寄件者:

寄件日期: 2025年08月21日星期四 16:33

收件者: tpbpd/PLAND

副本:

主旨: Planning Application No. A/YL-KTN/1159 - Submission of Supplementary Information

附件: A_YL-KTN_1159_SI_Appendices.pdf

類別: Internet Email

Your Ref.: TPB/A/YL-KTN/1159

Dear Sir/Madam,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and
Associated Filling of Land for a Period of 3 Years at

Lots 1512, 1513, 1514, 1515, 1516 and 1632 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories

(Planning Application No. A/YL-KTN/1159)

Submission of Supplementary Information

We are writing to submit supplementary information to provide clarifications regarding the captioned planning application. Please find the attached replacement pages of the application form (Appendix I), supplementary planning statement (Appendix II) and revised plans (Appendix III) for your reference. Details of clarifications are as follows:

Affected Business Operator

- 1. Regarding the relationship between the applicant and the affected business operator, i.e. Skyview Development Limited, the applicant acts as the tenant to rent the concerned private lots and the project proponent to prepare the site for open storage activity, including site formation and construction of temporary structures. The Site will be delivered to the affected business operator to commence operations upon completion of the construction works.
- 2. While the affected site in Ha Tsuen is pending for clearance, it is currently in operation as an open storage of construction materials. The affected business operator plans to move out by the end of 2025, considering that an available site for relocation is identified.

Proposed Access and Revised Development Scheme

3. In respect of the proposed access, it is noted that the adjoining site is not covered by valid planning permission and is subject to enforcement action in case of irregularity. An alternative access via a local track

leading from Shui Mei Road is therefore proposed. The applicant will obtain agreement from the landowners on passing the adjoining lots.

- 4. In view of the proposed alternative access, the proposed layout is amended accordingly, which includes (1) entrance/exit of about 6m wide at the southeastern corner, (2) location of structure, parking and L/UL spaces and (3) reduction in area for open storage area B2 for construction materials. Opportunity is also taken to include 1 more single-storey temporary structure A2 for electricity meter room use, which occupies 6m² and does not exceed 3m in height.
- 5. Furthermore, taking into consideration on the local track condition and the residential dwelling to the east of the Site, the proposed 2 L/UL spaces for medium/heavy goods vehicles will be cater for light goods vehicles (LGVs) instead. The estimated traffic generation in Appendix III has been updated accordingly. For the transportation of the unlicenced/second-hand private cars and LGVs, they will be driven by staff with temporary or valid licenses to other vehicle showrooms on demand. No heavy vehicle or towing is required for the operation. The construction materials will be delivered by LGVs.
- 6. The proposed development is for open storage of vehicles and construction materials only. The applicant confirms that no Dangerous Goods will be stored at the Site.
- 7. Please refer to Appendices I to III for the revised development scheme.

Site History and Condition

8. According to the available information, it is observed that suspected clearance of vegetation, filling of land and erection of structures had been occurred in the eastern part of the Site as early as 2017, before the applicant secured the right to use the land in 2023. While the site has been formed to replace the damaged hard paving in recent months, it is currently subject to enforcement action No. E/YL-KTN/716 under Section 23(3) of the Town Planning Ordinance. In parallel to this application, the applicant is working on compliance with the enforcement notice.

Should you have any queries, please do not hesitate to contact the undersigned. Thank you.

Best regards, Charlie TSUI Town Planner

S.16 Planning Application No. A/YL-KTN/1159
Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and
Associated Filling of Land for a Period of 3 Years

Supplementary Information

Appendix I

Replacement Pages of Application Form

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

- 1. 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。
- 2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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
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(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 /☑Company 公司 /□Organisation 機構)

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

(□Mr. 先生/□Mrs. 夫人/□Miss 小姐/□Ms. 女士/□Company 公司/□Organisation 機構)

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)	Lots 1512, 1513, 1514, 1515, 1516 and 1532 in D.D.107 and Adjoining Government Land, Fung Kat Heung, 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	☑Site area 地盤面積 7,627 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 231 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	

