

Our Ref.: DD 126 Lot 29 & VL
Your Ref.: TPB/A/YL-PS/739

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

By Email

11 February 2025

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Vehicle with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land and Pond in "Recreation" Zone,
Various Lots in D.D. 126 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-PS/739)

We write to submit further information in response to comments of the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) 2339 0884 / dannyng@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Max WONG
(Attn.: Mr. Spencer LEUNG

email: mylwong@pland.gov.hk)
email: sktleung@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Open Storage of Vehicle with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in “Recreation” Zone, Various Lots in D.D. 126 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories

(Application No. A/YL-PS/739)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (GEO, CEDD)		
(a)	The subject site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The GPRR should include a preliminary geotechnical review of the natural terrain hazards, assess the geotechnical feasibility of the proposed development, and where necessary, indicate the recommended extent of the NTHS area and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the proposed development. Other essential contents of a GPRR are given in the attached GEO Advice Note (Annex 1).	Noted.
(b)	Given the temporary nature and the proposed use as open storage of the subject site, the requirement for NTHS might make the case not economically viable. As an alternative, part of the subject site (as indicated in Annex 2) maybe designated as a “no-build” zone, within which no critical facilities (i.e. facilities under Groups 1 to 3 in Annex 3) should be located. In particular, the proposed site offices should be located away from the “no-build” zone. With the inclusion of the “no-build” zone, the requirement for NTHS may be waived.	<u>No critical facilities</u> will be located within the “no-build” zone. The proposed structure, i.e. a guardroom, is located about 30 m away from the boundary of the “no-build” zone. Besides, no manned facilities nor open storage of dangerous goods will be allowed within the “no-build” zone. As such, it is considered that the requirement for Natural Terrain Hazard Study would not be necessary. Please refer to the Layout Plan at Plan 1 of Annex 1.

S.16 Planning Application No. A/YL-PS/739

(c)	<p>An existing man-made slope (feature no. 6NW-B/C73) and some unregistered slopes are located within or in the vicinity of the application site. These slopes may affect or be affected by the proposed development. Please remind the applicant of the requirements of making necessary site formation submission(s), including but not be limited to stability assessments of the existing/proposed geotechnical features within or in the vicinity of the Site, to the Buildings Department for approval as required under the provisions of Buildings Ordinance if found applicable.</p>	Noted.
(d)	<p>Unauthorised development was previously identified within and in the vicinity of the captioned lots in May 2023.</p>	
(e)	<p>Please remind the applicant that the subject site is located within Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation, if necessary, of the new development at the proposed area, extensive geotechnical investigation may be required. Such investigation may require high level of involvement of an experienced geotechnical engineer both in the design and in the supervision of geotechnical aspects of the works required to be carried out on the subject site.</p>	

Departmental Comments		Applicant's Responses
2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	<p>In view of the large area of the application site, should the Town Planning Board consider that the application is acceptable from the planning point of view, I would suggest that a condition should be stipulated in the approval letter requiring the applicant to submit a Drainage Impact Assessment (DIA) report, to implement and maintain the drainage facilities proposed in the DIA report to the satisfaction of this Division. The applicant is required to demonstrate in the DIA report that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas. The applicant shall be liable for any adverse drainage impact due to the proposed works.</p>	<p>Noted. The applicant will submit a Drainage Impact Assessment upon obtaining planning permission from the Town Planning Board (the Board).</p>

Departmental Comments	Applicant's Responses
3. Comments of the Director of Environmental Protection (DEP)	
<p>(a) It is noted that there are residential buildings (i.e. Shing Uk Tsuen) located approximately 50 m from the subject site boundary. Environmental issues such as air and noise nuisance may arise if adequate mitigation and/or pollution control measures are not implemented. To enlighten our views, this office would appreciate it if the Applicant can clarify whether the proposed uses involve traffic of heavy vehicles, vehicle repairing, or dismantling operations, and to advise the environmental control measures to be implemented to mitigate the relevant impacts. The Applicant can make reference to the "<i>Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites</i>".</p>	<p>Container vehicles will be deployed for the transportation of brand-new vehicles into/out of the application site (the Site). In order to minimise the potential adverse traffic and noise impacts, the delivery operations will be <u>restricted within non-peak hours, i.e. between 10:00 and 17:00</u>. It is expected that not more than 4 nos. of vehicular trip will be generated/attracted by the proposed development on an hourly basis (Sections 5.7-5.9 of the Planning Statement refer), which <u>shall not</u> lead to significant adverse traffic and noise impacts to the surroundings.</p> <p>The applicant will strictly follow the '<i>Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites</i>' to minimise the potential adverse environmental impacts and nuisance to the surrounding areas (Section 5.10 of the Planning Statement refers).</p> <p>The applicant proposes to erect 2.5 m high solid metal fencing along the site boundary to minimise the potential visual and noise nuisance to the surroundings. Maintenance will be conducted by the applicant on a regular basis (Section 5.13 of the Planning Statement refers).</p>
<p>(b) It is noted that part of the site area falls within the Deep Bay Buffer Zone 2. Kindly be advised that a residential or recreational development, other than New Territories exempted houses, within Deep Bay Buffer Zone 1 or 2 may constitute to a Designated Project under Schedule 2 of the EIAO. If there are any applicable developments related to the proposed uses, the Applicant should review the potential implication under EIAO.</p>	<p>Noted.</p>

