

寄件者: Louis Tse [REDACTED]
寄件日期: 2024年10月09日星期三 10:02
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [SI] S.16 Application No. A/YL-KTN/1055 - Supplementary information
附件: SI for A_YL-KTN_1055 (20241009).pdf
類別: Internet Email

Dear Sir,

Attached herewith the supplementary information to support the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

[REDACTED]

Our Ref. : DD107 Lot 913 RP & VL
Your Ref. : TPB/A/YL-KTN/1055

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

By Email

9 October 2024

Dear Sir,

Supplementary Information

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone, Lots 925 RP (Part) and
926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long. New Territories**

(S.16 Planning Application No. A/YL-KTN/1055)

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) The supplementary statement and development plans are revised to support the current application (**Annexes I to II and Plans 1 to 6**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN

email: awyyan@pland.gov.hk)

(Attn.: Ms. Olivia NG

email: olyng@pland.gov.hk)



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
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
LAM Tung Man 林東文

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
R-riches Property Consultants Limited 盈卓物業顧問有限公司

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 925 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, 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	<input checked="" type="checkbox"/> Site area 地盤面積 959 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 306 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) N/A sq.m 平方米 <input type="checkbox"/> About 約

6. Type(s) of Application 申請類別					
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (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	Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (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				
(c) Development Schedule 發展細節表					
Proposed uncovered land area 擬議露天土地面積	653sq.m <input checked="" type="checkbox"/> About 約				
Proposed covered land area 擬議有上蓋土地面積	306sq.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	N/Asq.m <input type="checkbox"/> About 約				
Proposed non-domestic floor area 擬議非住用樓面面積	306sq.m <input checked="" type="checkbox"/> About 約				
Proposed gross floor area 擬議總樓面面積	306sq.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)					
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
..	B1	EATING PLACE (RESTAURANT)	228 m ² (ABOUT)	228 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
..	B2	DETACHABLE RAIN SHELTER	58 m ² (ABOUT)	58 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
..	B3	WASHROOM	20 m ² (ABOUT)	20 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
..	TOTAL		306 m² (ABOUT)	306 m² (ABOUT)	
D.G.G. - DANGEROUS GOODS GODOWN					
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					7
Motorcycle Parking Spaces 電單車車位					N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位					N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位					N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位					N/A
Others (Please Specify) 其他 (請列明)					
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目					
Taxi Spaces 的士車位					N/A
Coach Spaces 旅遊巴車位					N/A
Light Goods Vehicle Spaces 輕型貨車車位					N/A
Medium Goods Vehicle Spaces 中型貨車車位					N/A
Heavy Goods Vehicle Spaces 重型貨車車位					N/A
Others (Please Specify) 其他 (請列明)					

Proposed operating hours 擬議營運時間 09:00 to 23:00 daily, including public holidays																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> 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))</p> <p>Accessible from Mei Fung Road via a local access.</p> <p>No 否 <input type="checkbox"/> 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)</p> <p><input type="checkbox"/></p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 959 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 0.1.. m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 925 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	959 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

Supplementary Statement

1) Background

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use *Lots 925 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (Plan 1).
- 1.2 The workforce in Fung Kat Heung has been expanding as a result of the increase of brownfield development in recent years. Nevertheless, due to the lack of restaurant choices in the vicinity, workers frequently have to commute to Kam Tin and Yuen Long to have their meals.
- 1.3 Furthermore, the Site formerly served as an ancillary eating place for an existing holiday camping site, offering catering services to visitors. However, the camping site had to cease operations as the operator deemed it financially infeasible to sustain due to the decline in local camping industry. In view of this, the applicant would like to take up the operation of the eating place, in order to alleviate the pressing demand for such use and better serve the nearby locals working in Fung Kat Heung.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Ting North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (Plan 2). According to the Notes of the OZP, '*eating place*' is not a column one nor column two use within the "AGR" zone, which requires permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by vacant land, sites occupied by temporary structures for warehouse uses and open storage yards. Although the Site is zoned as "AGR", there is no active agricultural activity within the Site. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize the precious land resources in the New Territories.
- 2.3 Furthermore, a similar S.16 planning application (No. A/YL-KTN/876) for '*eating place*' use was approved by the Board within the same "AGR" zone, which was approved by the Board on a

temporary basis for 3 years in 2023. Therefore, approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent within the "AGR" zone.

