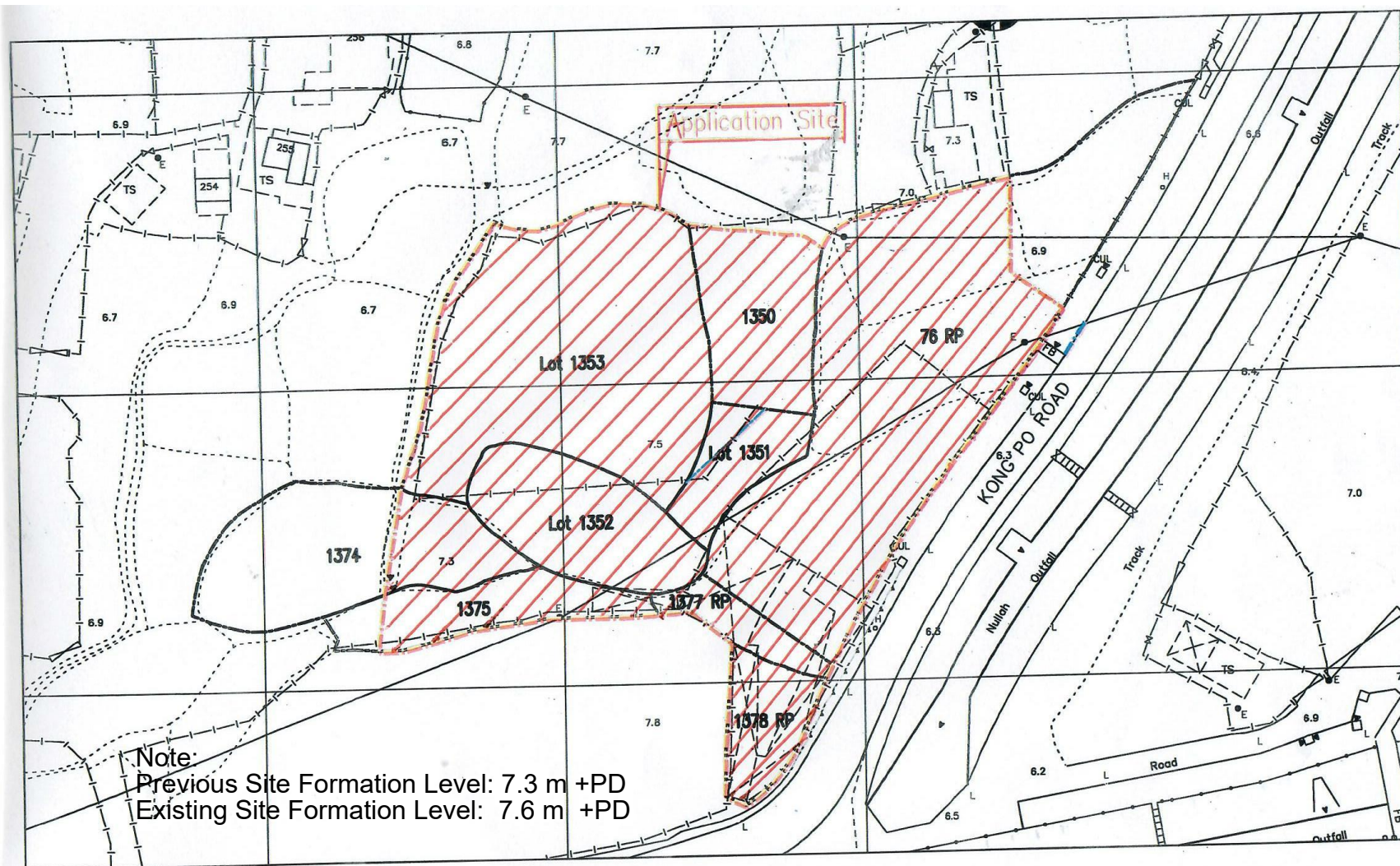
For enquiry, please feel free to contact me at



