

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA : 973.5 m<sup>2</sup> (ABOUT)  
 COVERED AREA : 973.5 m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : NOT APPLICABLE

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

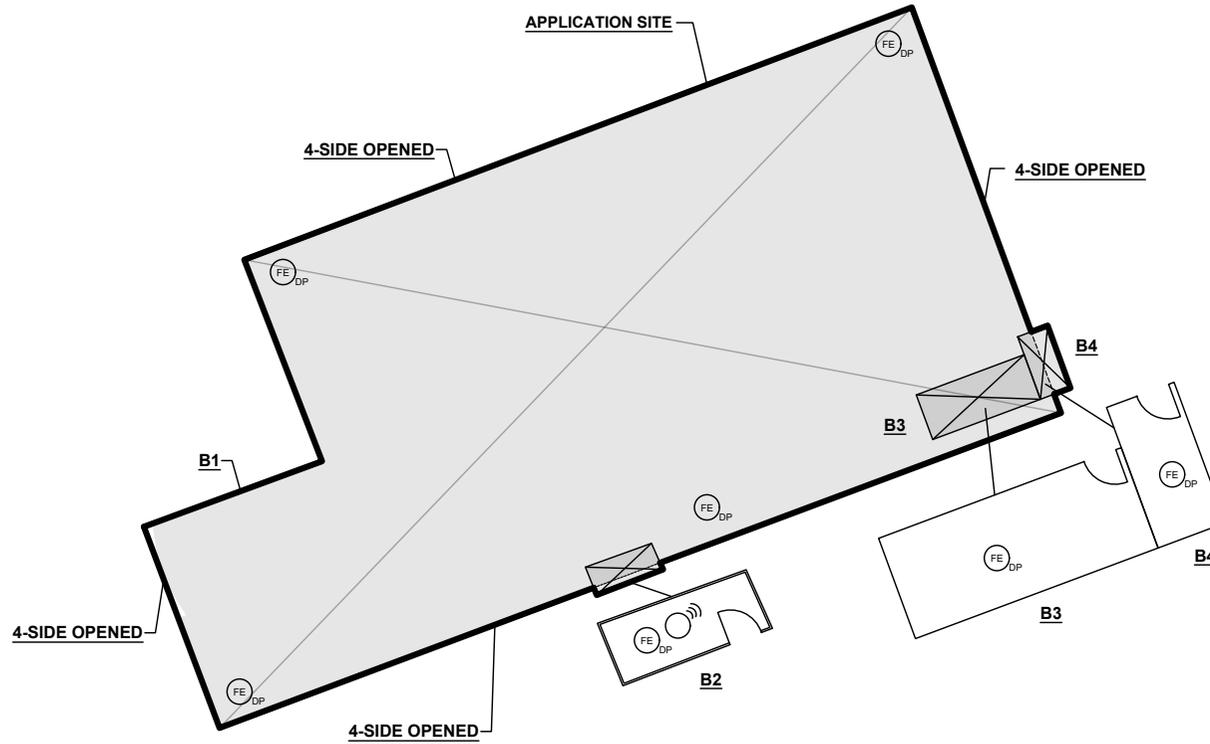
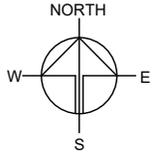
NO. OF STRUCTURE : 4  
 DOMESTIC GFA : NOT APPLICABLE  
 NON-DOMESTIC GFA : 973.5 m<sup>2</sup> (ABOUT)  
 TOTAL GFA : 973.5 m<sup>2</sup> (ABOUT)

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 <sup>2</sup> (ABOUT)	969 m <sup>2</sup> (ABOUT)	8.6 m (ABOUT)(1-STOREY)
B2	CARETAKER OFFICE	1.5 m <sup>2</sup> (ABOUT)#	1.5 m <sup>2</sup> (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 <sup>2</sup> (ABOUT)#	3 m <sup>2</sup> (ABOUT)#	3 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>973.5 m<sup>2</sup> (ABOUT)</b>	<b>973.5 m<sup>2</sup> (ABOUT)</b>	

\*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

## 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



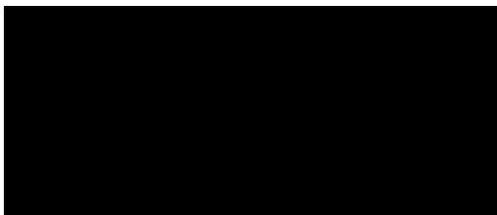
**By Post & Fax (2323 3662)**

## 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



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

██████████  
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 ██████████  
██████████ or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

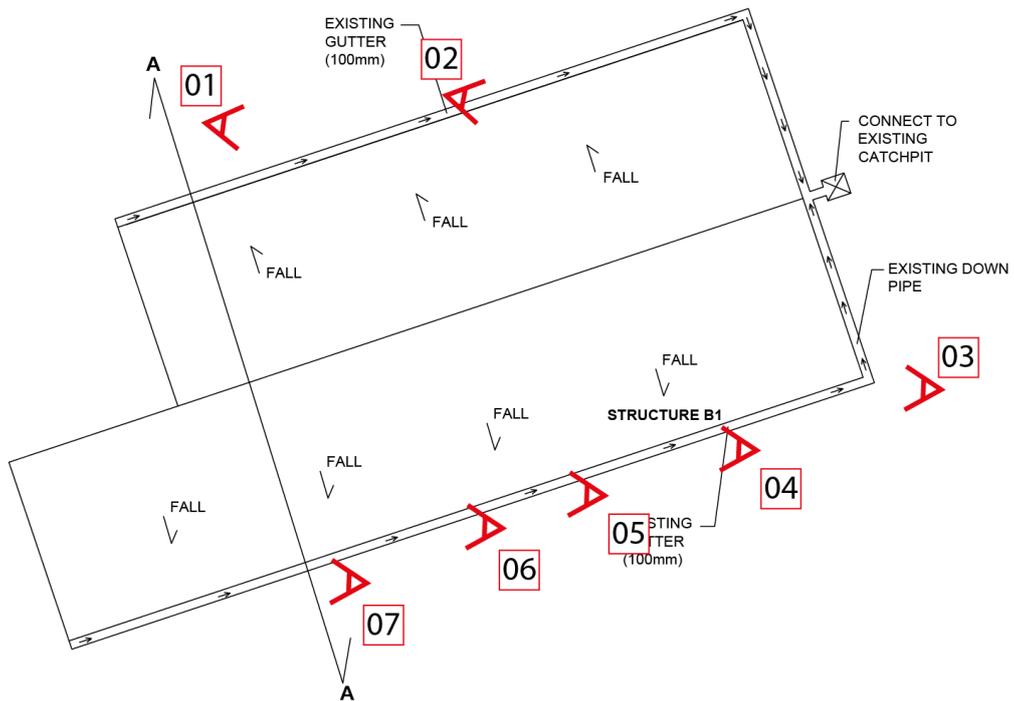

Orpheus LEE  
**Planning and Development Consultant**



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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