- 2.4 The Site is the subject of 2 previous S.16 planning applications, in which the latest application (No. A/YL-KTN/859) for 'holiday camp', 'barbecue site' and 'eating place' uses (i.e. submitted by a different applicant) was approved by the Board in 2022. The portion where the Site is located was the exact location of the ancillary eating place of the previous application (No. A/YL-KTN/859).

3) Development Proposal

- 3.1 The Site occupies an area of 959 m² (about) (**Plan 3**). A total of 3 structures are proposed at the Site for eating place (restaurant), detachable rain shelter and washroom with total GFA of 306 m² (**Plans 4**). The operation hours of the Site are from 09:00 to 23:00 daily, including public holidays. It is estimated that 4 staff will work at the Site. It is estimated that the proposed development would be able to attract not more than 30 visitors per day. Major development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

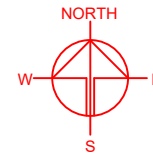
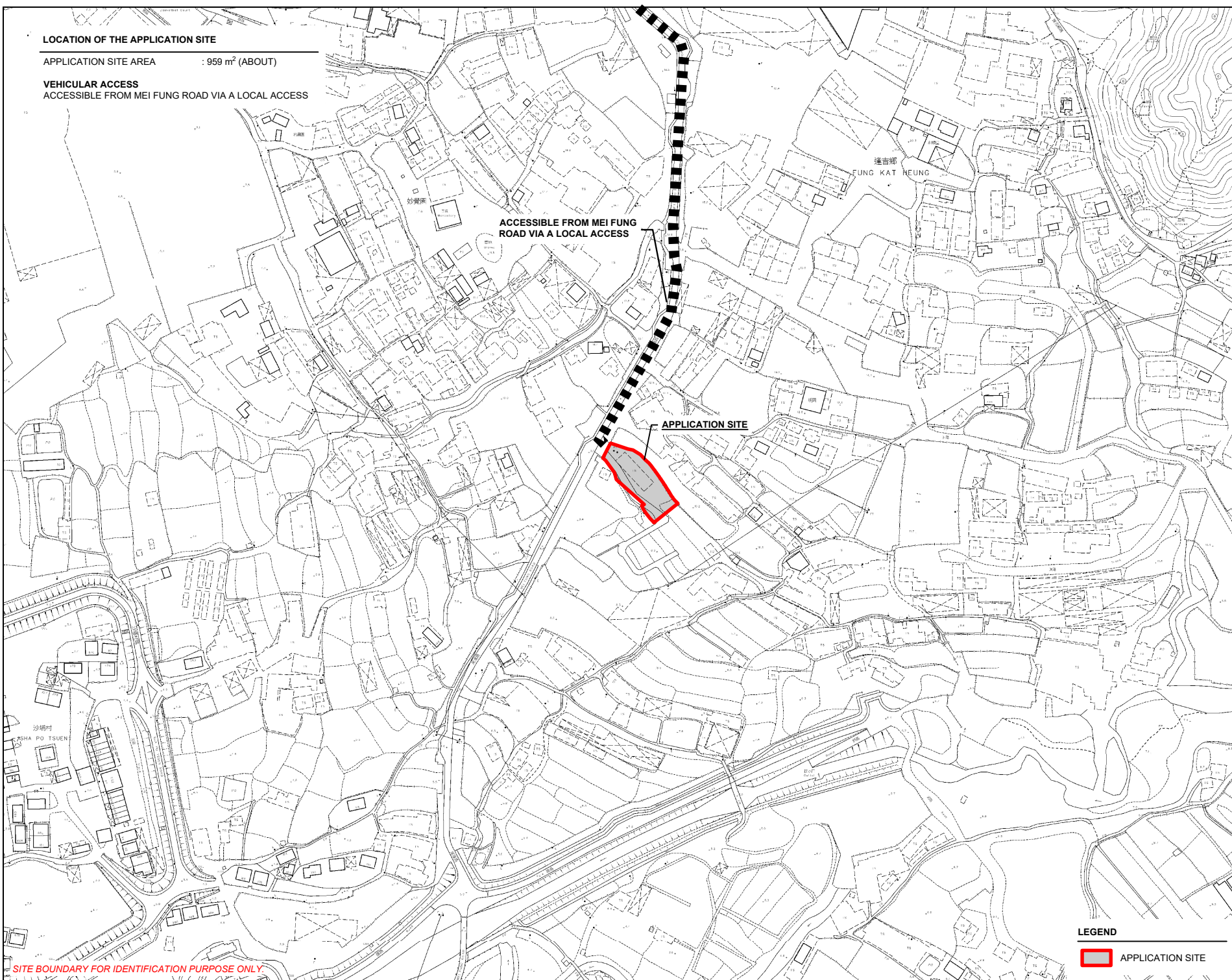
Application Site Area	959 m ² (about)
Covered Area	306 m ² (about)
Uncovered Area	653 m ² (about)
Plot Ratio	
	0.32 (about)
Site Coverage	
	32% (about)
Number of Structure	
	3
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	306 m ² (about)
Building Height	
	3 m – 3.5 m (about)
No. of Storey	
	1

