

Total: 9 pages

Date: 28 January 2025

TPB Ref.: A/YL-SK/408

By Email

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

Dear Sir,

Proposed Temporary Shop & Services for a Period of 3 Years and Associated Filling of Land and Associated Excavation of Land at Lot 1370 S.I in D.D. 112, Shui Tsan Tin, Shek Kong, Yuen Long, N.T.

We have updated the proposed layout plan to show the proposed provision of a 7m x 3.5m loading/unloading bay for light goods vehicle. The Annex 2 is also updated because only 1 loading/unloading bay will be provided.

Structure 1 and structure 2 are two separate structure so that they have different height. Also, structure 1, structure 2 and structure 3 are three separate structures although they are built side by side. The cover area of structure 1, 2 and 3 are 64m², 20m² and 20m² respectively so that the total covered area for structure 1, 2 and 3 is 104m². In view of that the covered area of Structure 2 is 20m² and structure 2 is 2-storey, the total GFA of structure 2 is 40m². Please refer to the updated layout plan in 1:500 scale.

Existing structures were found at the application site and they will be modified to the layout as shown in proposed layout plan in the attachment in the event that the captioned planning application be approved by the Town Planning Board. We have updated the applied use for your further processing of the captioned planning application. The updated page 5 & 10 of the S.16-III application form and Figure 1 to Figure 5 are attached herewith.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Timothy CHAN) – By Email

Annex 2 Estimated Traffic Generation

- 2.1 The entrance of the application site is abutting a local vehicular track leading to Kam Sheung Road. (Figure 1)
- 2.2 Only light goods vehicle is required to deliver grocery to and from the application site. The application site is very limited in size so that one loading/unloading space of 7m x 3.5m is available within the application site. The application site is close to adjoining village houses so that almost all of the visitors will arrive the application site on foot.
- 2.3 The proposed loading/unloading space will be opened only for visitors with prior booking.
- 2.4 The average and peak trip rates generated from and attracted to the site are shown below.

Type of vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Light goods vehicle	0.125	0.125	1.5	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 9:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of light goods vehicle is taken as 1.5; and

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.