

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 973.5 m² (ABOUT)
 COVERED AREA : 973.5 m² (ABOUT)
 UNCOVERED AREA : NOT APPLICABLE

PLOT RATIO : 1 (ABOUT)
 SITE COVERAGE : 100% (ABOUT)

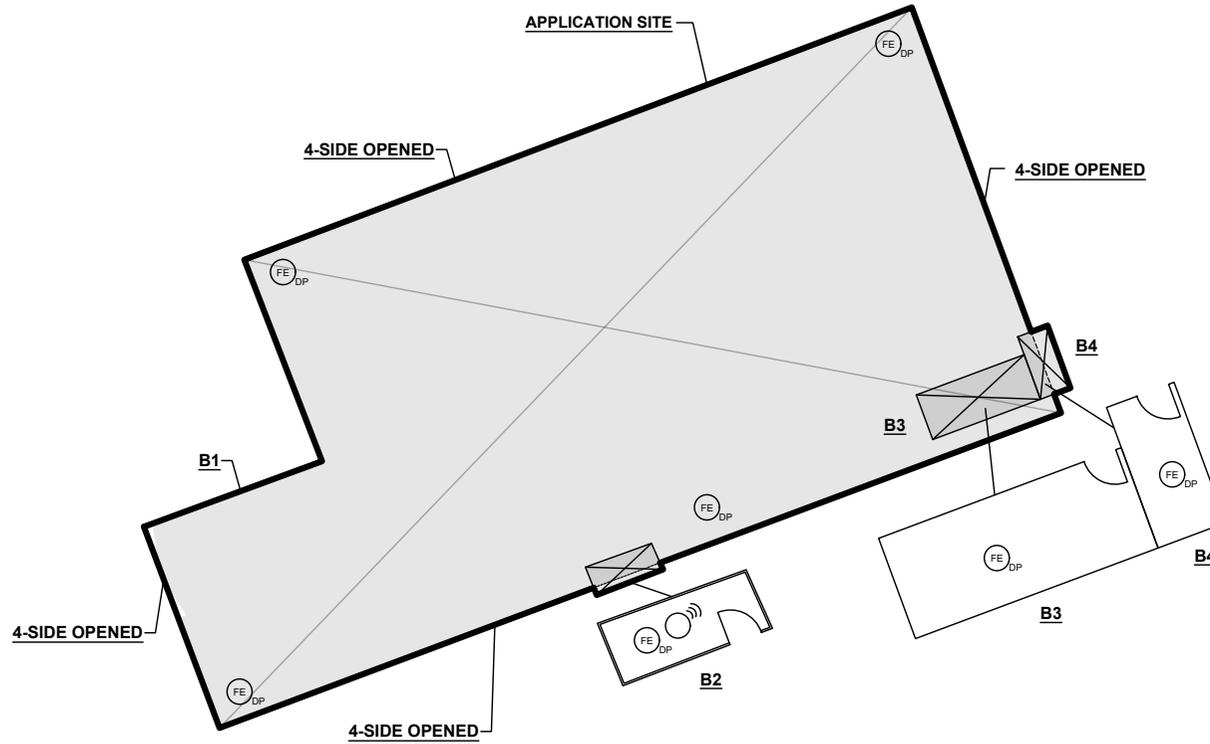
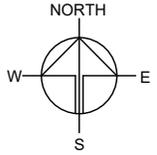
NO. OF STRUCTURE : 4
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 973.5 m² (ABOUT)
 TOTAL GFA : 973.5 m² (ABOUT)

BUILDING HEIGHT : 2.8 m - 8.6 m (ABOUT)
 NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	COVERED PUBLIC VEHICLE PARK	969 m ² (ABOUT)	969 m ² (ABOUT)	8.6 m (ABOUT)(1-STOREY)
B2	CARETAKER OFFICE	1.5 m ² (ABOUT)#	1.5 m ² (ABOUT)#	2.8 m (ABOUT)(1-STOREY)
B3	STORAGE OF TRAFFIC CONES AND BARRIERS	COVERED BY B1	COVERED BY B1	2.8 m (ABOUT)(1-STOREY)
B4	METER ROOM	3 m ² (ABOUT)#	3 m ² (ABOUT)#	3 m (ABOUT)(1-STOREY)
TOTAL		973.5 m² (ABOUT)	973.5 m² (ABOUT)	