Departmental Comments	Applicant's Responses
4. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)	
<p>(a) The application site is located within the Wetland Buffer Area. It is adjacent to the Wetland Conservation Area and "Conservation Area" zone to the north while its northern tip encroaches on the Priority Site for Enhanced Conservation under the New Nature Conservation Policy. The site is largely vegetated with marsh/swamp at the eastern portion and woodland/shrubland at the western portion. The surrounding area is largely rural with ponds and vegetation. The proposed filling of land and pond will result in potential loss of wetlands and potential adverse ecological impacts to the adjacent wetlands in the WCA. However, no ecological impact assessment has been submitted to demonstrate that any negative impacts could be mitigated through positive measures. Therefore, we have reservation on the application from nature conservation perspective.</p>	<p>Noting that some existing marsh/swamp has been found within the northern portion of the Site, the applicant proposes to provide <u>buffer area</u> around the existing marsh/swamp, which will be surrounded by periphery fencing to minimise the potential adverse visual and noise impacts to the habitat.</p> <p>Moreover, the applicant proposes to reduce the open storage area from 33,358 m² (about) to 27,953 m² (about) with a view to preserving the existing marsh/swamp. The extent of the proposed filling of land has also been shrunk from 41,010 m² (about) to 31,764 m² (about) in view of the reduced open storage area.</p> <p>Please refer to the revised Layout Plan and revised plan showing the filling of land/pond at Plans 1 and 2 of Annex 1.</p> <p>The revised Swept Path Analysis and the revised pages of the Planning Statement and Form No. S16-III are also enclosed at Annex 1.</p>

Departmental Comments		Applicant's Responses
5. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	No landscape technical assessment such as information of existing landscape resources and proposed mitigation measures are included. The Applicant should provide the broadbrush tree survey, mitigation measures and landscape proposal to demonstrate that the proposed uses would not have adverse landscape impact on the Site and surrounding areas.	The applicant proposes to <u>plant 42 nos. of new trees</u> of local species along the eastern periphery of the Site, with a view to mitigating the potential adverse landscape impact that would have arisen from the proposed development. The Landscape Plan is enclosed at Plan 1 of Annex 2 .

- (ii) The applicant provides responses to comments on the application received during the public inspection period:

Town Planning Board Guidelines Aspect

- with reference to *Town Planning Board Guidelines No. 13G (TPB PG-No. 13G)*, the Board would also take other considerations into account, such as the important role of open storage and port back-up uses in Hong Kong's economy and provision of employment opportunities, as well as the difficulties faced by operators/uses affected by resumption and clearance operations of the Government in finding a replacement site to make way for developments. Sympathetic consideration could be given to such type of applications; and
- despite the fact that the Site situates within Category 3 area under *TPB PG-No. 13G*, the special background of the applicant being an affected operator under the public housing development near Tin Tsz Road in Tin Shui Wai should be considered on its individual merit, of which approval of the application would not set an undesirable precedent. In addition, the application is to facilitate the relocation of the affected operator, which is crucial to the smooth clearance of land and implementation of the public housing development, and the provision of operating space for displaced brownfield operations still needed by the community.

