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Appendix I

Details of the affected business premises



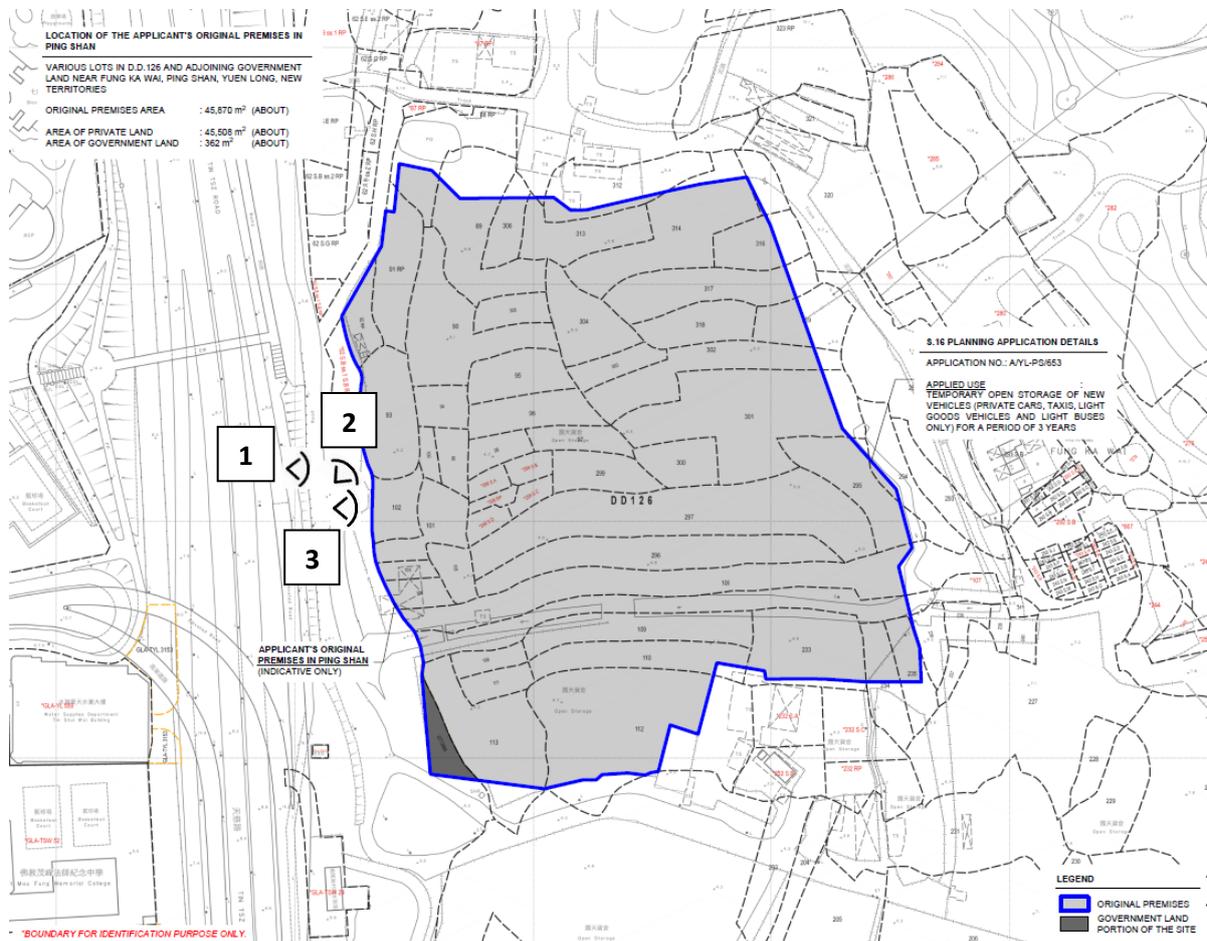
Appendix I – Details of the affected business premises

Company Name: **Crown Motors Limited** 皇冠汽車有限公司
(authorised Asia 68 Limited as applicant of the current application)

Details of Business Premises

Location: Various Lots in D.D. 126 and adjoining Government Land near Fung Ka Wai, Ping Shan, Yuen Long, New Territories

