R-RICHES PLANNING LIMITED

益卓規劃有限公司

Our Ref.: DD83 Lot 869 S.E & VL
Your Ref.: A/NE-LYT/883

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

**By E-mail**

30 September 2026

Dear Sir,

**Supplementary Information**

**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" and "Residential (Group C)" Zones, Various Lots in D.D. 83, Ma Liu Shui San Tsuen, Lung Yeuk Tau, Fanling, New Territories**

We write to submit supplementary information with the following documents to reflect the updated address of the application site and provide clarifications on the captioned application:

- revised pages of Form No. S16-III (**Annex 1**);
- revised supplementary statement (**Annex 2**); and
- revised plans (**Annex 3**).

Should you require more information, please contact the undersigned at [redacted]. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
**R-riches Planning Limited**

**Christian CHIM**
Town Planner

cc DPO/STN, PlanD (Attn.: Mr. Peter NGAN email: pplngan@pland.gov.hk )
(Attn.: Ms. Esther LI email: ehlli@pland.gov.hk )

**Annex 1**

Revised pages of Form No. S16-III

| 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

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

Hong Kong Big Bee Green Energy Technology Limited 香港大黃蜂新能源科技有限公司

## 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 )

R-riches Planning Limited 盈卓規劃有限公司

## 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 869 S.E, 869 S.F, 870 RP (Part), 871 and 2141 RP (Part) in D.D. 83, Ma Liu Shui San Tsuen, Lung Yeuk Tau, Fanling, 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 ..... 3,565 ..... sq.m 平方米☑About 約<br>☐Gross floor area 總樓面面積 ..... N/A ..... 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） | ..... N/A ..... sq.m 平方米 ☐About 約 |

Proposed operating hours 擬議營運時間
09:00 to 18:00 daily.

| | | | |
|---|---|---|---|
| (d) | Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 | ☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Sha Tau Kok Road - Lung Yeuk Tau via Dao Yang Road and Hai Wing Road.<br>☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度） |
| | | No 否 | ☐ |

(e) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

| | | | |
|---|---|---|---|
| (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 | ☐ Please provide details 請提供詳情 |
| | | No 否 | ☑ |
| (ii) | Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 | ☑ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)<br>☐ Diversion of stream 河道改道<br>☐ Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約<br>Depth of filling 填塘深度 ..... m 米 ☐About 約<br>☑ Filling of land 填土 3,565 (total) - 2,647 (within "AGR" zone)<br>Area of filling 填土面積 ..... sq.m 平方米 ☑About 約<br>Depth of filling 填土厚度 not more than 0.2 m 米 ☐About 約<br>☐ Excavation of land 挖土<br>Area of excavation 挖土面積..... sq.m 平方米 ☐About 約<br>Depth of excavation 挖土深度 .....m 米 ☐About 約 |
| | | No 否 | ☐ |

| | | | |
|---|---|---|---|
| (iii) | Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | On environment 對環境 | Yes 會 ☐ No 不會 ☑ |
| | | On traffic 對交通 | Yes 會 ☐ No 不會 ☑ |
| | | On water supply 對供水 | Yes 會 ☐ No 不會 ☑ |
| | | On drainage 對排水 | Yes 會 ☐ No 不會 ☑ |
| | | On slopes 對斜坡 | Yes 會 ☐ No 不會 ☑ |
| | | Affected by slopes 受斜坡影響 | Yes 會 ☐ No 不會 ☑ |
| | | Landscape Impact 構成景觀影響 | Yes 會 ☐ No 不會 ☑ |
| | | Tree Felling 砍伐樹木 | Yes 會 ☐ No 不會 ☑ |
| | | Visual Impact 構成視覺影響 | Yes 會 ☐ No 不會 ☑ |
| | | Others (Please Specify) 其他 (請列明) | Yes 會 ☐ No 不會 ☑ |

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information. )
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

| | |
|---|---|
| Application No.<br>申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address<br>位置／地址 | Lots 869 S.E, 869 S.F, 870 RP (Part), 871 and 2141 RP (Part) in D.D. 83, Ma Liu Shui San Tsuen, Lung Yeuk Tau, Fanling, New Territories |
| Site area<br>地盤面積 | 3,565 sq. m 平方米 ☑ About 約<br>(includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約) |
| Plan<br>圖則 | Approved Lung Yeuk Tau & Kwan Tei South OZP No. S/NE-LYT/19 |
| Zoning<br>地帶 | "Agriculture" and "Residential (Group C)" Zones |
| Type of Application<br>申請類別 | ☑ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br>☑ Year(s) 年 3 ☐ Month(s) 月 _____<br><br>☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期<br>☐ Year(s) 年 _____ ☐ Month(s) 月 _____ |
| Applied use/ development<br>申請用途/發展 | Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years |

**Annex 2**

Revised supplementary statement

## Supplementary Statement

### 1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 869 S.E, 869 S.F, 870 RP (Part), 871 and 2141 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories* (the Site) for **'Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the proposed development) (**Plans 1** to **3**).

1.2 The applicant, who operates a taxi fleet called Big Bee Taxi, intends to operate the proposed development to provide space for vehicle showroom and vehicle trading services.

### 2) Planning Context

2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") and "Residential (Group C)" ("R(C)") on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 (**Plan 2**). According to the Notes of the OZP, the applied use is neither a Column 1 nor 2 use within the "AGR" zone, whilst is a Column 2 use within the "R(C)" zone, which requires planning permission from the Board.

2.2 The proposed development is considered not incompatible with the surrounding areas, which are dominated by public housing development, residential dwellings, temporary structures, parking of vehicle, workshop, warehouse, etc. Despite falling within the "AGR" zone, the Site has been left vacant without agricultural activities. Besides, there is no known residential development programme at the "R(C)" zone. Therefore, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the "AGR" and "R(C)" zones and can better utilise precious land resources in the New Territories.