Environmental & Drainage Aspects

- the application is to seek planning permission on a temporary basis for a period of 3 years, the majority of the Site will be for open storage use where no structure will be erected thereon, whilst the remaining area will be reserved for circulation area. The applicant undertakes to reinstate the Site into an amenity area suitable for recreation use upon expiry of the planning permission;
- upon obtaining planning permission from the Board, the applicant will provide periphery drainage u-channel with catchpits and sand trap to collect the surface run-off from the Site

(Section 5.15 of the Planning Statement refers). The final design of drainage facilities shall subject to requirements of the Drainage Authority. With the proper implementation of the drainage facilities, adverse drainage impacts to the surroundings shall not be envisaged; and

- the proposed development involves the open storage of brand-new vehicles pending for sale, which shall not incur frequent traffic trips onto the local road network. According to the development proposal (Section 5.7 of the Planning Statement refers), container vehicles will be deployed for the transportation of vehicles into/out of the Site only during non-peak hours (i.e. between 10:00 and 17:00). Besides, 2.5 m-high solid metal fencing will be erected along the site boundary (Section 5.13 of the Planning Statement refers). No vehicle workshop activity will be carried out at the Site. As such, it is anticipated that the proposed development would not impose adverse traffic, air quality and noise impacts to the surrounding area.

Operation Aspects

- although the site occupies an area of 41,010 m² (about), a portion of the Site, i.e. 68%, 27,953 m² (about), will be designated for open storage use. The Site is proposed to accommodate about 2,000 nos. of brand-new vehicle pending for sale, which is equivalent to 14 m² (about) per vehicle, taking into account the internal circulation area and side clearance of each vehicle within the open storage area. According to the *Hong Kong Planning Standards and Guidelines*, the recommended dimension for private car parking space is 12.5 m², i.e. 5 m (L) x 2.5 m (W). Hence, it is anticipated that the designated open storage area is reasonable and sufficient to meet the demand for vehicle storage; and
- the Site comprises Old Schedule Lots held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of Short Term Waivers from the Government, the usage of a multi-storey racking system on a temporary basis at the Site is considered to be impracticable from economic and operation perspectives.

Annex 1

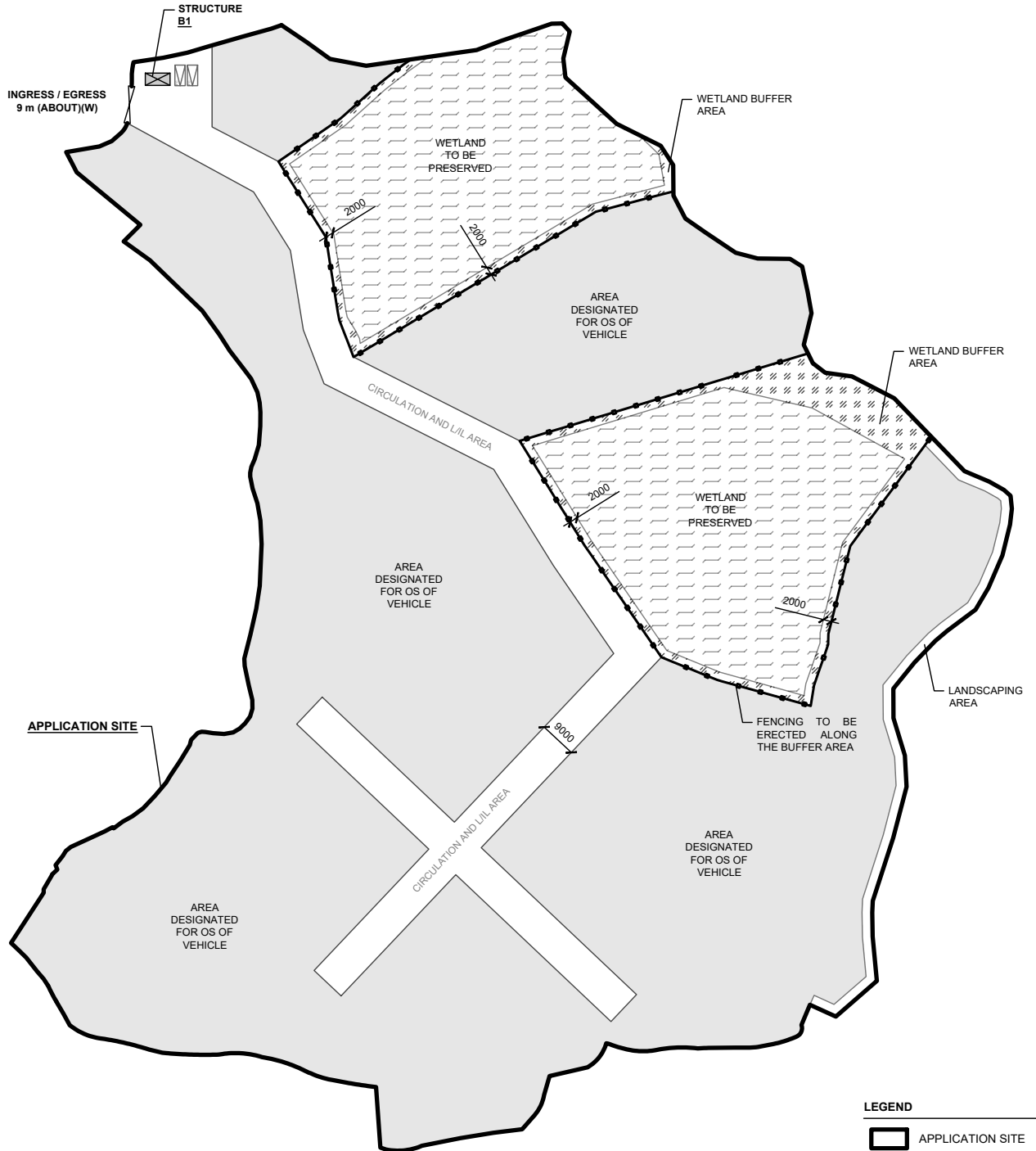
Revised Plans, Planning Statement and Form S.16-III