- 3.2 Portion of the Site (i.e. about 670m²) has already been hard paved for circulation and site formation of existing structures. The whole Site will be filled with concrete of not more than 0.1m in depth to facilitate a flat surface for site formation of structures parking and circulation

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 959 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

PROPOSED EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 925 RP (PART) AND 926 RP (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

14.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DWG. TITLE

LOCATION PLAN

DWG. NO.

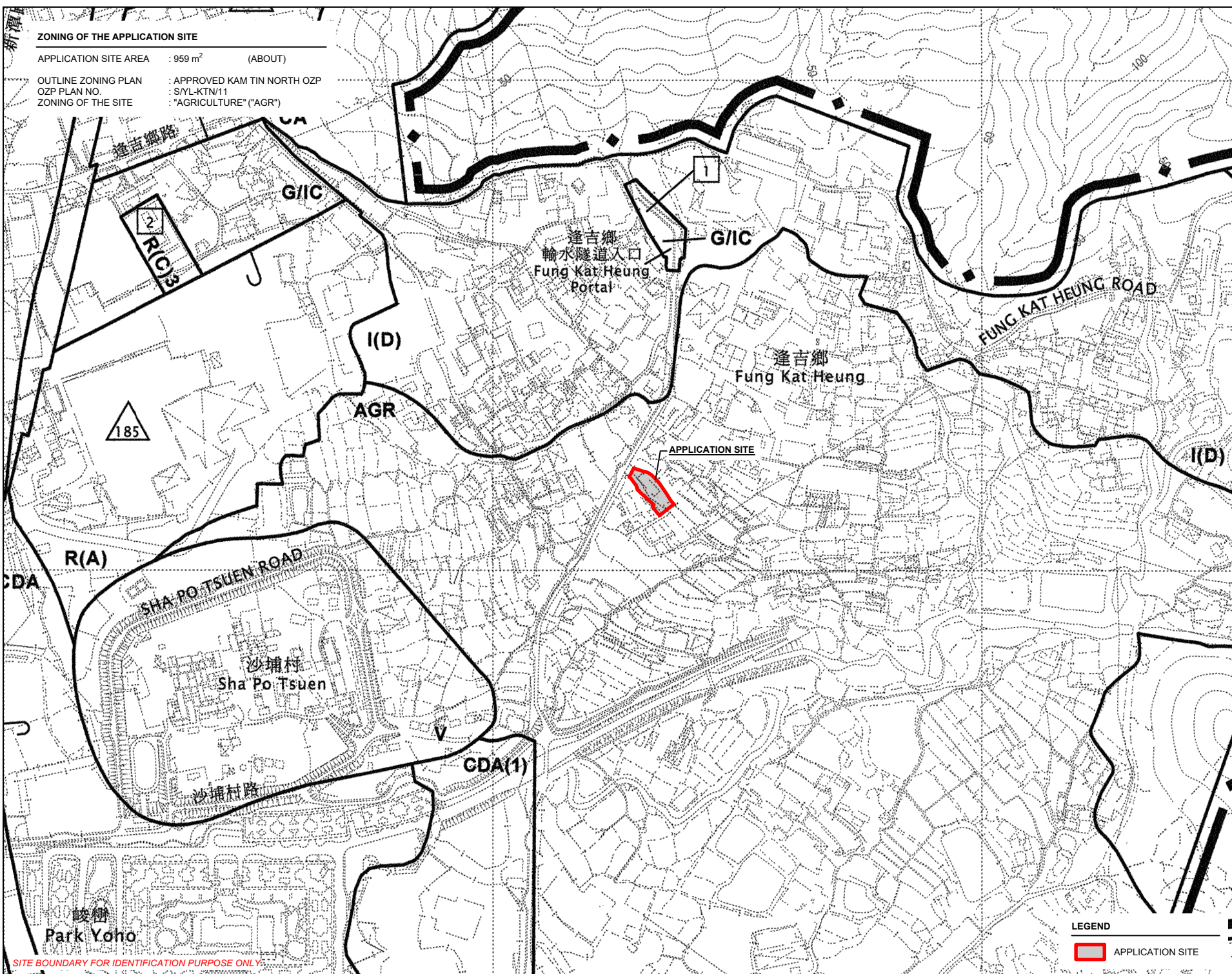
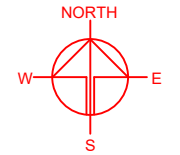
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 959 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : S/YL-KTN/11
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT
 R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
 LOTS 925 RP (PART) AND 926 RP (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 5000 @ A4