2.3 A similar application for the same applied use No. A/NE-LYT/854 was approved by the Board in September 2025 on a temporary basis for a period of 3 years within the same "AGR" zone on the OZP. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent.

### 3) Development Proposal

3.1 The Site occupies an area of 3,565 $m^2$ (about) (**Plan 3**). 2 nos. of temporary structure are proposed at the Site for shop and services for vehicle showroom and vehicle trading services, office and washroom with total gross floor area (GFA) of 72 $m^2$ (about) (**Plan 4**). The ancillary office is

intended to provide indoor workspace for staff to support the daily operation of the proposed development. The remaining open area will be used for vehicle parking spaces, pedestrian circulation area, and vehicle displaying area. The proposed operation hours are from 09:00 to 18:00 daily, including Sundays and public holidays. In terms of the operation, about 60-70 vehicles will be displayed at the Site. It is estimated that there will be a maximum of about 10 visitors per day and about 3 members of staff on the Site. Detailed development parameters are shown at **Table 1** below.

**Table 1** – Major development parameters

| | |
|---|---|
| **Site area** | 3,565 $m^2$ (about) |
| **Covered area** | 72 $m^2$ (about) |
| **Uncovered area** | 3,493 $m^2$ (about) |
| | |
| **Plot ratio** | 0.02 (about) |
| **Site coverage** | 2% (about) |
| | |
| **No. of structure** | 2 |
| **GFA**<br>- *Domestic GFA*<br>- *Non-domestic GFA* | 72 $m^2$ (about)<br>*Not applicable*<br>*72 $m^2$ (about)* |
| | |
| **Building height** | 3 m (about) |
| **No. of storey** | 1 |

3.2 Currently, the "R(C)" portion of the Site (i.e. about 918 $m^2$) is hard-paved with concrete and gravel of not more than 0.2 m in depth; whereas the "AGR" portion of the Site is partly hard-paved (i.e. about 1,029 $m^2$) with concrete and gravel of not more than 0.2 m in depth, and partly of soil ground (i.e. about 1,618 $m^2$). The site level of the paved portion is at +12.2 mPD whilst that of the unpaved portion is at +12.0 mPD. According to the Notes of the OZP, any filling of land within the "AGR" zone shall not be undertaken on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Board.

3.3 The current application serves to regularise the existing filling of land within the "AGR" zone, as well as to propose filling of land with concrete and gravel of not more than 0.2 m in depth on the soil ground. Upon completion, the site level of the entire site will be at +12.2 mPD. This is to facilitate a flat surface for the erection of structures and the provision of vehicle displaying, parking and circulation area, which is considered necessary and has been kept to a minimum for the operation of the proposed development. Upon expiry of the planning permission, the applicant will reinstate the Site into an amenity area.

3.4 The Site is accessible from Sha Tau Kok Road – Lung Yeuk Tau via Dao Yang Road and Hai Wing Road (**Plan 1**). An 8 m-wide (about) vehicular ingress/egress is proposed at the northern periphery. A total of 8 parking spaces is provided at the Site. Details of their provisions are shown at **Table 2** below.

**Table 2** – Parking and L/UL provisions

| **Type of space** | **No. of space** |
|---|---|
| Parking space for private cars (PC)<br>- *2.5 m (W) x 5 m (L)* | 4 |
| Parking space for light goods vehicles (LGV)<br>- *3.5 m (W) x 7 m (L)* | 4 |

3.5 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the estimated trip generated/attracted by the proposed development is expected to be minimal, the adverse traffic impact to the surrounding road network is not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

**Table 3** – Estimated trip generation/attraction

| **Time period** | **Estimated trip generation/attraction** | | | | |
|---|---|---|---|---|---|
| | **PC** | | **LGV** | | **2-way total** |
| | **In** | **Out** | **In** | **Out** | |
| Trips at AM peak per hour (09:00 – 10:00) | 2 | 0 | 1 | 0 | 3 |
| Trips at PM peak per hour (17:00 – 18:00) | 0 | 2 | 0 | 1 | 3 |
| Average trip per hour (10:00 – 17:00) | 2 | 2 | 1 | 1 | 6 |

3.6 No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period.

3.7 No open storage, storage of dangerous and dusty goods, storage of unlicensed vehicle, car beauty, washing, cleansing, paint-spaying, repairing, dismantling or other workshop activities will be involved at the Site at any time during the approval period of the planning permission.

3.8 2.5 m high solid metal wall will be provided along the site boundary to minimise the potential nuisance to the surroundings. The boundary wall will be installed properly by licensed contractor to prevent misalignment, so as to ensure that there is no gap or slit on the boundary wall.

3.9 The applicant will strictly comply with all environmental protection/pollution control ordinances i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the *'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'* issued by the Environmental Protection Department (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

3.10 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational. The applicant will also continue to implement good practices under *ProPECC PN 1/23* when maintaining the on-site drainage system at the Site.

## 4) Conclusion

4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Upon obtaining relevant planning permission, the applicant will submit proposals in relation to fire safety and drainage aspects to mitigate any potential adverse impact that would have arisen from the proposed development.

