

Man Chi Consultants and Construction Limited

敏志顧問及建築工程有限公司

Date : 9th October, 2024
Our Ref. : ADCL/PLG-10302/L002

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

By Email

Dear Sir/Madam,

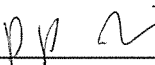
Re: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

We refer to our submission dated 3.10.2024 (Ref.: ADCL/PLG-10302/L001), we would like provide the following item for your onward processing:-

- i. Replacement pages of the Planning Statement and Drawing.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at .

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited



Thomas Luk
Planning Consultant

Encl.

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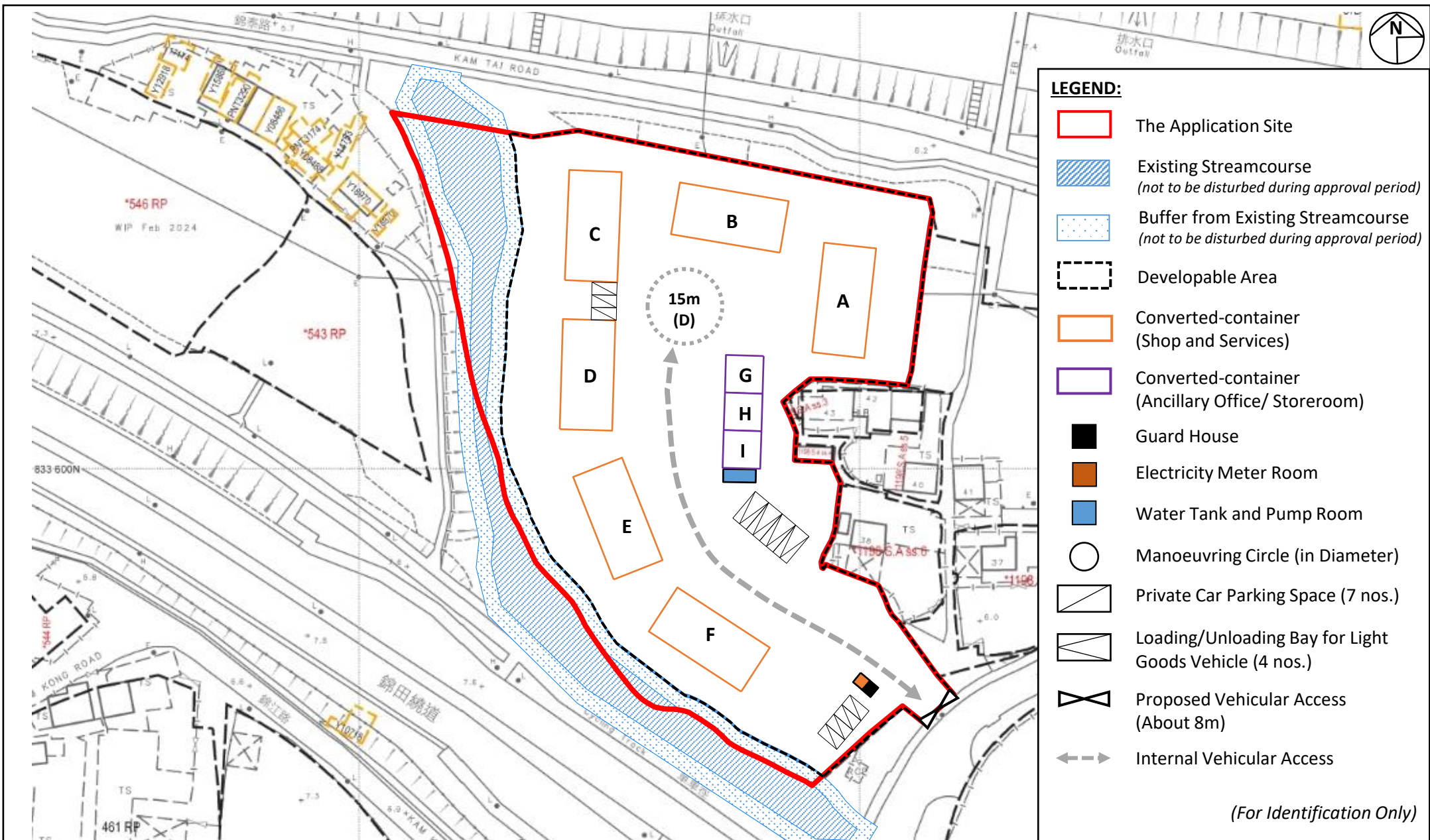
Table 2: Proposed Key Development Parameters

Total Site Area	About 8,776m ²
- Developable Area	About 7,687m ²
- Setback Area	About 1,089m ²
- Uncovered Area	About 7,198.5m ² (82%)
- Covered Area	About 1,577.5m ² (18%)
Opening Hours	From 7:00 a.m. to 9:00 p.m. daily (including public holidays)
Total No. of Structures	12
- Structure A (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure B (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure C (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure D (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure E (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure F (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure G (Ancillary Office/Storeroom)	7.5m x 7.5m x 3.5m (56.25 m ²)
- Structure H (Ancillary Office/Storeroom)	7.5m x 7.5m x 3.5m (56.25 m ²)
- Structure I (Ancillary Office/Storeroom)	7.5m x 7.5m x 3.5m (56.25 m ²)
- Guard House	2.5m x 2.5m x 3m (6.25 m ²)
- Electricity Meter Room	2.5m x 2.5m x 3m (6.25 m ²)
- Water Tank and Pump Room	6.5m x 2.5m x 3m (16.25 m ²)
Total Gross Floor Area	About 1,577.5m ²
- Shop and Services	About 1,380m ²
- Ancillary Office/Storeroom	About 168.75m ²
- Guard House	About 6.25m ²
- Electricity Meter Room	About 6.25m ²
- Water Tank and Pump Room	About 16.25m ²
No. of Storey	1 Storey
Building Height	Not more than 3.5m
Boundary Fencing Height	Not Less than 2.4m
Site Coverage	About 18%
Total No. of Parking Spaces	7
- Private Car	7
Total No. of Loading and Unloading Bays	4
- Light Goods Vehicle (LGV)	4
Ingress/Egress Point	
- Vehicular Access	About 8m wide

4.2 Vehicular Access and Parking Arrangement

4.2.1 The proposed use would make use of the current ingress/egress point at the southern boundary of the application site for vehicular access. The vehicular ingress/egress point has direct access to Kong Tai Road and the width of the vehicular ingress/egress point is about 8m wide. Sufficient manoeuvring space will be provided on-site and no vehicle will queue back to or reverse onto/from areas outside the application site.

4.2.2 Seven private car parking spaces (2.5m x 5m) are proposed to serve visitors and staffs and four loading and unloading bays for LGV (3.5m x 7m) are proposed for loading and unloading activities. Since the proposed development is located in close



Project:

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Title:

Indicative Layout Plan

Figure:

4

Scale:

1:1000

Date:

Aug 2024

Ref.: ADCL/PLG-10302/R001/F004