Use of Premises: Open Storage of Vehicle





2



3



Memorandum of Understanding signed by the applicant and the affected business operator

規劃申請意向書

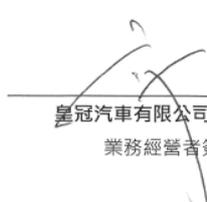
受公營房屋發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方)	:	皇冠汽車有限公司 Crown Motors Limited
公司註冊證明書 / 商業登記證號碼	:	02150148
規劃許可申請人 (乙方)	:	亞洲 68 有限公司 Asia 68 Limited
公司註冊證明書 / 商業登記證號碼	:	3236269

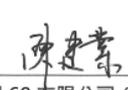
甲方 現時為「近天水圍天慈路公營房屋」(工務計劃項目 B860CL 號)發展範圍內的業務經營者，由於受到公營房屋發展收地影響，需要覓地搬遷以繼續經營。甲方 初步與 乙方 達成共識，同意 乙方 作為規劃許可申請人，向城市規劃委員會提出規劃申請，於丈量約份第 115 約地段第 933 號 A 分段及第 934 號及丈量約份第 116 約地段第 253 號餘段 (部分)、第 256 號 (部分)、第 257 號 A 分段 (部分)、第 257 號餘段、第 258 號、第 259 號、第 260 號 (部分)、第 263 號 (部分)、第 265 號、第 266 號、第 267 號 (部分)、第 270 號 A 分段餘段 (部分)、第 270 號 B 分段第 1 小分段 (部分)、第 270 號 B 分段餘段 (部分)、第 271 號、第 275 號 (部分)、第 1234 號 B 分段餘段 (部分) 及第 1235 號 (部分) 和毗連政府土地作「擬議臨時露天存放汽車連附屬設施及相關填土工程(為期 3 年)」。

乙方 作為規劃許可申請人，受 甲方 委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，甲方 將會是申請場地的業務經營者。

備注：上述地段將因應規劃許可的需要而有所修訂。


皇冠汽車有限公司 (甲方)
業務經營者簽署




亞洲 68 有限公司 (乙方)
規劃許可申請人簽署



2025 年 7 月 30 日

Appendix II

Details of alternative sites for relocation



Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises in Ping Shan, Yuen Long

Alternative Sites/ Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 86, San Uk Ling, Man Kam To, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D. 135, Pak Nai, Yuen Long, New Territories	Various Lots in D.D. 115 and D.D. 116, Au Tau, Yuen Long, New Territories
Site Area	3,678 m ² (about)	30,190 m ² (about)	2,900 m ² (about)	10,740 m ² (about)	13,320 m ² (about)	14,250 m ² (about)
Accessibility	Accessible from Lin Ma Hang Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Ngau Tam Mei Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Long Ho Road via a local access
Distance from Original Premises	25.2 km (about)	20.8 km (about)	13.4 km (about)	5.7 km (about)	8.8 km (about)	8.8 km (about)
Outline Zoning Plan	Approved Man Kam To OZP No.: S/NE-MKT/4	Approved Ma Tso Lung and Hoo Hok Wai OZP No.: S/NE-MTL/3	Approved Ngau Tam Mei OZP No.: S/YL-NTM/14	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Approved Sheung Pak Nai and Ha Pak Nai OZP No.: S/YL-PN/9	Approved Tai Tong OZP No.: S/YL-TT/20
Zoning	"Green Belt" ("GB")	"Conservation Area (1)" ("CA(1)")	"GB"	"GB"	"Coastal Protection Area" ("CPA")	"Agriculture"
Existing Condition	Covered with tree groups and vegetation	Mostly vacant, covered with vegetation and occupied by fishpond	Covered with tree groups and ponds	Covered with vegetation and woodland	Occupied by temporary structures and fishponds	Vacant, generally flat and partly covered with vegetation
Surrounding Area	Surrounded by residential development and woodland	Surrounded by vegetation, pond, some GIC uses and residential use	Surrounded by ponds, agricultural land, GIC use and temporary structures for residential use	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by fishpond and some temporary structures	Surrounded by unused/vacant land, public roads, public utility installations and temporary structures
Suitability for Relocation	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> - 92% <u>smaller</u> than the original premises - tree felling is required - site area is too small for current business - not compatible with the surrounding area - relatively distanced from original premises 	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> - within the "CA(1)" zone - pond filling is required - not compatible with the surrounding area - relatively distanced from original premises - remote location 	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> - 63% <u>smaller</u> than the original premises - tree felling is required - site area is too small for current business - active agricultural activities - not compatible with the surrounding area 	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> - tree felling is required - not compatible with the surrounding area - remote location 	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> - within the "CPA" zone - pond filling is required - not compatible with the surrounding area - remote location 	<p><u>Comparatively suitable</u> for relocation:</p> <ul style="list-style-type: none"> - in close proximity to built-up area and major road network - relatively flat and mostly vacant - no active agricultural activities