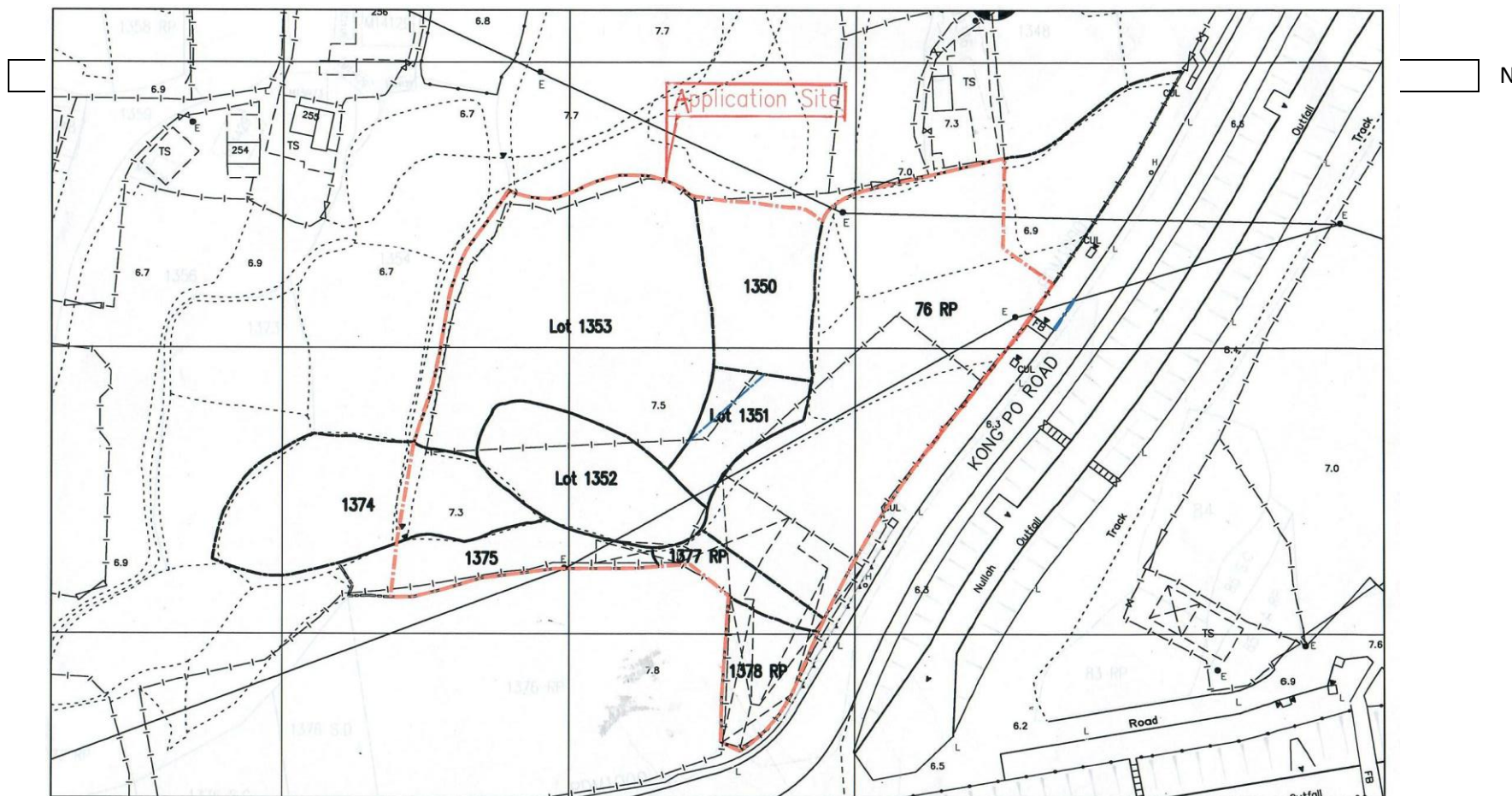
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Best regards

LIT Ying-cheung, Edward



LEGEND Land Filling Area: 6,658.8 sq. m	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part) , 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.	Figure :4 + Land Filling Plan June.2025	Man Chi Consultants and Construction Limited
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LEGEND Application Site: Area:6,658.8sq.m	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.	Figure: 3 Lot Boundaries Plan (Extract from Lands Dept) Lot Index Plan) June.2025	Man Chi Consultants and Construction Limited
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1 office (single storey) of temporary structures (**See Figure 5**)

Table 2: Proposed Key Development Parameters

Total Site Area –	About 6,658.8 sq. m
Covered Area -	About 1,700 sq. m (25.5%)
Uncovered Area	About 4,958.8 sq. m (74.5%)
Total Plot Ratio	About 0.255
Total Gross Floor Area	About 1,700 sq. m
Warehouses	About 1,600 sq. m
Office	About 100 sq. m
Total No of Structures	9
Warehouses	8
Office	1
No. of Storeys	1 storey
Building Height	About 7.5 m
Site Coverage	About 25.5%
Total No. of Vehicle Parking Space	8
Private Cars	4
Light Goods Vehicles	4
No. of Loading and Unloading/Parking Spaces for LGVs	2
Ingress/Egress	About 10 m wide

4.1.5 As tabulated in **Table 2**, the warehouses are of maximum building height of about 7.5 m and built over area for the subject warehouses of a total of about 1,600 sq. m. The ancillary office uses that comprises of about 100 sq. m for general administrative work and supporting use. Portion of the application site (about 245.2 sq. m) will be used for open storage of construction materials such as scaffolding bamboos, PVC pipes, bricks and sands etc.

The proposed use shall make use of existing open area for manoeuvring, parking and L/UL activities. The Applicant will ensure that the short-stay vehicles will not give rise to any adverse traffic impact to the vicinity area.

4.2 Operation

4.2.1 All goods to be stored within the Application site will be non-polluted and nondangerous in nature and will remain stagnant all the time whilst being stored within the proposed warehouses. These items will be in from of packed boxes upon arrival at and when being

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Traffic Flow Estimation (Private Car) of the Application Site

Time	No. of Trips of Private Car(P/C) (Monday to Saturday excluding Sunday and Public Holiday)		
	Entering to	Getting Out	Trips per Hour
08:00-09:00			
09:00-10:00	2		2
10:00-11:00			
11:00-12:00			
12:00-13:00		2	2
13:00-14:00	2		2
14:00-15:00			
15:00-16:00			
16:00-17:00			
18:00-19:00		2	2
Total	4	4	8