

**Table 1: Responses to Comments from Government Department on Planning Application No. A/NE-LYT/816 (7 May, 2024)**

COMMENTS	RESPONSES
<p><b>1. Urban Design &amp; Landscape Section, Planning Department</b></p>	
<p>(a) The Applicant is advised to provide minimum 2m set back of proposed structures from the trunk for the 59 nos. of preserved trees (i.e. <i>Ficus microcarpa</i>) that require larger growing and planting space.</p>	<p>(a) The Applicant will provide a minimum of 2m set back of proposed structures from the truck of existing trees (see the revised Layout Plan, Landscape and Tree Preservation Proposal and Section at <b>Annex 1</b>).</p> <p>In this regard, the area of the proposed warehouses has been reduced and the layout plan showing the pedestrian route and replacement pages of the Application Form are also attached for your reference (see <b>Annex 1</b>).</p>
<p><b>2. Transport Operations (New Territories) Division, Transport Department</b></p>	
<p>(a) This Division has reservation to the proposed run-in/run-out from transport operations viewpoint, In view that it would occupy part of the existing bus lay-by which would affect franchised bus/green minibus operations and passenger queueing.</p>	<p>(a) The attached drawing (see <b>Annex 2</b>) showing the actual location of the “Existing Bus Stop” and the “Proposed Run-in/out”. It is observed that the location of the run-in/out <b>is not overlapping</b> the bus stop. Most importantly, there is a very good visibility of motorist from the application site, therefore, the motorist can clearly observe the bus or green minibus and take necessary precaution to prevent conflicting with bus and the passengers.</p> <p>In addition, the Applicant can provide safety guard to control the “in and out traffic” to minimize the conflict.</p>

# Annex 1

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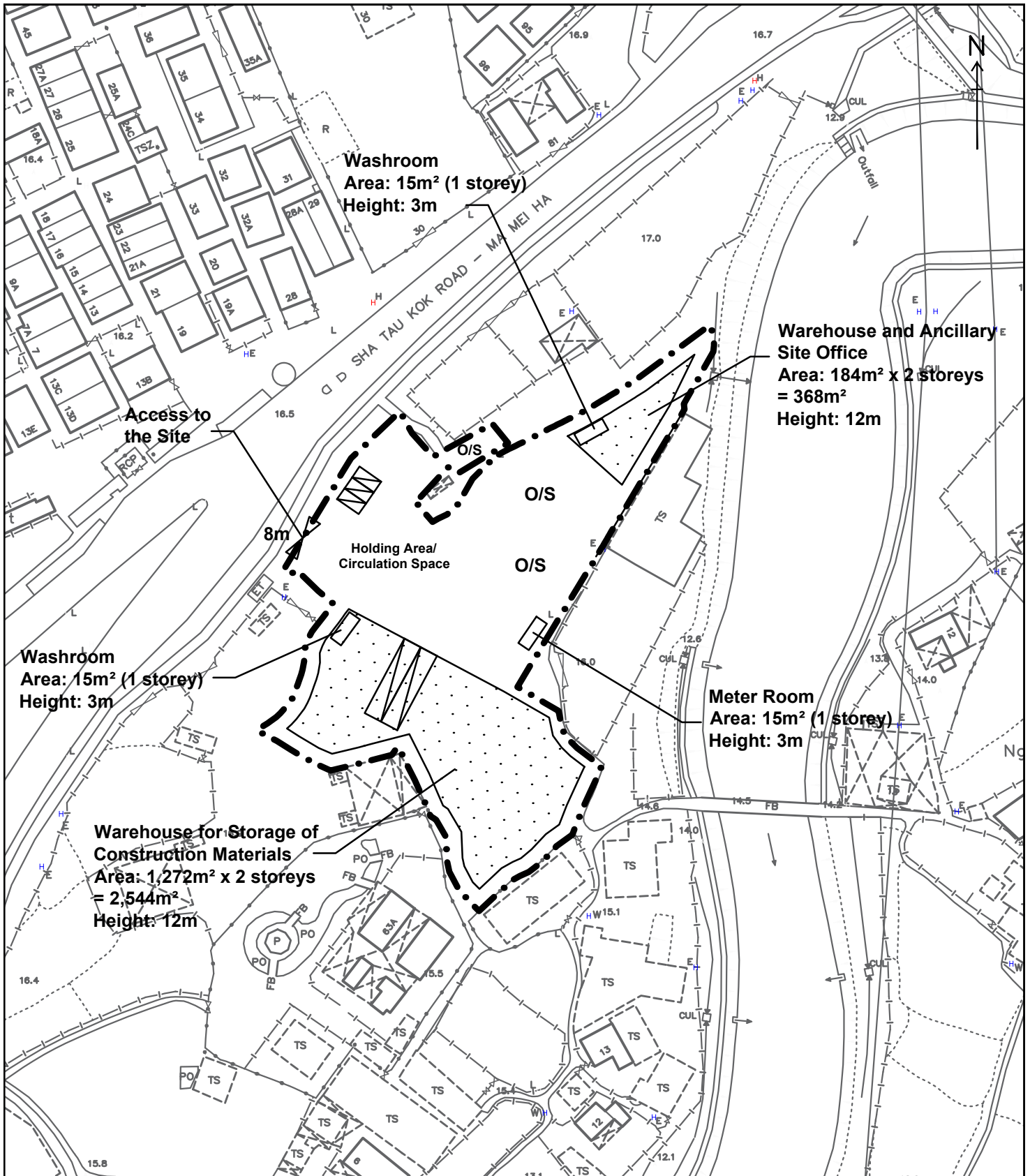
Figure 4 Revised Layout Plan