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 41,010 m ²	(ABOUT)
COVERED AREA	: 18 m ²	(ABOUT)
UNCOVERED AREA	: 40,992 m ²	(ABOUT)
PLOT RATIO	: 0.0004	(ABOUT)
SITE COVERAGE	: 0.04 %	(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	
OPEN STORAGE AREA	: 28,378 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)	



LEGEND

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

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

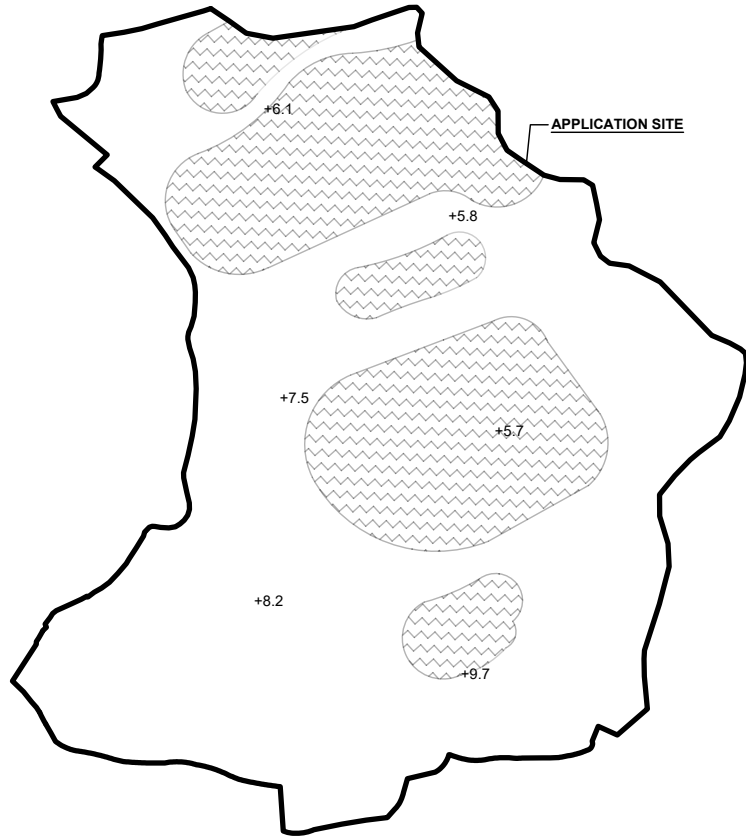
	PROJECT PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND	ADDRESS VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1500 @ A4		TITLE LAYOUT PLAN	
			DRAWN BY MN	DATE 7.2.2025	DWG NO. PLAN 1	VER. 002

EXISTING CONDITION OF THE APPLICATION SITE




APPLICATION SITE AREA : 41,010 m² (ABOUT)
 EXISTING SITE LEVELS : +5.7 mPD - +9.7 mPD (ABOUT)
 GROUND SURFACE : SOILED GROUND