6.	Type(s) of Application	申請類別			
(A)	(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))				
		管地區臨時用途/發展的規劃許可續期],請填寫(B)部分)		
	Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and Associated Filling of Land for a Period of 3 Years			
(b)	Effective period of	(Please illustrate the details of the proposal ☑ year(s) 年	on a rayout plan) (周州平田画)		
	permission applied for 申請的許可有效期				
(c)	Development Schedule 發展約	田節表			
	Proposed uncovered land area	擬議露天土地面積	7,396	sq.m ☑About 約	
	Proposed covered land area 搧	議有上蓋土地面積	231		
	-	/structures 擬議建築物/構築物數目	2	_	
	Proposed domestic floor area				
	-			•	
	Proposed non-domestic floor		231	sq.m ☑About 約	
	Proposed gross floor area 擬諄				
的携	E議用途 (如適用) (Please use	erent floors of buildings/structures (if apersent sheets if the space below is instance than 4m) (1-storey) (1-storey) (1-storey) (1-storey) (1-storey)	=	,請另頁說明)	
Pro	posed number of car parking s	paces by types 不同種類停車位的擬議	數目		
Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)					
Tax Coa	Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 2				
_	Medium Goods Vehicle Spaces 中型貨車車位				
	avy Goods Vehicle Spaces 重				
Oth	Others (Please Specify) 其他 (請列明)				

Proposed operating hours 擬議營運時間 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays (excluding Sundays and Public Holidays)					
(d) (e)	Any vehicular acce the site/subject build 是否有車路通往地 有關建築物?	ing? 盤/ No 否	☑ There is an existing access. (plead appropriate) 有一條現有車路。(請註明車路名) Local track leading from Shui Mei □ There is a proposed access. (please il 有一條擬議車路。(請在圖則顯元□ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	稱(如適用)) Road Ilustrate on plan a	nd specify the width)
	(If necessary, please u justifications/reasons 措施,否則請提供理	use separate she for not providi	ets to indicate the proposed measures to mining such measures. 如需要的話,請另頁註	_	
(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 □ No 否 ☑	Please provide details 請提供詳情		
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?		(Please indicate on site plan the boundary of concediversion, the extent of filling of land/pond(s) and/or ex (請用地盤平面圖顯示有關土地/池塘界線,以及河範圍) □ Diversion of stream 河道改道 □ Filling of pond 填塘 Area of filling 填塘面積	xcavation of land) 「道改道、填塘、填土 sq.m 平方米 sq.m 平方米 hạn 0.8 m 米	□About 約 □About 約 □About 約 □About 約 □About 約 □About 約
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	Landscape Im Tree Felling Visual Impact	交通 ly 對供水 対排水 科坡 opes 受斜坡影響 pact 構成景觀影響 砍伐樹木 構成視覺影響	Yes 會	No 不會 \subseteq No 不會 \subseteq \subseteq \text{No 不會 \subseteq \subseteq \subseteq \text{No 不會 \subseteq \si

(i)	Gross floor area and/or plot ratio		sq.m 平方米	Plot I	Ratio 地槓比率
	總樓面面積及/或地積比率	Domestic 住用	□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
		Non-domestic 非住用	☑ About 約 □ Not more than 不多於	0.03	☑About 約 □Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用			
		Non-domestic 非住用		2	
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		□ (No	m 米 t more than 不多於)
				□ (No	Storeys(s) 層 t more than 不多於)
		Non-domestic 非住用	4	☑ (No	m 米 t more than 不多於)
			1	☑ (No	Storeys(s) 層 t more than 不多於)
(iv)	Site coverage 上蓋面積		3	%	☑ About 約
(v)	No. of parking spaces and loading /	Total no. of vehicl	e parking spaces 停車位總數		2
	unloading spaces 停車位及上落客貨 車位數目	Motorcycle Parki Light Goods Veh Medium Goods V Heavy Goods Vel Others (Please Sp	ng Spaces 私家車車位 ng Spaces 電單車車位 icle Parking Spaces 輕型貨車泊區 ehicle Parking Spaces 中型貨車 nicle Parking Spaces 重型貨車泊區 ecify) 其他 (請列明)	泊車位	2
		Total no. of vehicl 上落客貨車位/ Taxi Spaces 的士			2
		Coach Spaces 旅 Light Goods Veh Medium Goods V Heavy Goods Vel			2
					<u> </u>