Figure 4A Revised Layout Plan showing the Pedestrian Path

Figure 5 Revised Landscape and Tree Preservation Proposal

Figure 4D Section

Replacement pages of the Application Form



3.5.2024

**Legend:**

- Application Site (about 4,033 sq.m.)**
- O/S Open Storage of Construction Materials**
- ▧ Loading/Unloading Spaces for Container Vehicles/Medium Goods Vehicles (3.5m x 16m) (2 nos.)**
- ▭ Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)**

For Identification Purpose

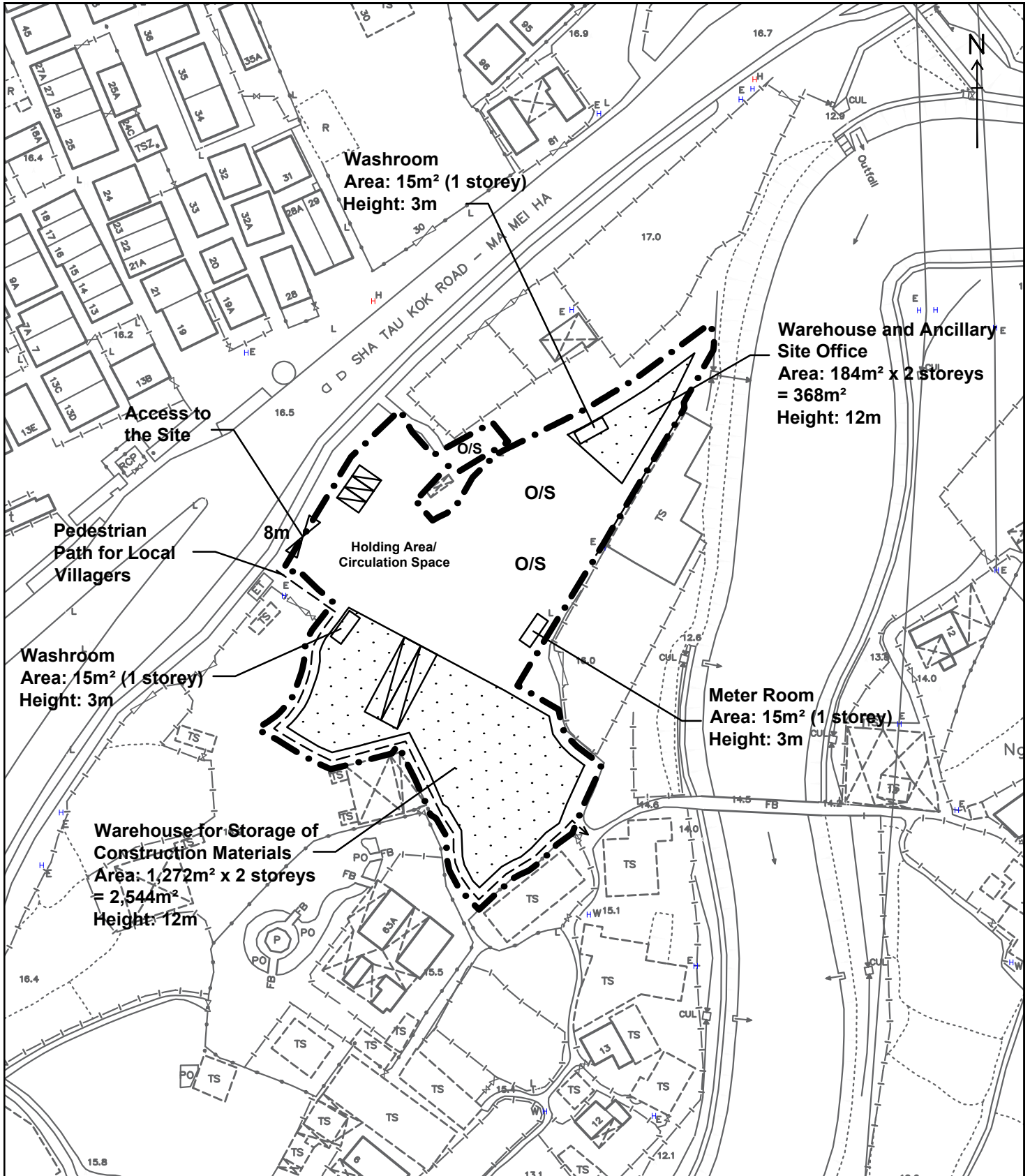
Layout Plan

Figure 4

Scale 1:1000



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**Lawson David & Sung**  
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 Estate Agency Licence No. C-006328



**Legend:**

- • —** Application Site (about 4,033 sq.m.)
- O/S** Open Storage of Construction Materials
- ▭** Loading/Unloading Spaces for Container Vehicles/Medium Goods Vehicles (3.5m x 16m) (2 nos.)
- ▭** Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

3.5.2024

For Identification Purpose

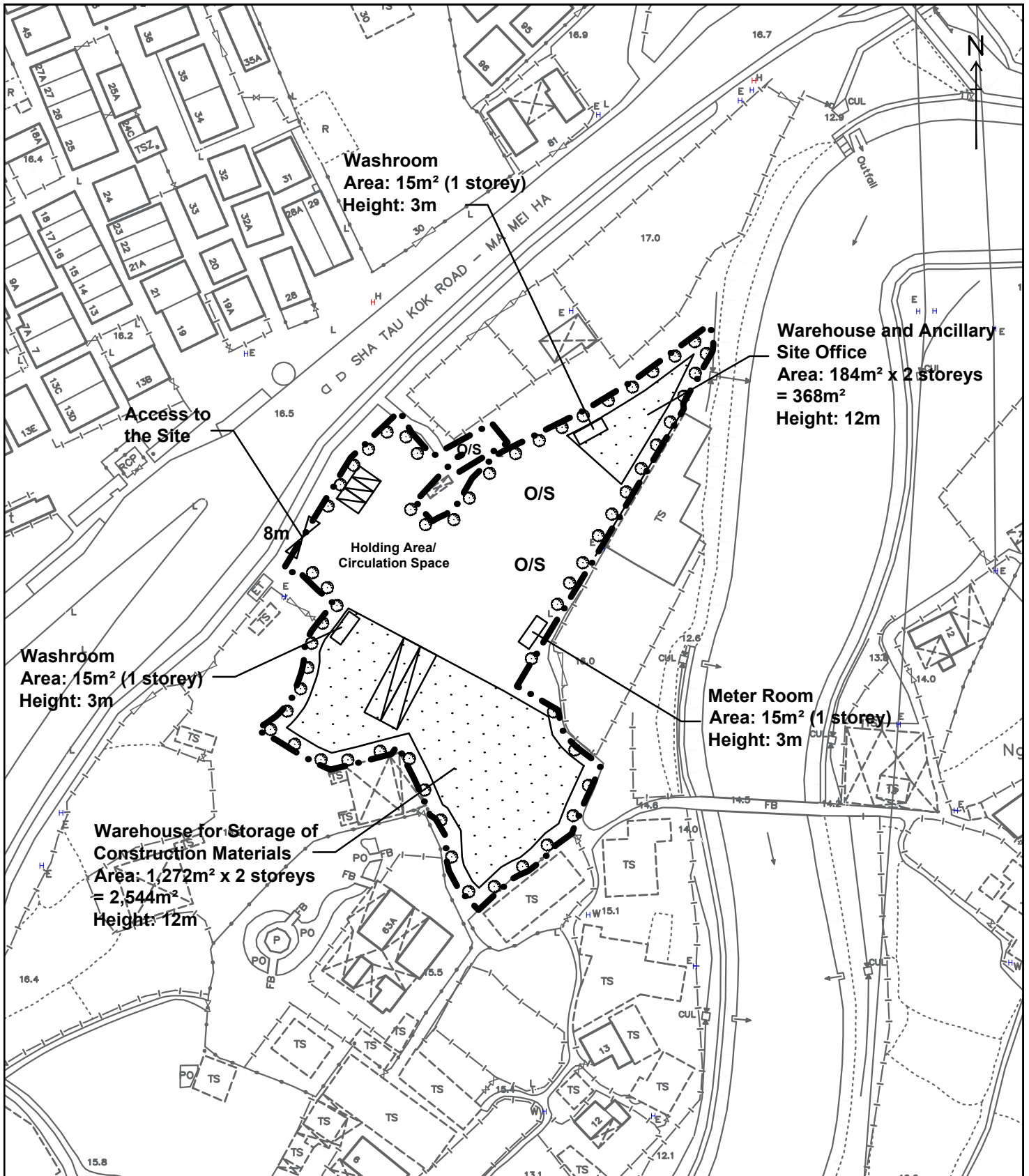
Layout Plan


Figure 4A

Scale 1:1000



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Existing Trees to be Preserved:	Spacing	Size (Height)	Quantity
*Ficus Microcarpa (細葉榕) 	4m	3 - 6.5m	59

\* Landscaping already implemented since previous planning approval (No. A/NE-LYT/586)

3.5.2024  
For Identification Purpose

**Landscape and Tree Preservation Proposal**

Figure 5

Scale 1:1000



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Fencing

Warehouse

U-channel

300mm

Trees  
1000mm

Pedestrian Path for Local Villagers  
(2m set back from the trunk)

2000mm

**Figure 4D Section**



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

- 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。
- 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- 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 )

Wing Fook Land Investment Company Limited (榮福置業投資有限公司) and  
Siu Kai Wai Boni (蕭佳惠)

### 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 )

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

### 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 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D.76 and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 4,033 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2,927 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 232 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</b> (如屬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，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	2,562 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,471 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3 .....
Proposed domestic floor area 擬議住用樓面面積	NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2,927 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,927 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) One 2-storey warehouse for storage of construction materials (height: about 12m) with one 1-storey washroom (height: about 3m)..... One 2-storey warehouse for storage of construction materials and ancillary site office (height: about 12m) with one 1-storey washroom (height: about 3m) 1 1-storey meter room (height: about 3m)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	3 (2.5m x 5m)
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	NA
Medium Goods Vehicle Spaces 中型貨車車位	NA
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	2 (3.5m x 16m) for Container Vehicles/Medium Goods Vehicles

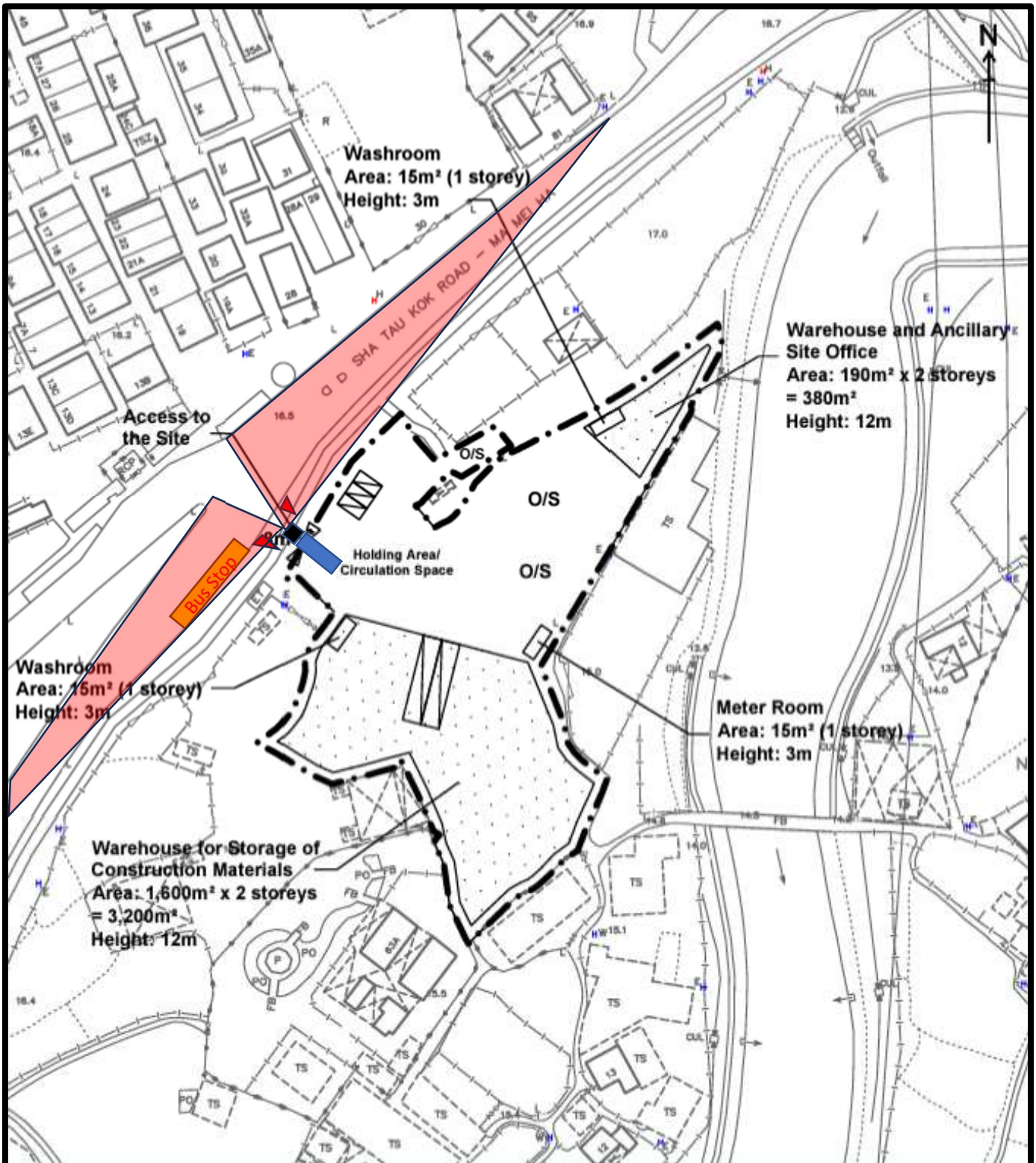


(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,927 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.73 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3 - 12	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1 - 2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	36	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		3
	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)		3 (2.5m x 5m) NA NA NA NA NA
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2	
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicles / Medium Goods Vehicles		NA NA NA NA NA 2 (3.5m x 16m)	

## Annex 2

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Location Plan showing the Existing Bus Stop and  
the Run in/out of the Application Site



Location Plan showing the Existing Bus Stop and the Run in/out of the Application Site