CONDITION OF THE APPLICATION SITE IN 1990s

POND AREA : 13,394 m² (ABOUT)
 DEPTH OF POND : NOT MORE THAN 0.5 m



LEGEND

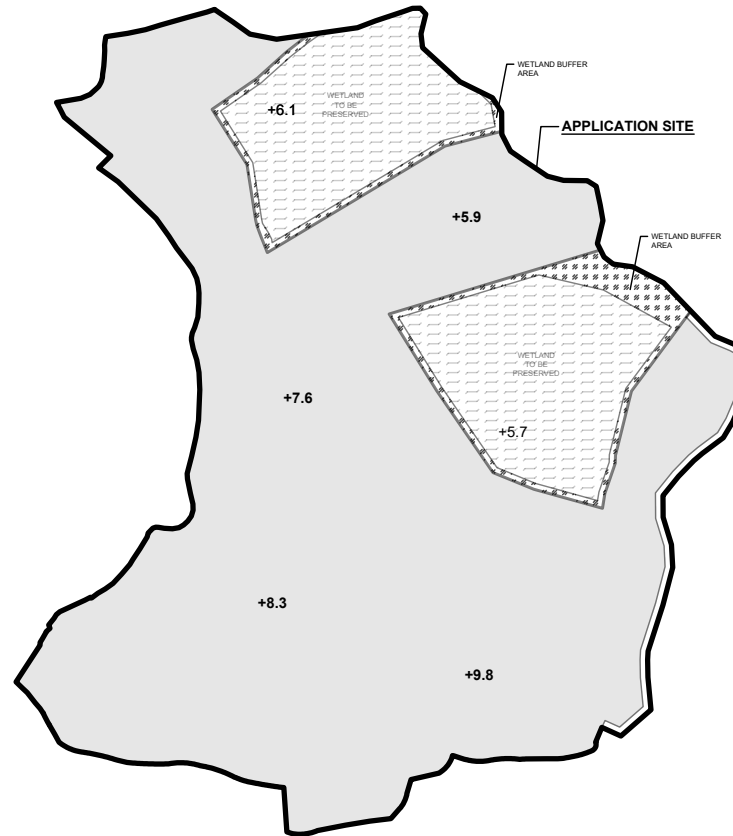
-  APPLICATION SITE
-  POND AREA BEFORE KEY DATE OF OZP
-  ±10.2 EXISTING SITE LEVEL

*SITE LEVELS ARE FOR REFERENCE ONLY.
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.






PROPOSED FILLING OF LAND AND POND AT THE APPLICATION SITE

APPLICATION SITE AREA : 41,010 m² (ABOUT)
 PROPOSED FILLING AREA : 31,764 m² (ABOUT)
 MATERIAL OF FILLING : CONCRETE
 PROPOSED DEPTH OF FILLING : NOT MORE THAN 0.1 m
 PROPOSED SITE LEVELS : +5.7 mPD - +9.8 mPD (ABOUT)
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
 STORAGE OF VEHICLE, PARKING
 SPACES AND CIRCULATION AREA

EXISTING FILLING OF POND AREA : 13,394 m² (ABOUT)
 DEPTH OF FILLING : NOT MORE THAN 0.5 m

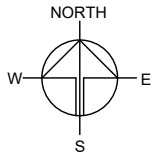


LEGEND

-  APPLICATION SITE
-  FILLING OF LAND AND POND AREA
-  EXISTING WETLAND
-  WETLAND BUFFER AREA
-  ±10.2 PROPOSED SITE LEVEL

THE PONDS WERE FILLED IN THE 1990s AND NO FURTHER FILLING OF POND WILL BE CARRIED OUT AFTER OBTAINING PLANNING PERMISSION FROM THE BOARD.

0.1 m OF CONCRETE WILL BE FILLED ON TOP OF THE EXISTING FILLED POND AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE BOARD.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2500 @ A4

DRAWN BY

MN

DATE

7.2.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AND POND

DWG NO.