Appendix VI

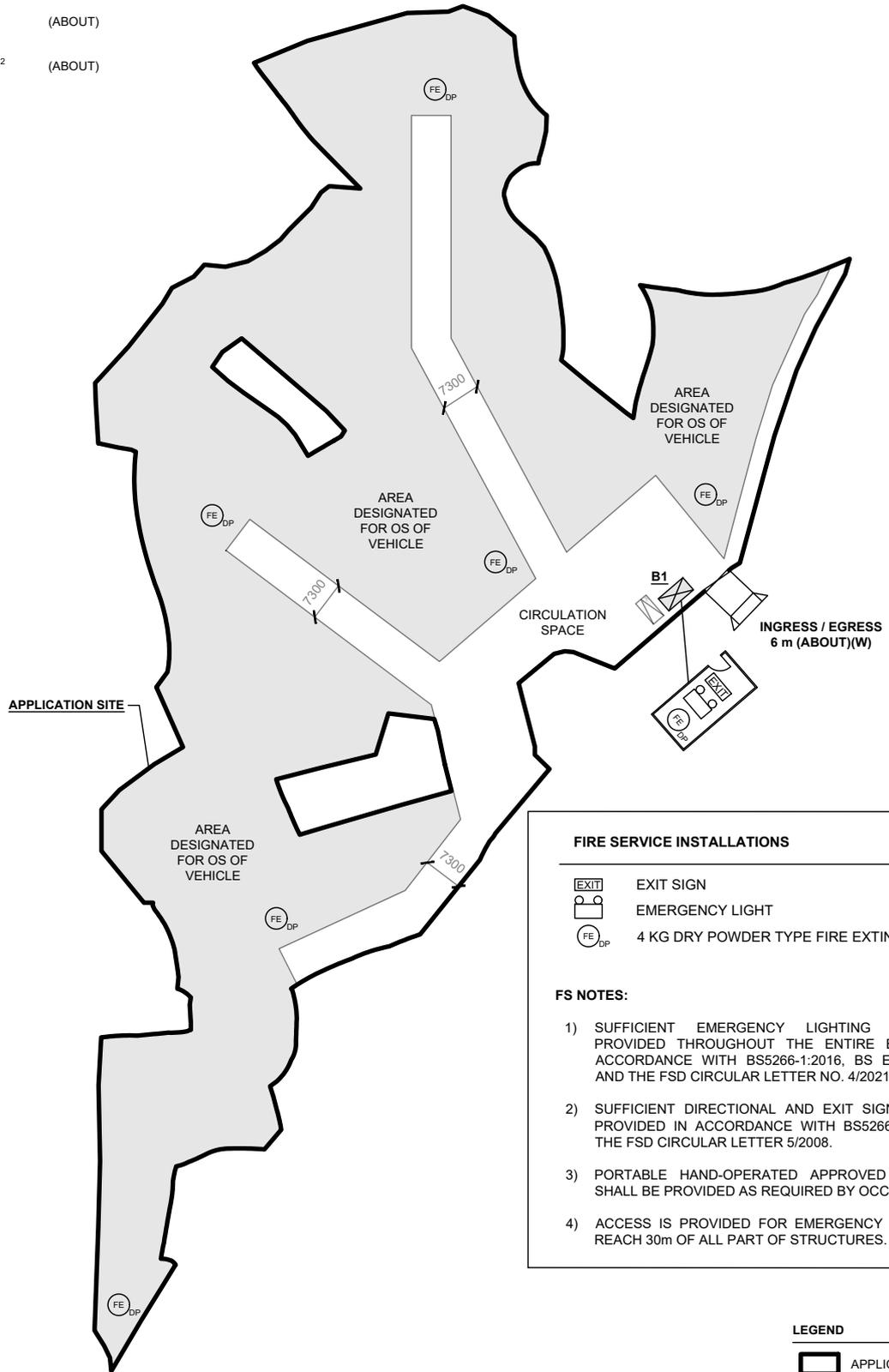
Fire Service Installations Proposal



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 14,250 m ²	(ABOUT)
COVERED AREA	: 18 m ²	(ABOUT)
UNCOVERED AREA	: 14,232 m ²	(ABOUT)
PLOT RATIO	: 0.001	(ABOUT)
SITE COVERAGE	: 0.1 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 18 m ²	(ABOUT)
TOTAL GFA	: 18 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	
AREA FOR OPEN STORAGE	: 11,401 m ²	(ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARDROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		18 m² (ABOUT)	18 m² (ABOUT)	



FIRE SERVICE INSTALLATIONS

-  EXIT SIGN
-  EMERGENCY LIGHT
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 1) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- 2) SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- 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.

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  OPEN STORAGE AREA
-  PARKING SPACE (PC)
-  INGRESS / EGRESS

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 115 AND 116 AND ADJOINING GOVERNMENT LAND, AU TAU, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1200 @ A4	TITLE FSIs PROPOSAL		NORTH 
			DRAWN BY MN	DATE 2.7.2025	DWG NO. APP VI	