DRAWN BY MN	DATE 14.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

LEGEND
 APPLICATION SITE

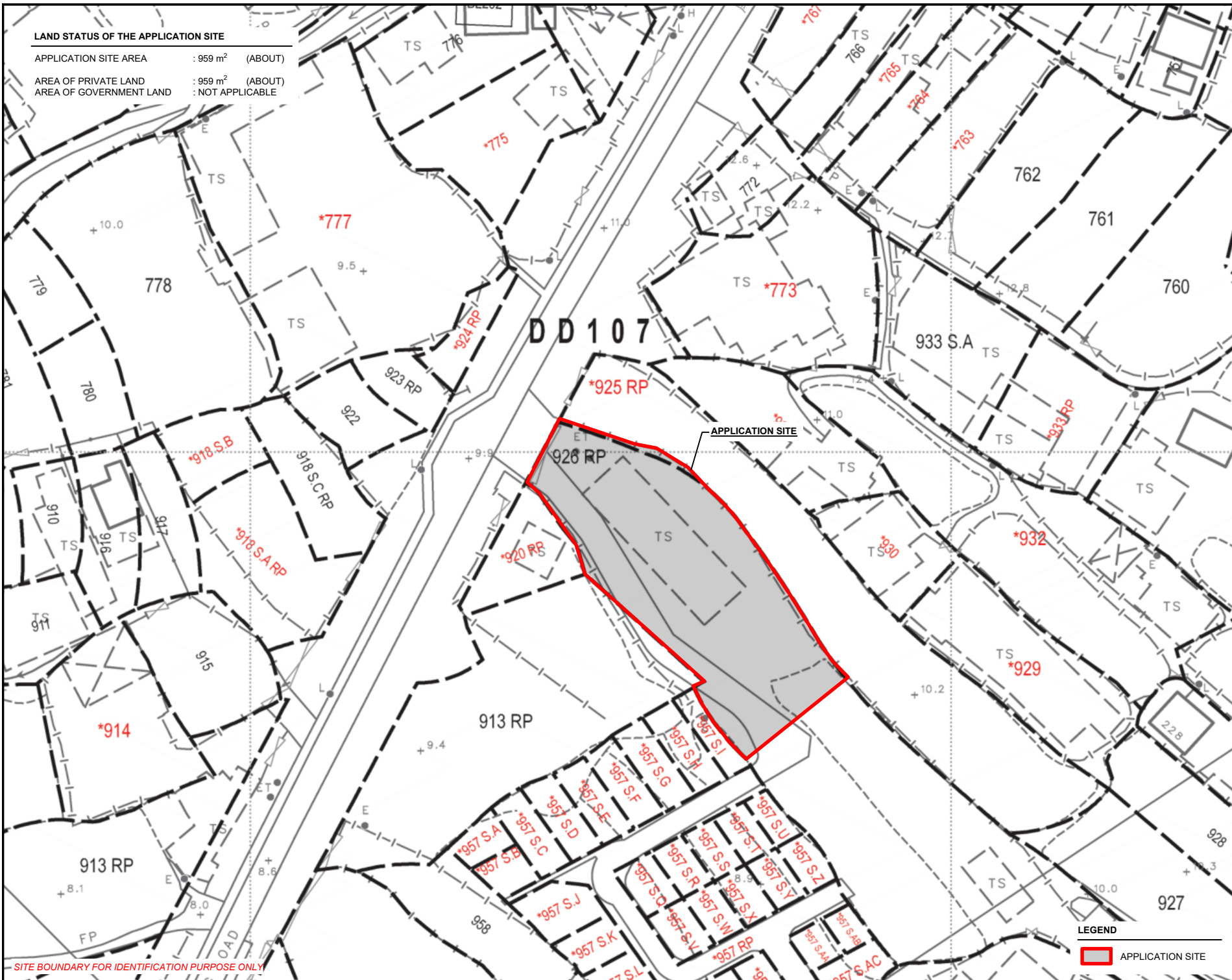
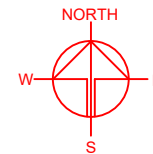
DWG. TITLE
 ZONING OF THE SITE

DWG. NO. PLAN 2	VER. 001
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SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 959 m² (ABOUT)
 AREA OF PRIVATE LAND : 959 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 925 RP (PART) AND 926 RP (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