PLAN 2

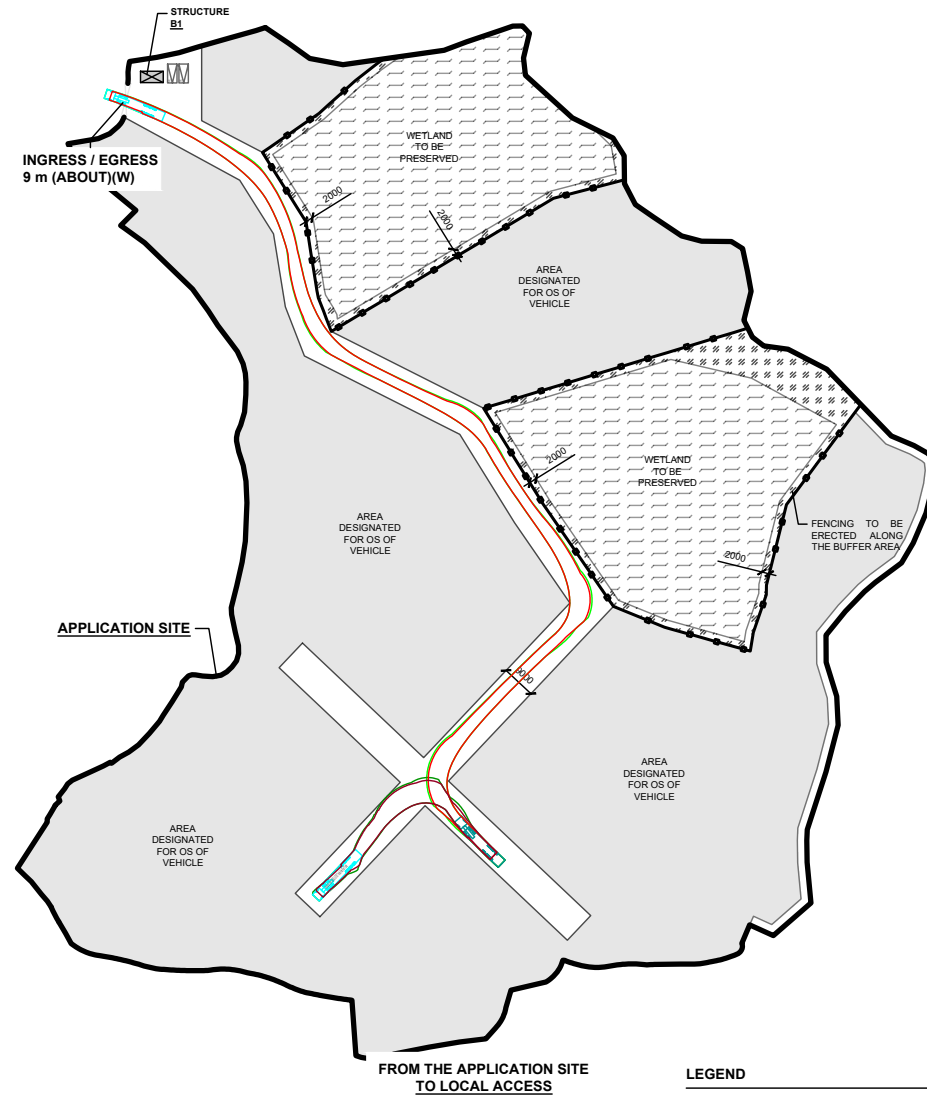
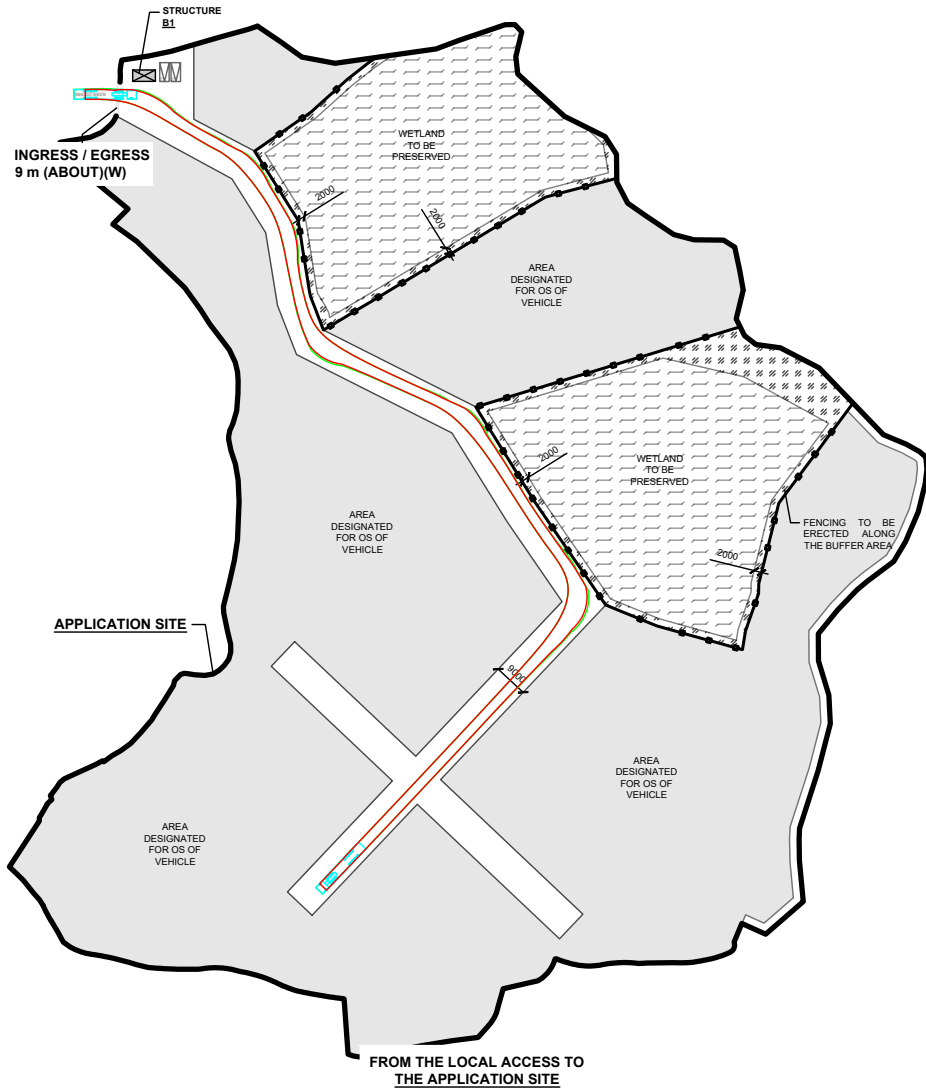
VER.