Supplementary Information

Appendix II

Replacement Pages of Supplementary Planning

Statement

1 Introduction

- 1.1 This Supporting Planning Statement is submitted in accordance with Section 16 of the Town Planning Ordinance, seeking permission from the Town Planning Board (the TPB) for a Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and Associated Filling of Land for a Period of 3 Years (the proposed development) at Lots 1512, 1513, 1514, 1515, 1516 and 1532 in D.D. 107 and Adjoining Government Land (GL), Fung Kat Heung, Yuen Long, New Territories (the Site).
- 1.2 The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the OZP), which is served by a local track leading from Shui Mei Road. The current application strives to seek permission from the TPB for the proposed development on a temporary basis for a period of 3 years to cater for relocation of a brownfield operation affected by the land resumption of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA).
- 1.3 This supporting planning statement aims to provide necessary information to facilitate TPB's consideration, and to demonstrate that the proposed development would not impose undesirable impacts to the vicinity with appropriate mitigation measures. The applicant respectfully requests favourable consideration of this planning application.

3 The Application Site and Planning Context

The Site and its surroundings

- 3.1 The Site is located in Cheung Chun San Tsuen, Fung Kat Heung, Yuen Long, which occupies an area of about 7,627m² (Plan 1). It is currently vacant and partly hard-paved with concrete. It is accessible via a local track leading from Shui Mei Road.
- 3.2 The surrounding area of the Site is rural in nature and intermixed with open storage, warehouses, temporary structures, greenhouses and active or fallow farmland.
- 3.3 To the north of the Site is fallow farmland and a dried pond. To its east is a pig farm and the further east are some animal boarding establishments like dog training centre. To its south are sites of 2 planning approvals for temporary warehouse use, which are under construction. To its west are some greenhouses and active farmland, and to the further west across Mei Fung Road is an open storage yard.

Statutory Land Use Zoning

3.4 The Site falls within an area zoned "AGR" on the Approved Kam Tin North OZP No. S/YL-KTN/11. According to the Notes of the OZP for the "AGR" zone, 'Open Storage' is neither a Column 1 nor Column 2 use. The covering Notes of the OZP stipulate that temporary use or development of any land or building not exceeding a period of 3 years requires permission from the TPB. Moreover, the Notes for the "AGR" zone also stipulate that filling of land (except laying of soil not exceeding 1.2m in thickness for cultivation) requires permission from the TPB.

Relevant Town Planning Board Guidelines

3.5 Town Planning Board Guidelines for Application for Open Storage and Port Backup Uses (TPB-PG No. 13G) promulgated in April 2023 is applicable to this application. The Site falls within Category 3 areas under the said guidelines. According to the guidelines, 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, planning

4 Development Proposal

- 4.1 The planning application is submitted for proposed temporary open storage of vehicles and construction materials and associated filling of land for a period of 3 years. The Site consists an area of 7,627m². As illustrated on the layout plan (Plan 1), 2 open storage areas are proposed in the Site. The western open storage area B1, with an area of about 2,317m², is for storage of private cars and light goods vehicles only. It is estimated that about 120 vehicles could be stored at most. The eastern open storage area B2 occupies about 3,024m² of land and is designated for storage of construction materials such as steel beams, lumbers, structural pipes and metal scaffolding. The maximum stacking height will not exceed 4m. In total, about 70% of the Site will be utilised as proposed open storage area. The remaining uncovered area is reserved for circulation of vehicles.
- 4.2 Moreover, a single-storey structure of 225m² for ancillary office and a single-storey structure of 6m² for electricity meter room uses are proposed. The height of the proposed ancillary structures will not exceed 4m.
- 4.3 Since about 4,940m² of the Site has already hard-paved by concrete, the applicant also applies to regularise the land filling for hard ground surface. To serve the open storage, vehicular circulation, parking and loading/unloading (L/UL) purposes, the entire site is proposed to be filled with soil with concrete and asphalt surface to a depth not exceeding 0.8m. Details of the existing and proposed land filling area and corresponding site levels are illustrated on Plan 4.
- 4.4 The proposed development will operate from 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. There will be no operation on Sundays and public holidays. Approximately 4 staff members will work on-site. There is no provision of direct customer service at the Site, and thus no visitor is anticipated.
- 4.5 Details of main development parameters are shown in Table 2 as follows:

Table 2 – Main Development Parameters

Application Site Area	About 7,627 m ²
Covered Area	About 231 m ²
Uncovered Area	About 7,396 m²
Plot Ratio	About 0.03
Site Coverage	About 3%

Number of Structure(s)	2	
Total Gross Floor Area	About 231 m ² (non-domestic)	
Building Height	Not more than 4 m	
Number of Storey	Not more than 1 storey	
Filling of Land Area	About 7,627 m ²	
Land Filling Depth	Not more than 0.8m with concrete and asphalt	
Internal Transport Facilities		
- Parking Space	2 for private car	
- L/UL Space	2 for light goods vehicle (LGV)	

Traffic and Access Arrangements

- 4.6 The Site is accessible from Shui Mei Road via a local track. The proposed ingress/egress, located at the southeastern part of the Site, will be about 6m wide (Plan 1). Regarding the transportation, only unlicensed and/or second-hand private cars and LGVs will be stored in the western open storage area, which will be driven in and out the Site to other vehicle showroom with temporary/valid licenses by staff directly on demand. The construction materials to be stored in the eastern open storage area will be carried by LGV. No heavy vehicle or towing is required for the operation. 2 parking spaces for private car and 2 L/UL spaces for LGV are designed for the proposed development. Sufficient manoeuvring space will be provided within the Sites to facilitate vehicle turning as demonstrated in the swept path analysis on Plan 5.
- 4.7 As previously mentioned, only 4 staffs will work on-site and there is no provision of direct customer service that attracts visitors. Consequently, the traffic generated by the development is expected to be negligible. Table 3 below provides details of the estimated traffic generation and attraction:

Table 3 – Estimated Traffic Generation and Attraction

Time Period	Private Car		LGV		2-way
	In	Out	In	Out	total
Trips at morning peak	2	2	2	2	8
(9:00 to 10:00 a.m.)					
Trips at afternoon peak	2	2	2	2	8
(5:00 to 7:00 p.m.)					
Average Traffic trip per	4	4	<mark>5</mark>	<mark>5</mark>	<mark>18</mark>
hour (10:00 a.m. to 5:00					
p.m.)					

Environmental, Drainage and Fire Safety Considerations

- 4.8 The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP) promulgated by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all the environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance, etc. at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the site.
- 4.9 Adequate drainage facilities and fire service installations will be provided as per relevant Government departments' latest requirements. The applicant will submit drainage proposal and fire service installations proposal for departments' approval. With the relevant mitigation measures implemented, it is anticipated that no adverse drainage and fire safety impacts will be generated.

application.

<u>Compatible with the surrounding area and there are similar cases approved by</u> the TPB in the vicinity

- 5.5 The surroundings of the Sites are rural in nature and intermixed with open storage, warehouses, temporary structures, greenhouses and active or fallow farmland. The proposed development is considered compatible with the surrounding area.
- 5.6 As listed in Table 1, there are 8 planning applications for similar temporary open storage use in the vicinity within the same "AGR" zone approved by the TPB between 2023 and 2025. Approval of the current application is in line with the TPB's previous decisions and would not set an undesirable precedent for similar uses in the area.

