Total: 29 pages

Date: 15 October 2026

TPB Ref.: A/NE-FTA/284

By Email

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

Dear Sir,

Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years at Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories

Our response to the comments of Transport Department is found in below:

Transport Department's comments	Applicant's response
1. The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety.	Revolving lanterns will be provided at both sides of the vehicular access to warn the pedestrians when there is a vehicle exiting from the subject site.
2. The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the application site.	The gate of the application site will be opened during the operation hours of the proposed development so that vehicles can drive into the site and no queueing of vehicle outside the application site would be the result.
3. The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the application site.	Sufficient space is provided within the subject site for temporary waiting/parking, no illegal parking outside the subject site is anticipated.
4. The proposed vehicular access road between Man Kam To Road and the application site is not managed by TD. The applicant should seek comments/approvals from the responsible parties to validate the feasibility to form the proposed vehicular access road.	Noted.

Our response to the comments of CE/MN, DSD is found in the attachment.

Our response to the comments of DLO/North is found in below:

DLO/N's comments	Applicant's response
1. The application site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the application site is required to pass through Government land (GL). No right of access via GL is granted to the application site. 2. The following irregularities covered by the subject planning application have been detected by this office: <u>Unauthorised structure within the said private lot covered by the planning application</u> LandsD has reservation on the planning application since there is unauthorized structure and/or use on Lot No. 143 in D.D. 52 which is already subject to lease enforcement actions according to case priority. The lot owner should rectify/regularize the lease breaches as demanded by LandsD. 3. The following irregularities not covered by the subject planning application have been detected by this office: <u>Unlawful occupation of Government land not covered by the planning application</u> The Government land adjoining the said private lot has been fenced off and illegally occupied with unauthorised structures without permission. LandsD objects to the planning application since there is illegal occupation of GL outside the application site which regularisation would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the illegal occupation of GL and remove the unauthorised structures as demanded by LandsD. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice. 4. Subject to the approval of the Town	The applicant will apply for short term waiver (STW) before the erection of the proposed temporary structure(s) as shown in the proposed layout plan attached to the current planning application. The applicant undertakes to pay the amount to be assessed by DLO/N for the erection of temporary structure(s) at the application site since the date of first discovery of such temporary structure(s). The applicant will also apply to DLO/N for short term tenancy (STT) for the occupation of the adjoining Government land. The applicant undertakes to pay the amount to be assessed by DLO/N for the occupation of Government land since the date of first occupation.

Planning Board to the planning application which shall have reflected the rectification as aforesaid required, the lot owners shall apply to this office for Short Term Waivers (STW) to permit the proposed structures. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fees and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered. 5. Unless and until the unauthorised structures and the unlawful occupation of Government land are duly rectified by the lot owner/applicant, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.	

Our response to the comments of Director of Fire Services (D of FS) is found in below:

D of FS's comments	Applicant's response
1. Provision of fire service installations (FSIs) shall be demonstrated in form of Fire Service (FS) Notes with all relevant standards and specifications; 2. The revised Fire Safety Requirements (FSRs) for temporary storage and structures under Planning Application took effect on 2.7.2025 and have been published on the Fire Services Department's website (https://www.hkfsd.gov.hk/eng/fire_protection/fs_tss/); 3. The stand-alone fire detectors shall be provided in accordance with the	All noted. Please see attached FSI plan for the consideration of the Director of Fire Services (D of FS). The area for "parking of private car for repairing" is an open area. The size of this area, i.e., about 650m^2, is shown on the updated FSI plan. As such, 2 fire extinguishers are proposed which would satisfy the given formula.

"Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021] and clearly marked on FS notes; 4. In relation to iii. above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously and clearly marked on FS notes; 5. Please verify whether the area for "parking of private car for repairing" is an open area or an enclosed structure; 6. If the "parking of private car for repairing" is an open area, please provide the floor area for open storage area, where fire extinguishers shall be provided; and 7. In relation to vi., the formula (nos. of portable fire extinguisher = [Storage area](m²) x [0.003]) shall be observed for demonstrating the nos. of fire extinguisher to be provided within the area for repairing private car. Any fire extinguisher shall be provided at prominent and easily accessible location.	

Should you have any questions, please feel free to contact the undersigned at [redacted].

Yours faithfully,

Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Esther LI) – By Email

area, please provide the floor area for open storage area, where fire extinguishers shall be provided; and

7. In relation to vi., the formula (nos. of portable fire extinguisher = [Storage area](m²) x [0.003]) shall be observed for demonstrating the nos. of fire extinguisher to be provided within the area for repairing private car. Any fire extinguisher shall be provided at prominent and easily accessible location.

Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Renol TAN, Tel: 3965 8925):

1. A drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided. All these information is provided.
2. Photos should be submitted clearly showing the current conditions of the arca around the application site (the Site), the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan. Photos showing the site and the further downstream of the existing watercourse are provided.
3. Figure 4 is missing. Noted.
4. A layout plan showing the catchment areas and flow direction should be provided. Catchment area plan is provided.
5. Section drawings showing the relationship between the Site and surrounding environment should be provided. Sections are provided.

Thank you for your attention.

-

Regards,

Esther Li

TPG/N2

Sha Tin, Tai Po & North District Planning Office

Planning Department

T

F

-