Appendix VII

Aerial photo and Site photos



Appendix VII –Aerial photo and Site photos dated 20.1.2026



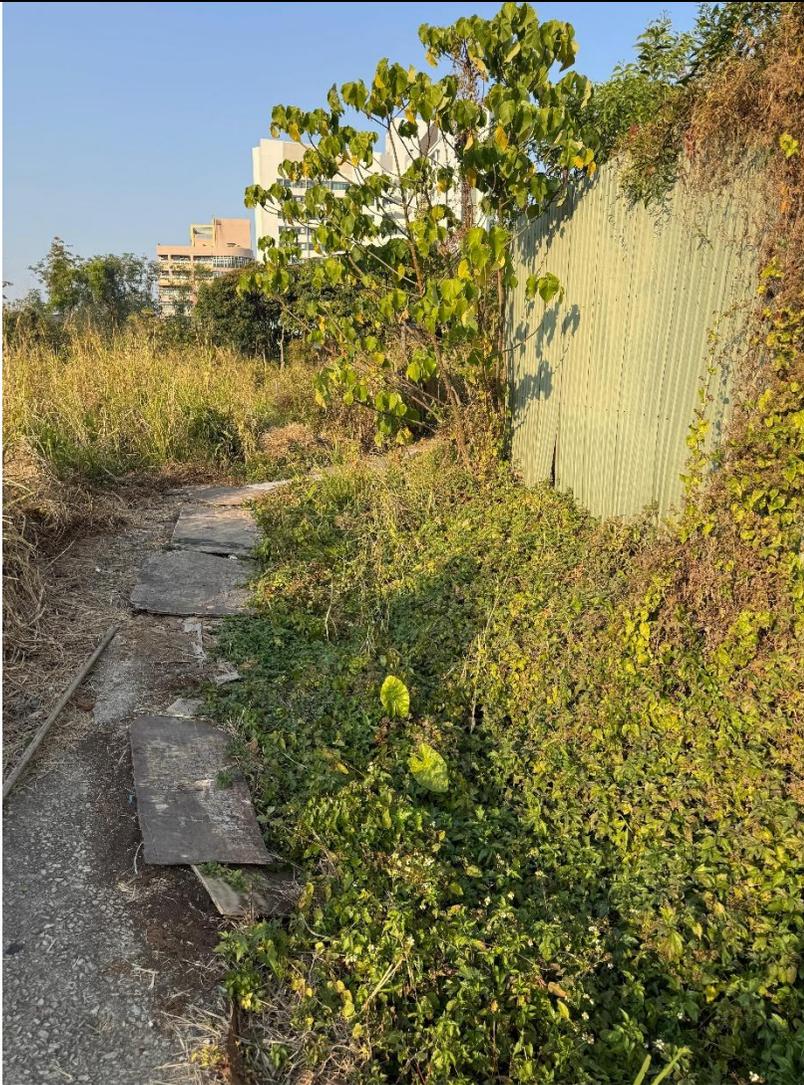
Aerial Photo



Viewpoint 1



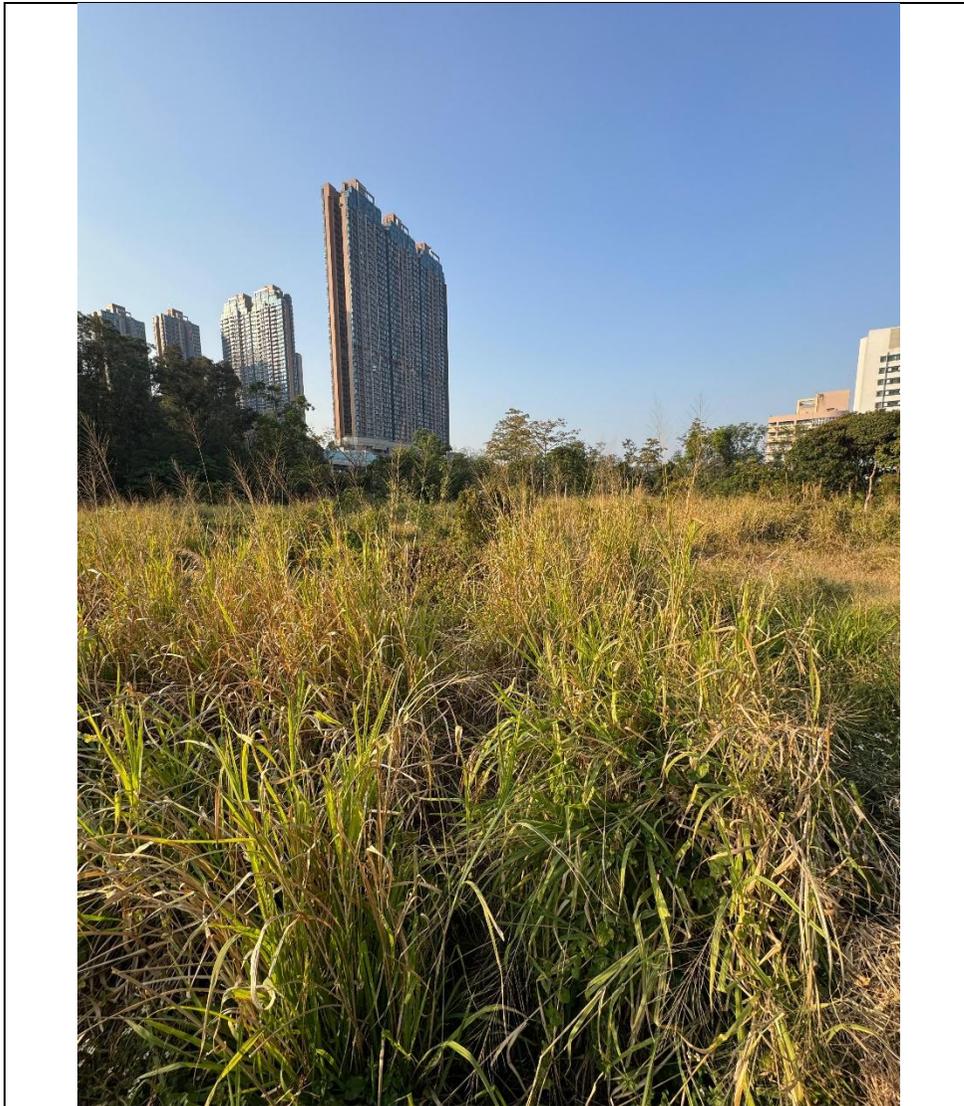
Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5