No adverse drainage, traffic and environmental impacts on the surroundings will be generated

- 5.7 The Site is accessible from Shui Mei Road via a local vehicular track. The private cars and light goods vehicles will be driven in and out with temporary/valid licenses on demand basis. 2 L/UL spaces for LGVs are proposed for the transportation of construction materials. Additionally, as there is no provision of customer service, the proposed development will not attract visitors. Thus, only 2 parking spaces for private car are proposed for the staffs. Sufficient manoeuvring space will be provided within the Site to allow turning of vehicles as shown on Plan 5. In this regard, no vehicle queueing onto the public road will occur. In view of the above, the estimated traffic generation illustrates that the additional traffic generated is insignificant and will not pose negative impact on the traffic condition surrounding roads.
- The proposed development is considered compatible with the surrounding area. The operation hours of the proposed development are limited from 9:00 a.m. to 7:00 p.m. to minimise nuisance to nearby users. The applicant will strictly comply with all relevant environmental protection/pollution control ordinances, as well as follow the relevant mitigation measures and requirements stipulated in the latest COP issued by the EPD. There will be no dismantling, repairing, assembling or other workshop activities such that no associated noise, dust emission and

S.16 Planning Application No. A/YL-KTN/1159 Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and Associated Filling of Land for a Period of 3 Years

Supplementary Information

Appendix III

Revised Plans

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 7,627 m² (ABOUT) COVERED AREA : 231 m² (ABOUT) UNCOVERED AREA : 7,396 m² (ABOUT)

(ABOUT) PLOT RATIO : 0.03 SITE COVERAGE (ABOUT) : 3%

: 2 NO. OF STRUCTURE

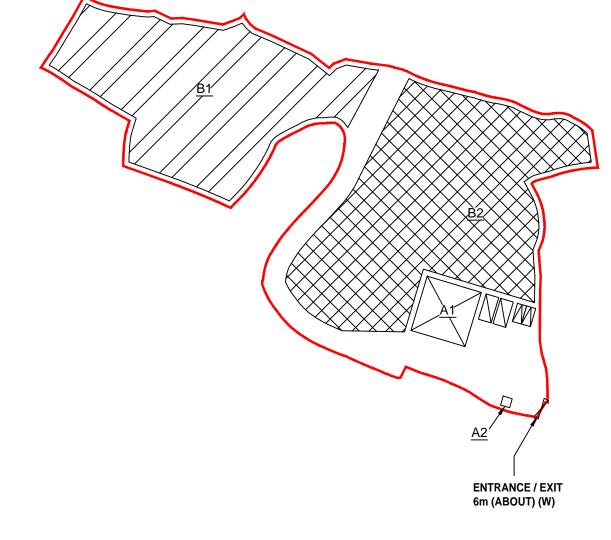
: NOT APPLICABLE DOMESTIC GFA : 231 m² (ABOUT) NON-DOMESTIC GFA : 231 m² (ABOUT) TOTAL GFA

BUILDING HEIGHT : 4 m (NOT MORE THAN) : 1 (NOT MORE THAN) NO. OF STOREY

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
A1	ANCILLARY OFFICE	$\begin{array}{ccc} 225 \text{ m}^2 & \text{(ABOUT)} \\ 6 \text{ m}^2 & \text{(ABOUT)} \end{array}$	225 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
A2	ELECTRICITY METER ROOM		6 m ² (ABOUT)	3 m (NOT MORE THAN) (1-STOREY)

231 m² (ABOUT) 231 m² (ABOUT) TOTAL

OPEN STORAGE	USE	AREA
B1 B2	PRIVATE CARS AND LIGHT GOODS VEHICLES CONSTRUCTION MATERIALS	2,317m ² (ABOUT) 3,024m ² (ABOUT)
	TOTAL	5,341 m ² (ABOUT)





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

<u>LEGEND</u>

APPLICATION SITE PRIVATE CARS AND LIGHT

CONSTRUCTION MATERIALS

STRUCTURE

PARKING SPACE (Private Car) 2.5 m (W) X 5 m (L)

L/UL SPACE (Light Goods Vehicles) 3.5 m (W) X 7 m (L)

ENTRANCE / EXIT

20 AUG 2025 REVISION

drawn DATE 20 AUG 2025 checked contract no. project no. DD107

TITLE :

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES AND CONSTRUCTION MATERIALS WITH ANCILLARY OFFICE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION: LOTS 1512, 1513, 1514, 1515, 1516 AND 1532 IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES drawing title.