*STRUCTURE B1 IS A SHED STRUCTURE (4 SIDE OPENED)

#STRUCTURE B2 AND B4 ARE PARTIALLY COVERED BY STRUCTURE B1



FIRE SERVICE INSTALLATIONS

- STAND-ALONE FIRE DETECTOR
- 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED)
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY MN	DATE 12.1.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. APPENDIX I	VER. 001
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規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓



By Post & Fax (2323 3662)

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-LFS/483
電話號碼 Tel. No. : 2158 6290
傳真機號碼 Fax No. : 2489 9711

21 December 2023

R-riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin
Yuen Long, New Territories
(Attn: Orpheus Lee / Louis Tse)

Dear Sir/Madam,

Planning Application No. A/YL-LFS/483
Compliance with Approval Condition (d)

I refer to your submission dated 19.12.2023 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilitates on the Site. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has **not** been complied with. Please find detailed departmental comments at **Appendix I**.

Should you have any queries, please contact Mr. Victus KWAN (Tel: 2300 1235) of the Drainage Services Department.

Yours faithfully,

(Keith WONG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DSD (Attn.: Mr. Victus KWAN)

Internal

CTP/TPB

Our Ref.: DD104 Lot 4122 & VL
Your Ref.: TPB/A/YL-LFS/483

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

19 December 2023

Dear Sir,

Compliance with Approval Conditions (d)

Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in "Village Type Development" zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-LFS/483)

We are writing to submit an existing record of implemented drainage facilities (**Appendix I**) for compliance with approval conditions (d) of the subject application, i.e. the submission of the existing drainage facilities. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at (852) 2339 0884 or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited




Orpheus LEE
Planning and Development Consultant

cc DPO/TMYLW, PlanD

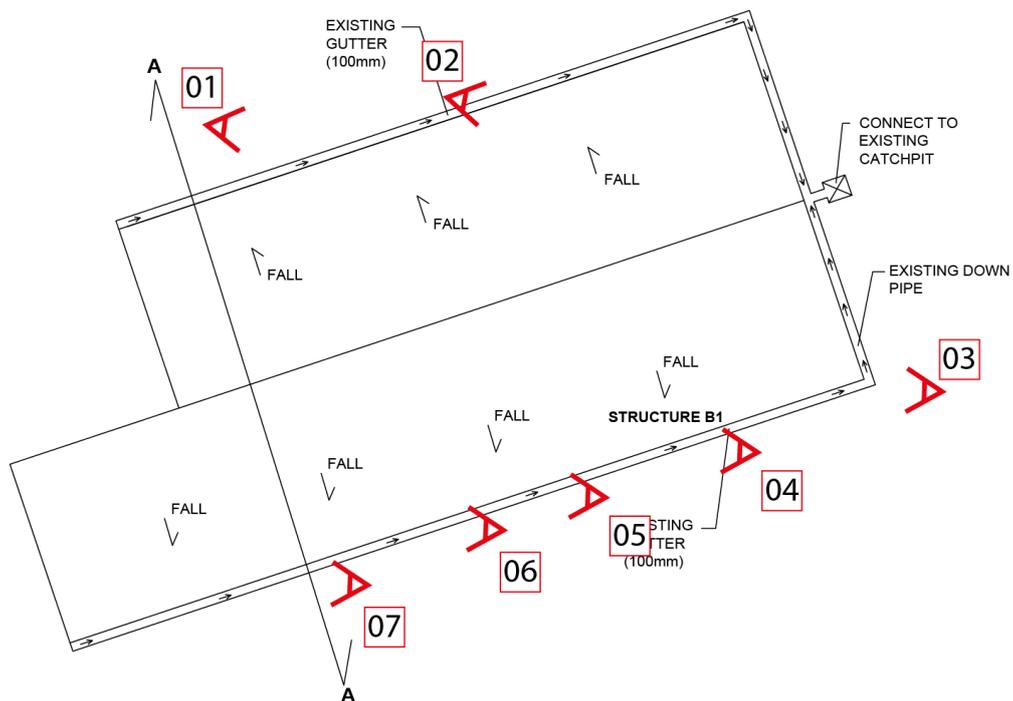
(Attn.: Mr. Wilson TSE

email: wcytse@pland.gov.hk)

Compliance with Approval Conditions (e)

Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in "Village Type Development" zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-LFS/483)



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