002

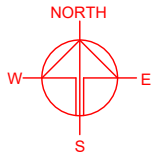
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE (PC)
 - INGRESS / EGRESS
 - CONTAINER VEHICLE
 - SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND

SITE LOCATION

VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY: MN DATE: 6.2.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE

SWEPT PATH ANALYSIS (CV)

DWG NO. PLAN 3

VER. 002

Filling of Land at the Site

- 5.4 Majority of the Site (i.e. 77%, 31,764 m² (about)) is proposed to be filled with concrete of not more than 0.1 m in depth (from the range of +5.7 mPD and +9.7 mPD to the range of +5.8 mPD and +9.8 mPD) for open storage of vehicle, site formation of structure, parking space, and L/UL and circulation area (**Plan 11**). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface for the applied use. Hence, hard-paving of the Site is considered required and has been kept to minimal to meet the operation need of the proposed development.

Operation Mode

- 5.5 The Site is designated for open storage of about 2,250 vehicles including private cars (PCs), light goods vehicles (LGVs) and light buses (LBs), which are the same as those in the original premises. The area designated for open storage of vehicle is 33,358 m² (about) (i.e. about 81% of the site area). Operation hours are Monday to Saturday from 09:00 to 18:00. There is no operation on Sunday and public holidays.
- 5.6 It is estimated that the Site would be able to accommodate not more than 3 staff. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal Traffic Impact

- 5.7 The Site is accessible from Tin Wah Road via a local access (**Plan 1**). A 9 m (about) wide ingress/egress is provided at the northwestern part of the Site (**Plan 10**). Two private car parking spaces are provided at the Site for staff use. Container vehicles will be deployed for the transportation of vehicles into/out of the Site during non-peak hours (i.e. between 10:00 and 17:00). Details of the parking space provision are shown at **Table 4** below:

Table 4 – Provision of Parking Spaces

Type of Space	No. of Space
Parking space for private cars - 2.5 m (W) x 5 m (L)	2

- 5.8 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 12**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. The breakdown of estimated trip generation/attraction of proposed development at AM and PM peak hours are provided at **Table 5** below.

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 18:00. No operation on Sunday and 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 Tin Wah 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 checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 13,394 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 not more than 0.5... 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 31,764 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 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>	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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Annex 2
Landscape Plan

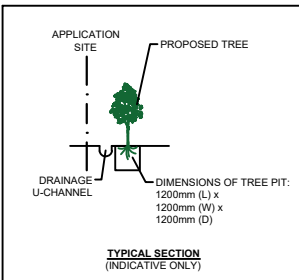
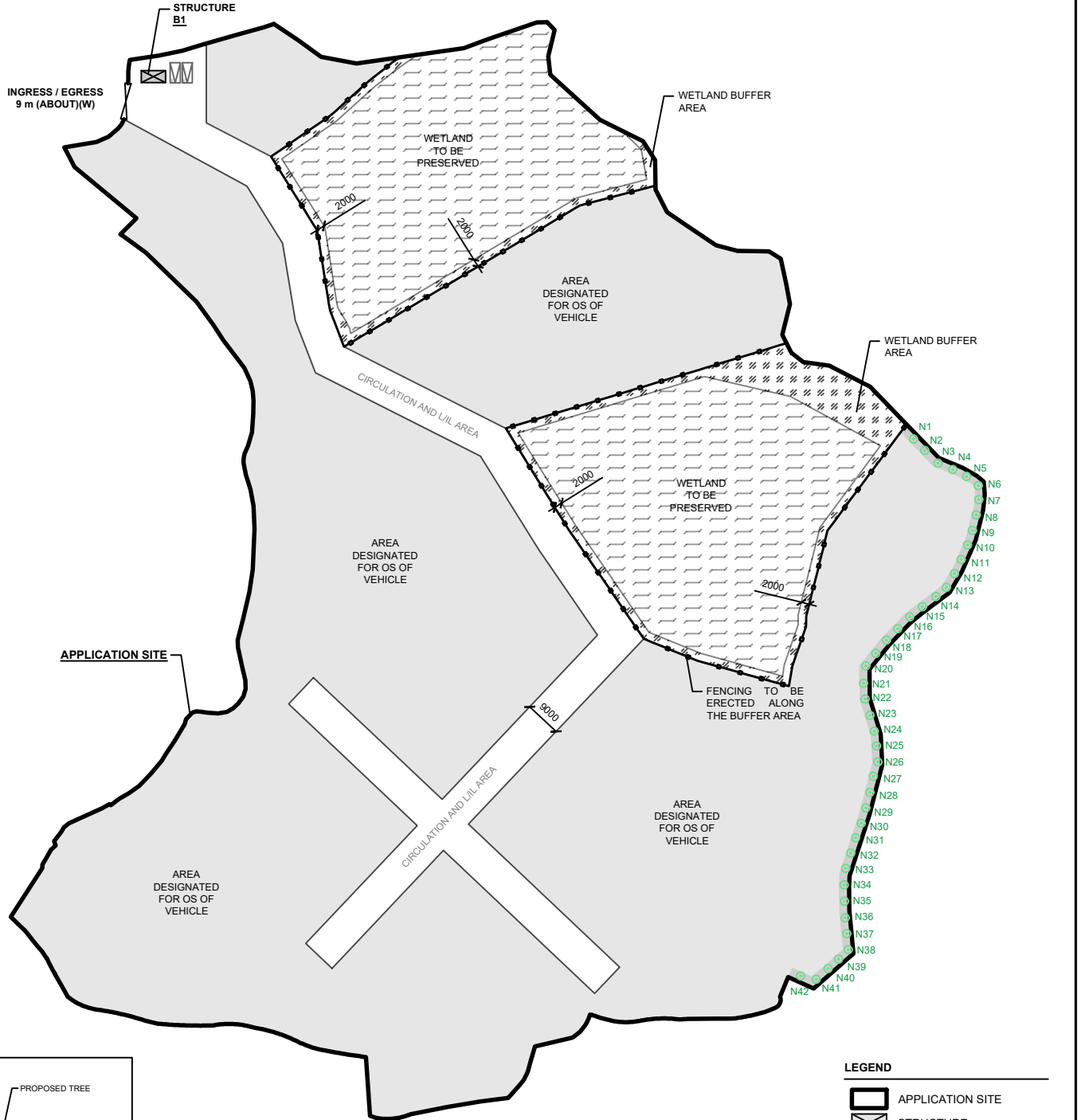


LANDSCAPE PLAN

APPLICATION SITE AREA : 41,010 m² (ABOUT)
 NOS. OF TREE TO BE PLANTED : 42 (N1-N42)
 SPECIES OF NEW TREES : *BAUHINIA x BLAKEANA*
 HEIGHT OF NEW TREES : NOT LESS THAN 2.75 m
 SPACING OF NEW TREES : NOT LESS THAN 4 m
 DIMENSION OF TREE PITS : 1.2 m (W) X 1.2 m (L) X 1.2 m (D)

NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- EXISTING WETLAND
- WETLAND BUFFER AREA
- PARKING SPACE (PC)
- INGRESS / EGRESS
- PROPOSED TREE

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND	ADDRESS VARIOUS LOTS IN D.D. 126 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1500 @ A4	TITLE LAYOUT PLAN	
			DRAWN BY MN	DATE 7.2.2025	
			REVISED BY DATE		