LAYOUT PLAN

drawing no. - N.T.S. PLAN 1

PARKING AND LOADING/UNLOADING PROVISIONS

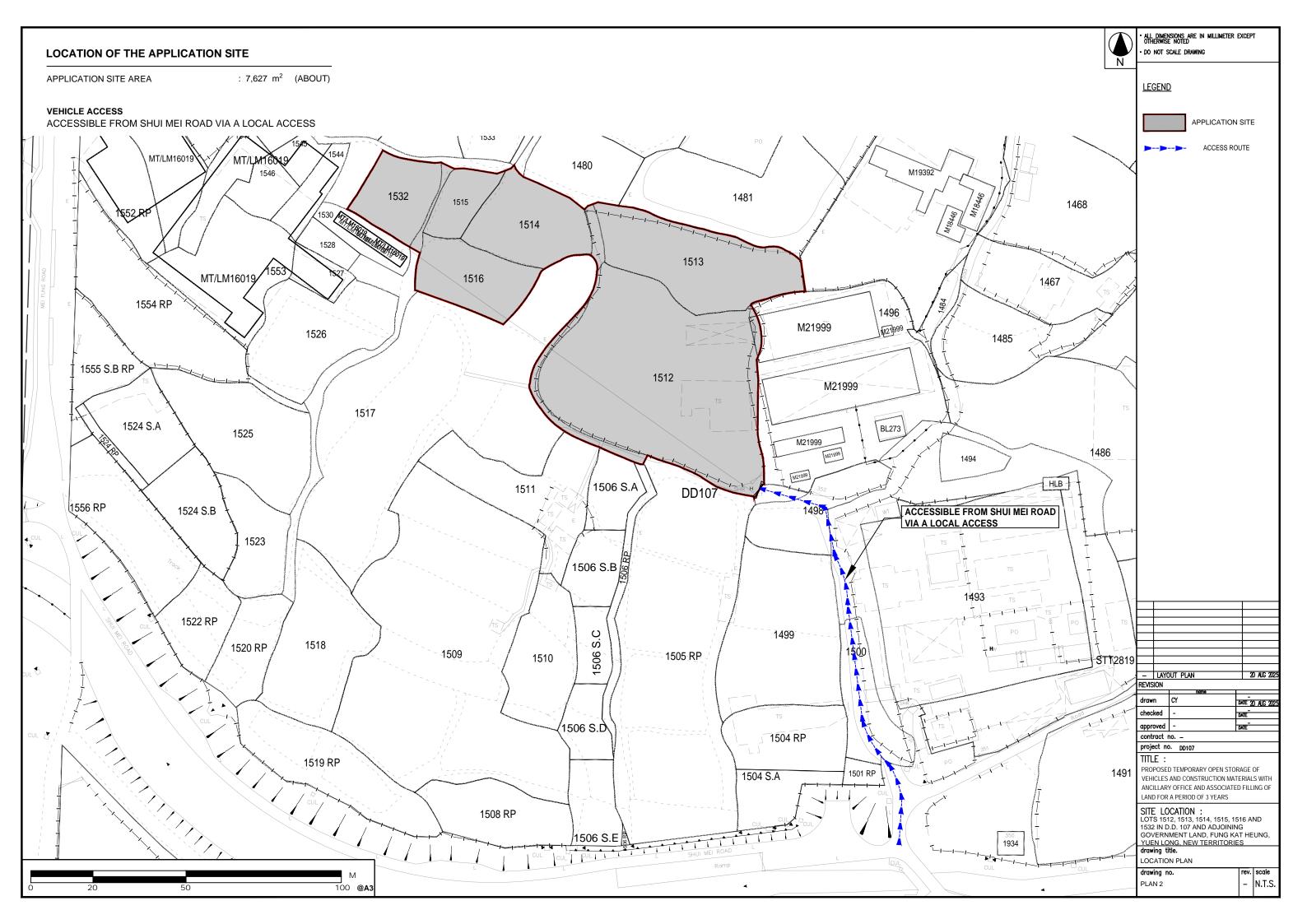
NO. OF PRIVATE CAR PARKING SPACE

DIMENSIONS OF PARKING SPACE : 5 m (L) X 2.5 m (W)