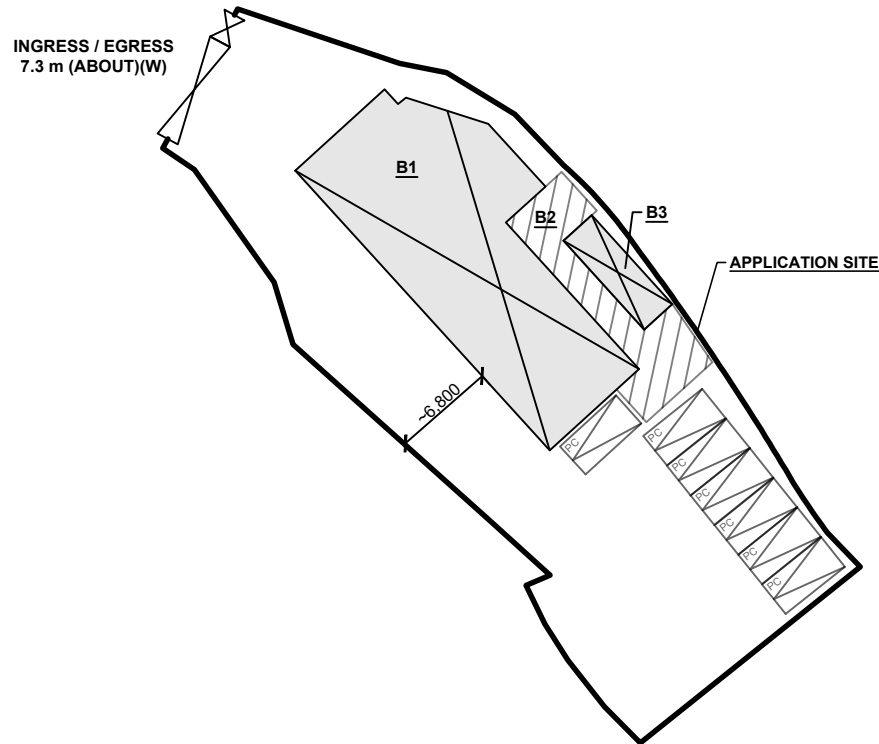
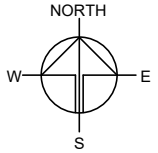
SCALE	
1 : 700 @ A4	
DRAWN BY	DATE
MN	14.8.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAND STATUS OF THE SITE	
DWG NO.	VER.
PLAN 3	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 959 m ²	(ABOUT)
COVERED AREA	: 306 m ²	(ABOUT)
UNCOVERED AREA	: 653 m ²	(ABOUT)
PLOT RATIO	: 0.32	(ABOUT)
SITE COVERAGE	: 32 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 306 m ²	(ABOUT)
TOTAL GFA	: 306 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE (RESTAURANT)	228 m ² (ABOUT)	228 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	DETACHABLE RAIN SHELTER	58 m ² (ABOUT)	58 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	20 m ² (ABOUT)	20 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		306 m² (ABOUT)	306 m² (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 7