4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for '**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Planning Limited**

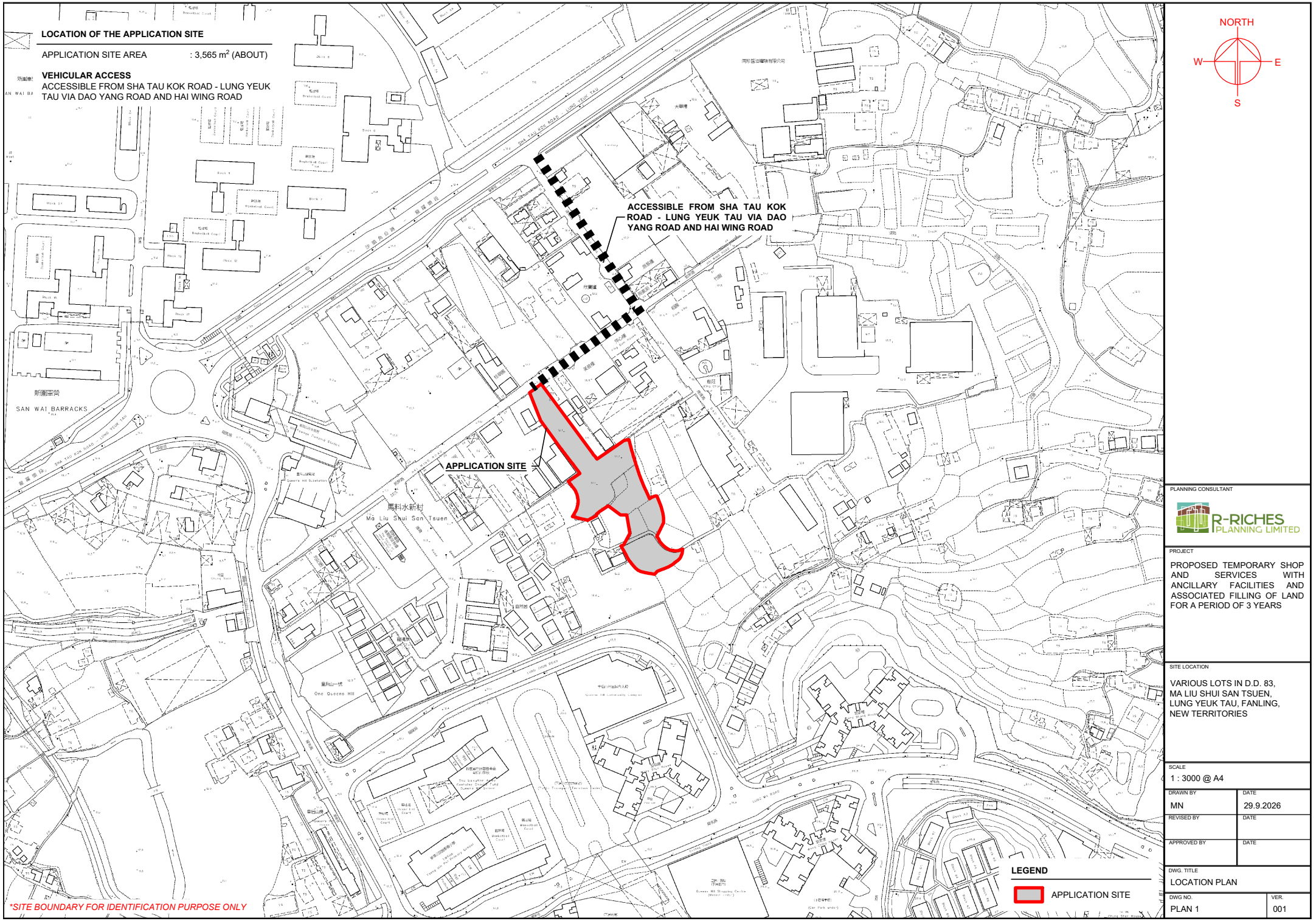
**September 2026**

## LIST OF PLANS


| | |
|---|---|
| **Plan 1** | Location plan |
| **Plan 2** | Zoning plan |
| **Plan 3** | Land status plan |
| **Plan 4** | Layout plan |
| **Plan 5** | Filling of land at the Site |
| **Plan 6** | Swept path analysis |