NO. OF LIGHT GOODS VEHICLES L/UL SPACE : 2

DIMENSIONS OF L/UL SPACE : 7 m (L) X 3.5 m (W)

100 **@A3**



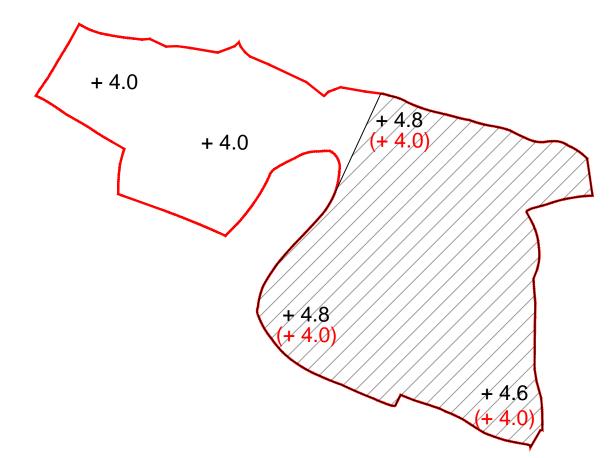
EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,627 m² (ABOUT)

EXISTING SITE SURFACE : SOILED GROUND AND CONCRETE

EXISTING SITE LEVELS : +4.0 mPD TO +4.8 mPD EXISTING HARD-PAVED SURFACE AREA : 4,940 m² (ABOUT)

SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY



EXISTING SITE LEVEL THE APPLICATION SITE

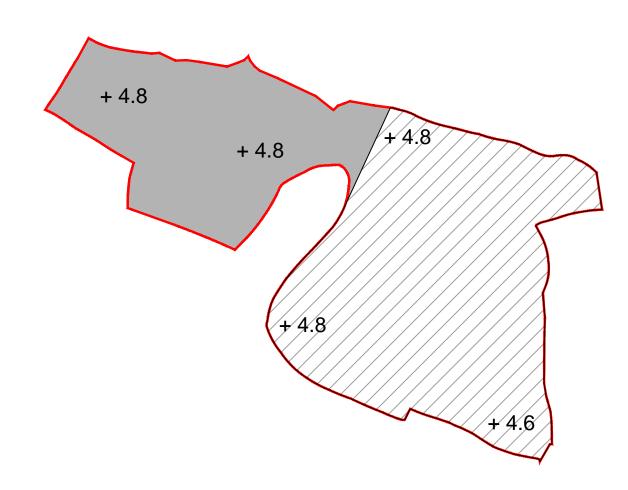
(INDICATION ONLY)

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,627 m² (ABOUT)

EXISTING HARD-PAVED SURFACE AREA : 4,940 m² (ABOUT)
PROPOSED FILLING OF LAND AREA : 2,687 m² (ABOUT)
PROPOSED LAND FILLING DEPTH : NOT MORE THAN 0.8 m
PROPOSED SITE LEVELS : +4.6 mPD TO +4.8 mPD

MATERIAL OF FILLING FOR SITE FORMATION : SOIL WITH CONCRETE AND ASPHALT SURFACE



PROPOSED SITE LEVEL THE APPLICATION SITE



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

<u>LEGEND</u>

APPLICATION SITE
PROPOSED FILLING OF



HARD PAVING

LAND AREA

+00.0

PROPOSED SITE LEVEL

+00.0

ORIGINAL SITE LEVEL

— LAYOUT PLAN 20 ALG 2025
REVISION

drawn CY DATE 20 ALG 2025
checked -

drawn CY DATE 20 AUG 20

checked - DATE

approved - DATE

contract no.
project no. DD107

TITLE :

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES AND CONSTRUCTION MATERIALS WITH ANCILLARY OFFICE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION:
LOTS 1512, 1513, 1514, 1515, 1516 AND
1532 IN D.D. 107 AND ADJOINING
GOVERNMENT LAND, FUNG KAT HEUNG,
YUEN LONG, NEW TERRITORIES
drawing title.

FILLING OF LAND PLAN

drawing no. PLAN 4

rev. scale
- N.T.S.