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LEGEND

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

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
EATING PLACE WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 925 RP (PART) AND 926 RP
(PART) IN D.D. 107, FUNG KAT
HEUNG, KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	14.8.2024

CHECKED BY	DATE

APPROVED BY	DATE

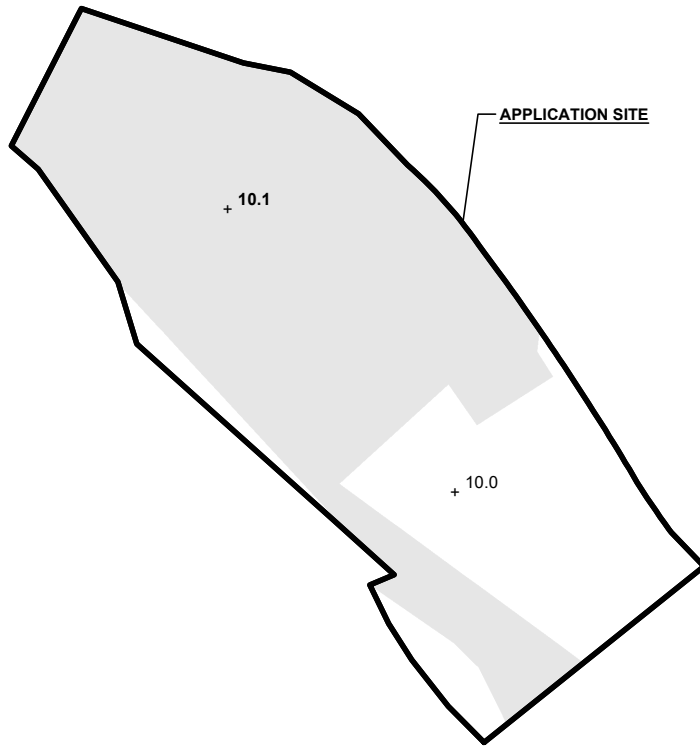
DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 959 m² (ABOUT)
 EXISTING SITE SURFACE : SOILED GROUND AND HARD-PAVED
 EXISTING FILLED AREA : 670 m² (ABOUT)
 EXISTING SITE LEVELS : +10.0 mPD TO +10.1 mPD (ABOUT)

PORTION OF THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED FOR CIRCULATION AND SITE FORMATION OF EXISTING STRUCTURES.