**Annex 3**

Revised plans




NORTH

W E

S

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

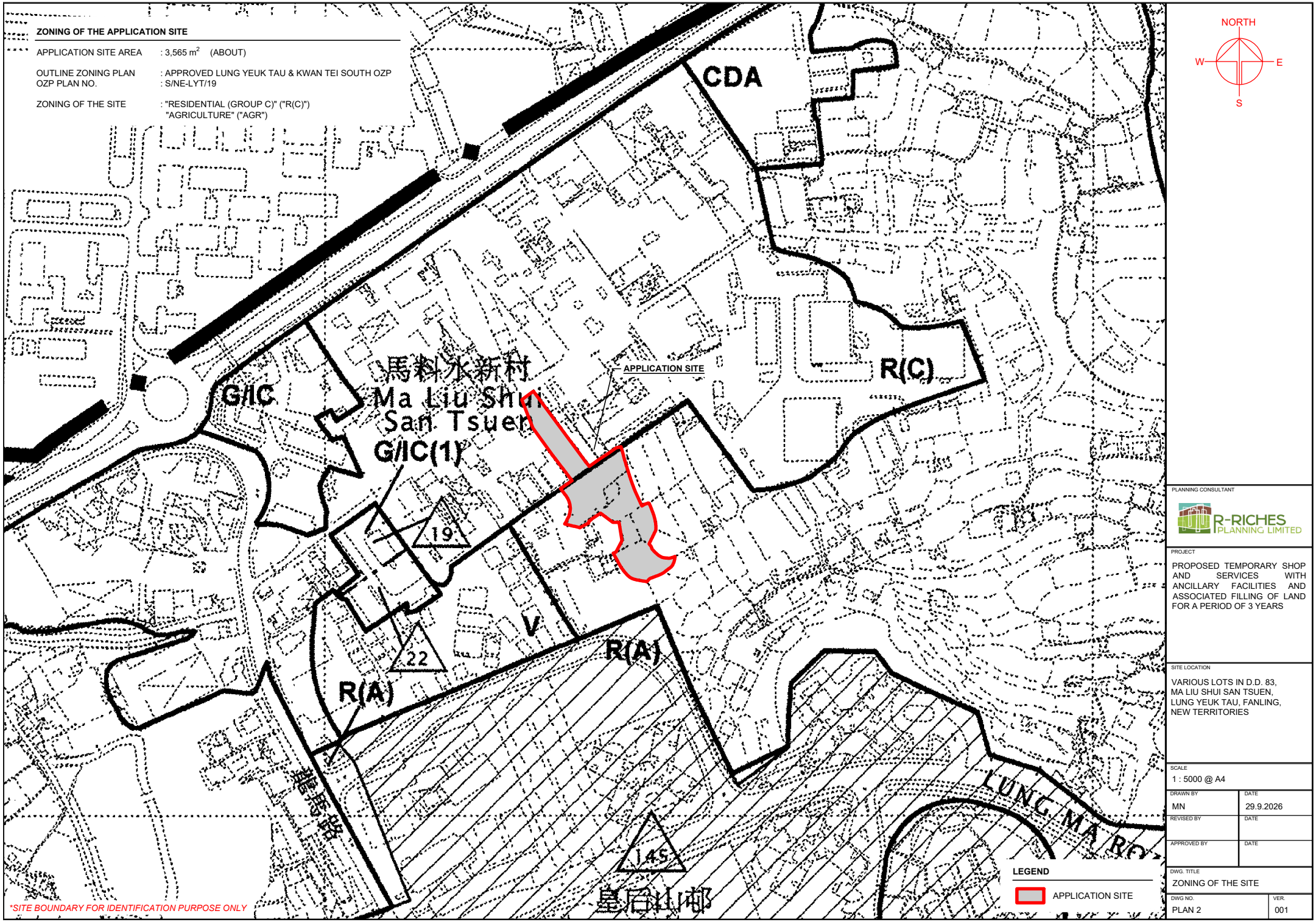
PROJECT

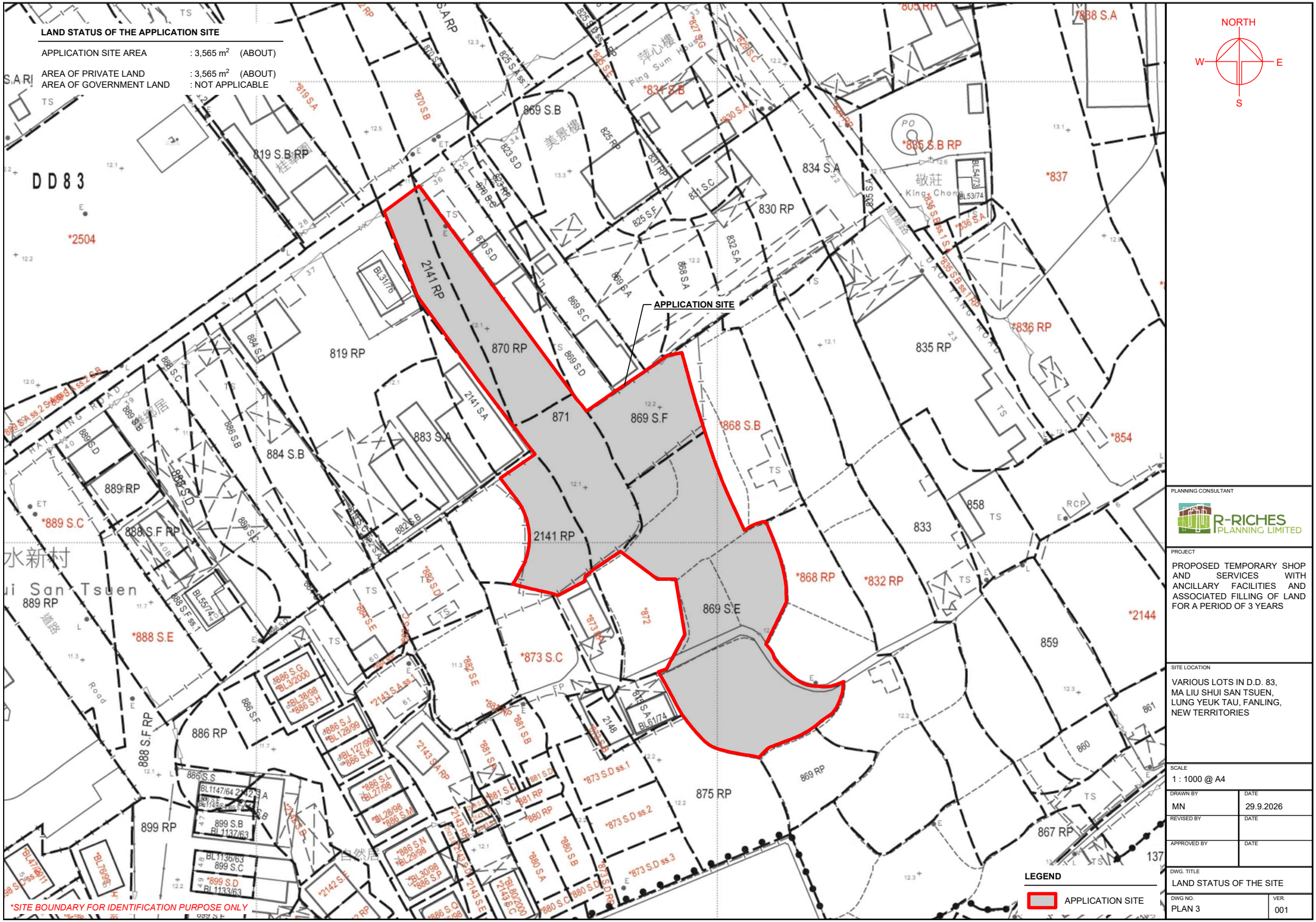
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 83, MA LIU SHUI SAN TSUEN, LUNG YEUK TAU, FANLING, NEW TERRITORIES

| | |
|---|---|
| SCALE | 1 : 3000 @ A4 |
| DRAWN BY | MN |
| DATE | 29.9.2026 |
| REVISED BY | |
| DATE | |
| APPROVED BY | |
| DATE | |
| DWG. TITLE | LOCATION PLAN |
| DWG NO. | PLAN 1 |
| VER. | 001 |


ZONING OF THE APPLICATION SITE
APPLICATION SITE AREA : 3,565 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED LUNG YEUK TAU & KWAN TEI SOUTH OZP
OZP PLAN NO. : S/NE-LYT/19
ZONING OF THE SITE : "RESIDENTIAL (GROUP C)" ("R(C)")
"AGRICULTURE" ("AGR")
CDA
G/IC
馬料水新村
Ma Liu Shui
San Tsuen
G/IC(1)
APPLICATION SITE
R(C)
19
22
V
R(A)
R(A)
145
皇后山邨
龍馬路
LUNG MA RD
NORTH
W
E
S
LEGEND
APPLICATION SITE
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
PLANNING CONSULTANT
R-RICHES PLANNING LIMITED
PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
SITE LOCATION
VARIOUS LOTS IN D.D. 83, MA LIU SHUI SAN TSUEN, LUNG YEUK TAU, FANLING, NEW TERRITORIES
SCALE
1 : 5000 @ A4
DRAWN BY
MN
DATE
29.9.2026
REVISED BY
DATE
APPROVED BY
DATE
DWG. TITLE
ZONING OF THE SITE
DWG NO.
PLAN 2
VER.
001




PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 83, MA LIU SHUI SAN TSUEN, LUNG YEUK TAU, FANLING, NEW TERRITORIES

| SCALE | |
|---|---|
| 1 : 1000 @ A4 | |
| DRAWN BY | DATE |
| MN | 29.9.2026 |
| REVISED BY | DATE |
| | |
| APPROVED BY | DATE |
| | |

DWG. TITLE

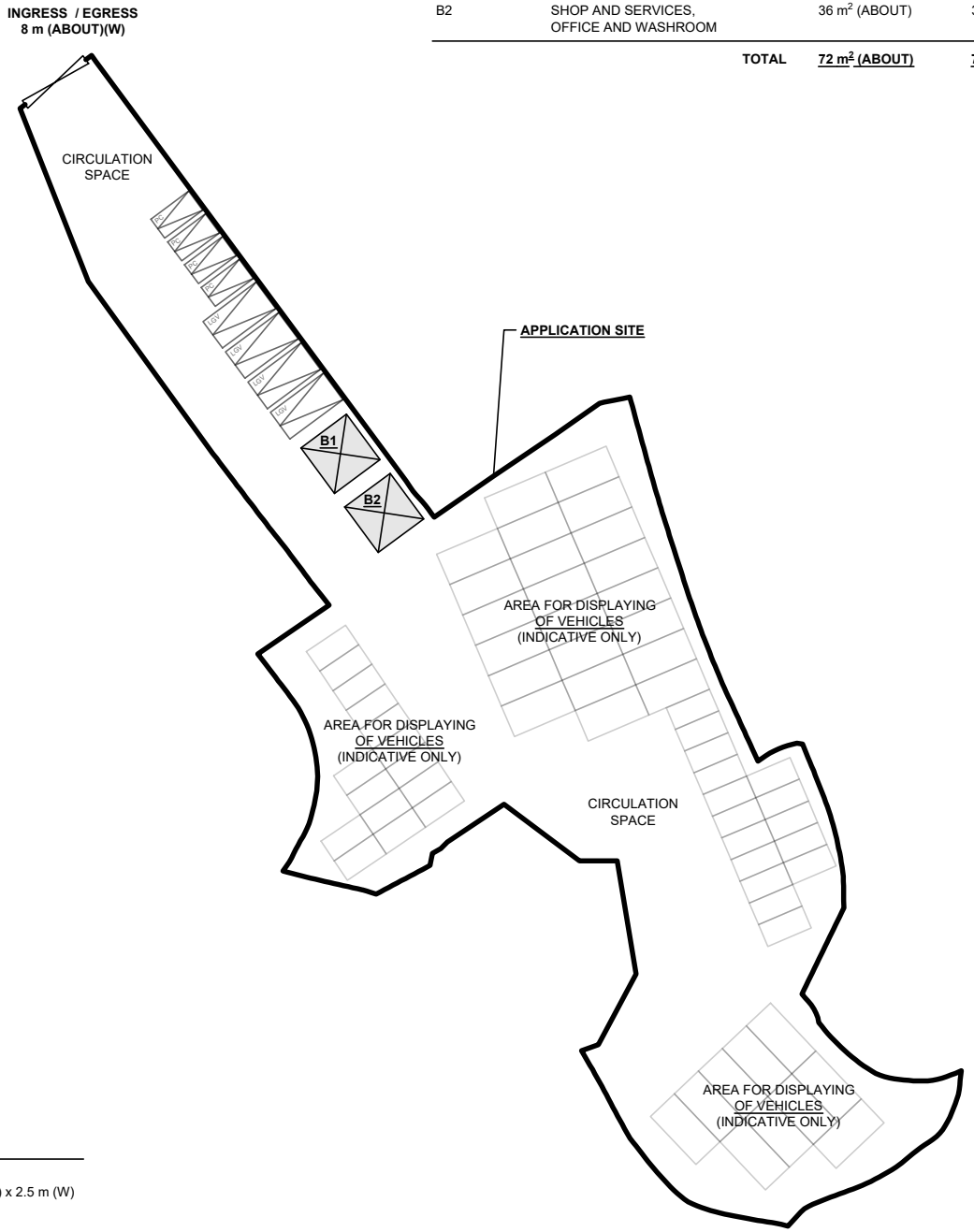
LAND STATUS OF THE SITE

| DWG NO. | VER. |
|---|---|
| PLAN 3 | 001 |

**DEVELOPMENT PARAMETERS**

| | | |
|---|---|---|
| APPLICATION SITE AREA | : 3,565 $m^2$ | (ABOUT) |
| COVERED AREA | : 72 $m^2$ | (ABOUT) |
| UNCOVERED AREA | : 3,493 $m^2$ | (ABOUT) |
| PLOT RATIO | : 0.02 | (ABOUT) |
| SITE COVERAGE | : 2 % | (ABOUT) |
| NO. OF STRUCTURE | : 2 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 72 $m^2$ | (ABOUT) |
| TOTAL GFA | : 72 $m^2$ | (ABOUT) |
| BUILDING HEIGHT | : 3 m | (ABOUT) |
| NO. OF STOREY | : 1 | |

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|---|---|---|---|---|
| B1 | SHOP AND SERVICES, OFFICE AND WASHROOM | 36 $m^2$ (ABOUT) | 36 $m^2$ (ABOUT) | 3 m (ABOUT)(1-STOREY) |
| B2 | SHOP AND SERVICES, OFFICE AND WASHROOM | 36 $m^2$ (ABOUT) | 36 $m^2$ (ABOUT) | 3 m (ABOUT)(1-STOREY) |
| | **TOTAL** | **72 $m^2$ (ABOUT)** | **72 $m^2$ (ABOUT)** | |




**PARKING AND LOADING / UNLOADING PROVISIONS**

| | |
|---|---|
| NO. OF PRIVATE CAR PARKING SPACE | : 4 |
| DIMENSION OF PARKING SPACE | : 5 m (L) x 2.5 m (W) |
| NO. OF LIGHT GOODS VEHICLE PARKING SPACE | : 4 |
| DIMENSION OF PARKING SPACE | : 7 m (L) x 3.5 m (W) |

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

**LEGEND**

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

NORTH
W E
S

PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 83, MA LIU SHUI SAN TSUEN, LUNG YEUK TAU, FANLING, NEW TERRITORIES

SCALE
1 : 750 @ A4

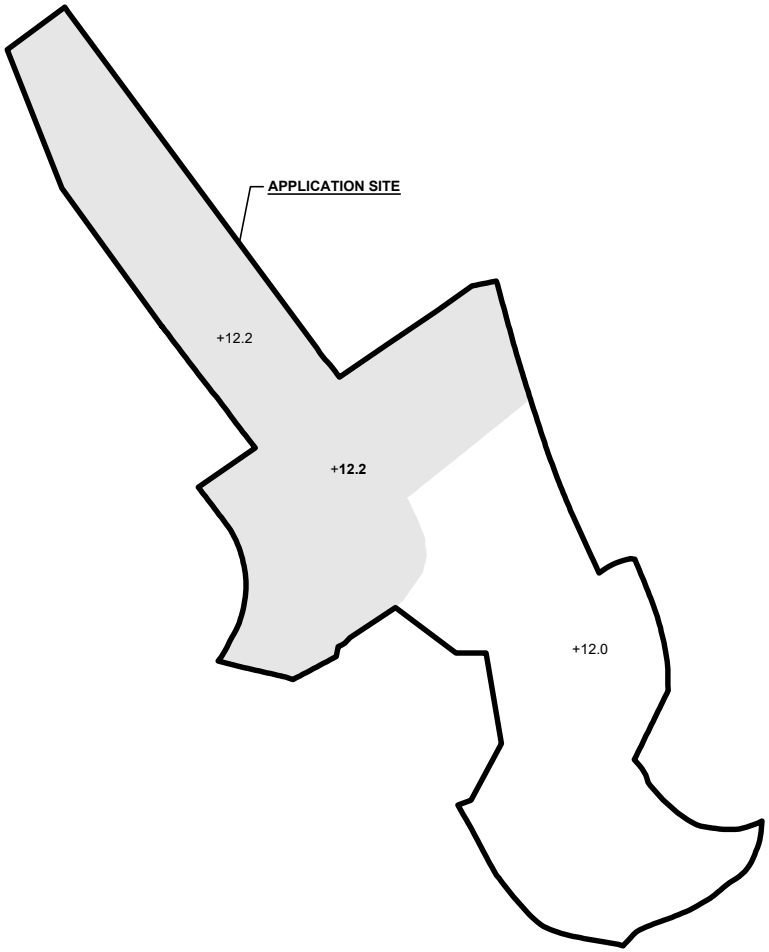
| DRAWN BY | DATE |
|---|---|
| MN | 29.9.2026 |
| REVISED BY | DATE |
| | |
| APPROVED BY | DATE |
| | |

DWG. TITLE
LAYOUT PLAN

| DWG NO. | VER. |
|---|---|
| PLAN 4 | 001 |

## EXISTING CONDITION OF THE APPLICATION SITE

| | | |
|---|---|---|
| APPLICATION SITE AREA | : 3,565 $m^2$ | (ABOUT) |
| EXISTING FILLED AREA | : 1,948 $m^2$ | (ABOUT) |
| EXISTING SOIL AREA | : 1,617 $m^2$ | (ABOUT) |
| EXISTING SITE LEVELS | : +12.0 mPD - +12.2 mPD | (ABOUT) |



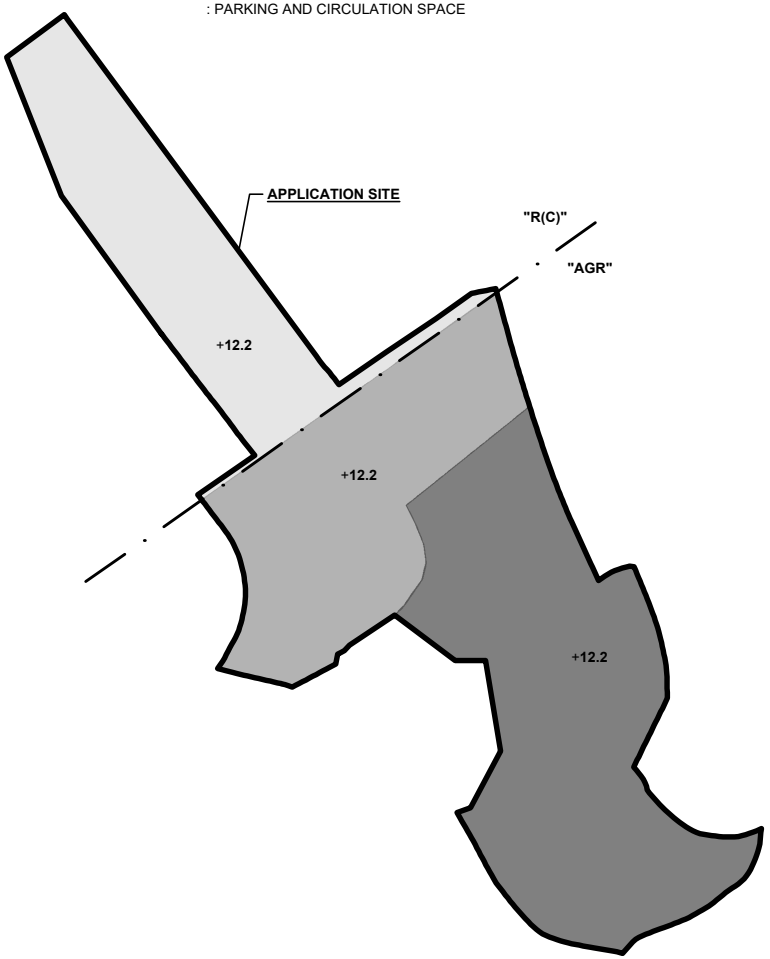

**LEGEND**

- APPLICATION SITE
- EXISTING FILLED AREA
- EXISTING SOIL AREA
- +12.2 EXISTING SITE LEVEL

**SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY*

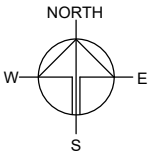
## PROPOSED FILLING OF LAND AREA

| | | |
|---|---|---|
| APPLICATION SITE AREA | : 3,565 $m^2$ | (ABOUT) |
| FILLING OF LAND AREA | : 3,565 $m^2$ | (ABOUT) |
| FILLING OF LAND IN "REC" ZONE | : 918 $m^2$ | (ABOUT) |
| FILLING OF LAND IN "AGR" ZONE | : 2,647 $m^2$ | (ABOUT) |
| *- FOR REGULARISATION* | *: 1,029 $m^2$* | *(ABOUT)* |
| *- PROPOSED* | *: 1,618 $m^2$* | *(ABOUT)* |
| DEPTH OF LAND FILLING | : NOT MORE THAN 0.2 m | |
| PROPOSED SITE LEVELS | : +12.2 mPD | (ABOUT) |
| MATERIAL OF LAND FILLING | : CONCRETE AND GRAVEL | |
| USE | : PARKING AND CIRCULATION SPACE | |




**LEGEND**

- APPLICATION SITE
- LAND FILLING IN "R(C)" ZONE (EXISTING)
- LAND FILLING IN "AGR" ZONE (TO BE REGULARISED)
- LAND FILLING IN "AGR" ZONE (PROPOSED)
- +12.2 SITE LEVEL




PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 83,
MA LIU SHUI SAN TSUEN,
LUNG YEUK TAU, FANLING,
NEW TERRITORIES

SCALE

1 : 1000 @ A4

| DRAWN BY | DATE |
|---|---|
| CC | 29.9.2026 |
| REVISED BY | DATE |
| | |
| APPROVED BY | DATE |
| | |

DWG. TITLE

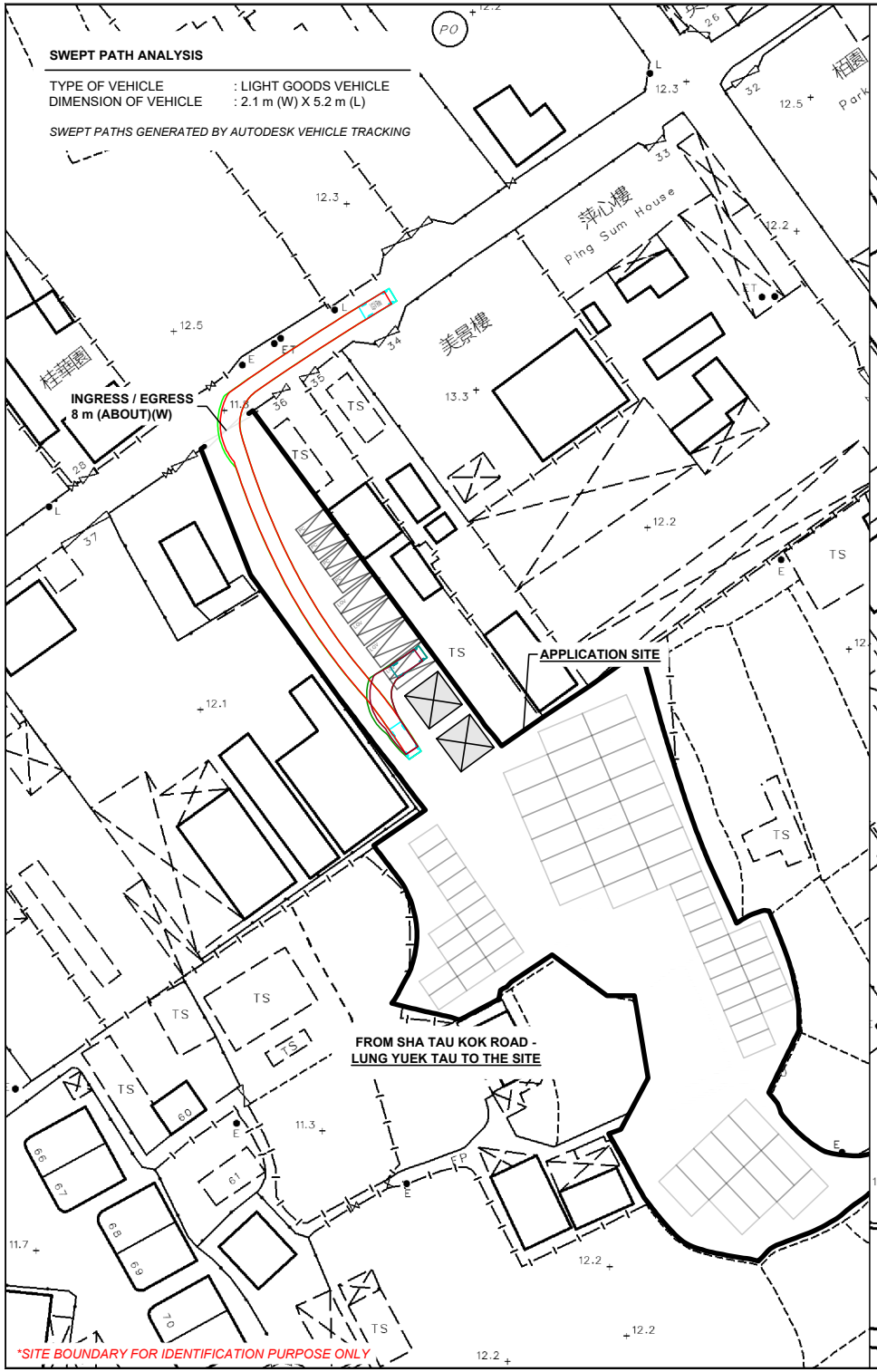
FILLING OF LAND AREA

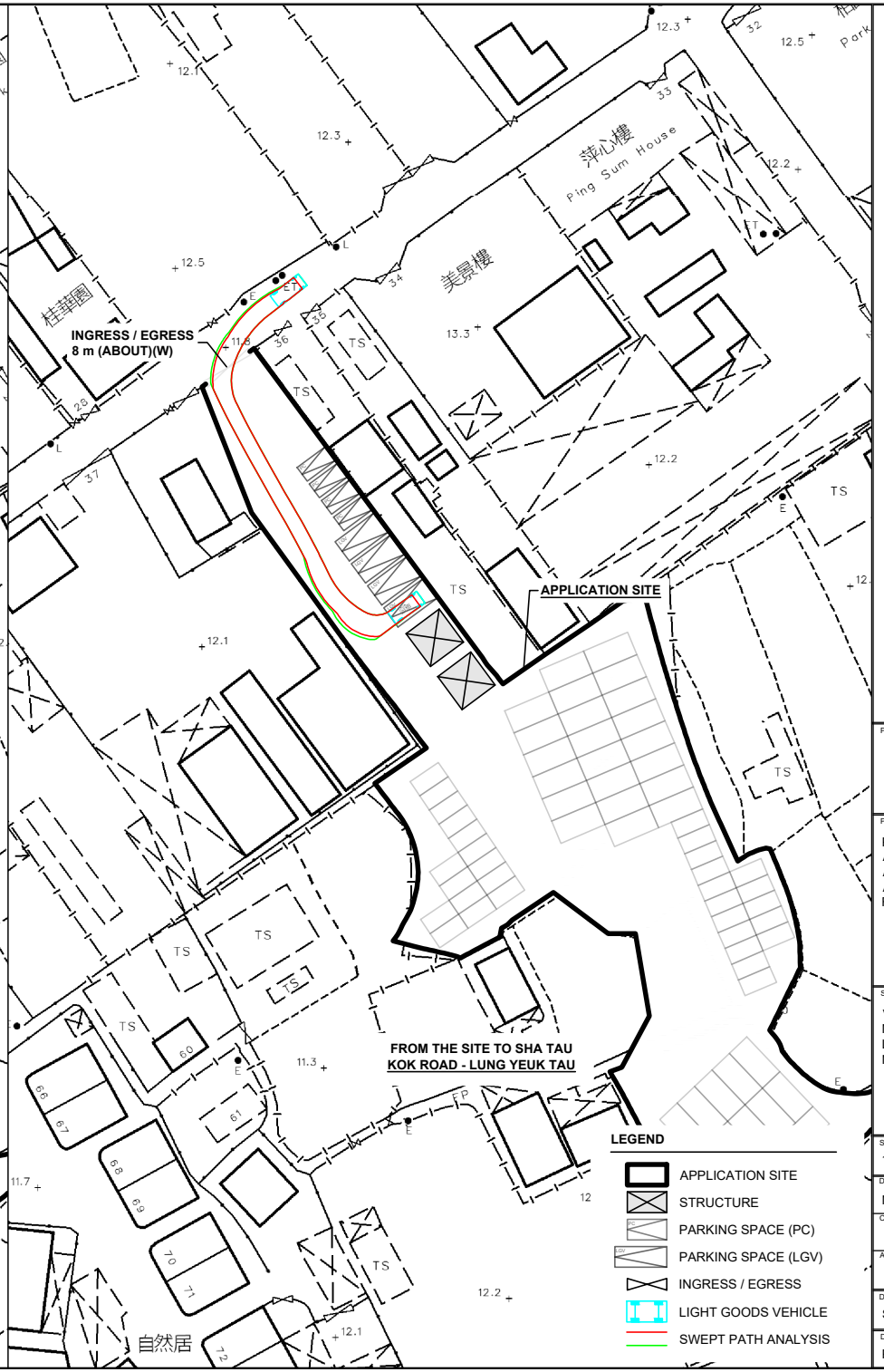
| DWG NO. | VER. |
|---|---|
| PLAN 5 | 001 |

**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

*SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING*




NORTH
W E
S

PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 83,
MA LIU SHUI SAN TSUEN,
LUNG YEUK TAU, FANLING,
NEW TERRITORIES

| | |
|---|---|
| SCALE | 1 : 1000 @ A4 |
| DRAWN BY | MN |
| DATE | 29.9.2026 |
| CHECKED BY | |
| DATE | |
| APPROVED BY | |
| DATE | |
| DWG. TITLE | SWEPT PATH ANALYSIS |
| DWG NO. | PLAN 6 |
| VER. | 001 |