EXISTING SITE LEVEL OF THE APPLICATION SITE
(INDICATIVE ONLY)

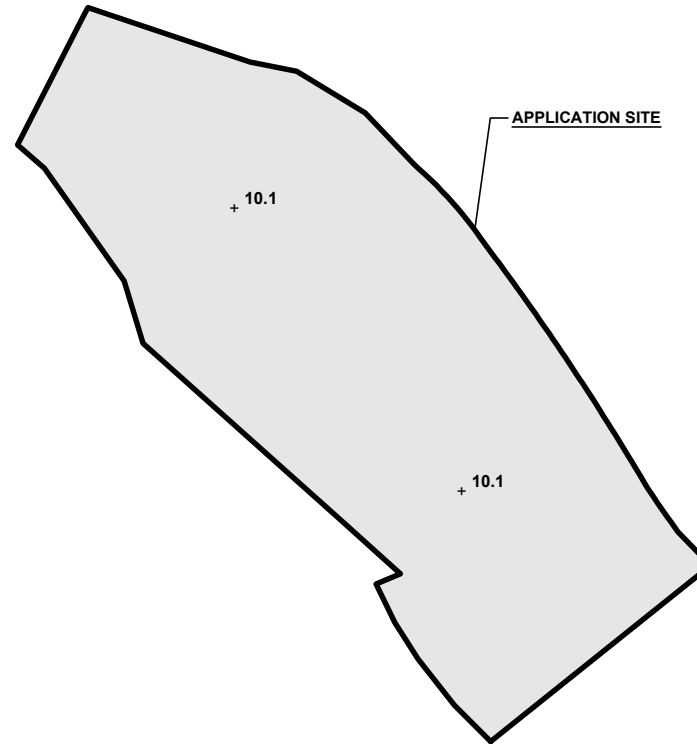
LEGEND

	APPLICATION SITE
	EXISTING SOILED GROUND
	EXISTING PAVED AREA
+10.0	EXISTING SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

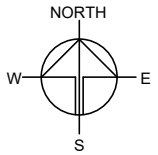
APPLICATION SITE AREA : 959 m² (ABOUT)
 PROPOSED FILLING OF LAND AREA : 959 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m
 PROPOSED SITE LEVELS : +10.1 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE



PROPOSED SITE LEVEL OF THE APPLICATION SITE
(INDICATIVE ONLY)

LEGEND

	APPLICATION SITE
	PROPOSED FILLED AREA
+10.1	PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 925 RP (PART) AND 926 RP (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	14.8.2024

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND AREA

DWG NO. PLAN 5	VER. 001
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SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

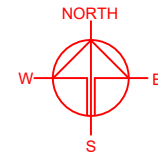
INGRESS / EGRESS
 7.3 m (ABOUT)(W)

INGRESS / EGRESS
 7.3 m (ABOUT)(W)

FROM THE LOCAL ACCESS
 TO THE APPLICATION SITE

FROM THE APPLICATION SITE
 TO THE LOCAL ACCESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 EATING PLACE WITH
 ANCILLARY FACILITIES FOR A
 PERIOD OF 3 YEARS AND
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SITE LOCATION

LOTS 925 RP (PART) AND 926 RP
 (Part) IN D.D. 107, FUNG KAT
 HEUNG, KAM TIN, YUEN LONG,
 NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN	DATE 19.8.2024
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REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
 SWEPT PATH ANALYSIS

DWG. NO. PLAN 6	VER. 001
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LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE