
From: pang hingyeun <[REDACTED]>
Sent: 2026-07-28 星期二 17:20:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; Yan Yan LAM/PLAND <yylam@pland.gov.hk>; Steven Kang Shun MA/PLAND <sksma@pland.gov.hk>
Subject: A/TM-LTYT/513
Attachment: A_TM_LTYT_513.pdf; D.D. 130 Lot 1150 S.B & 1150 RP Layout Plan.pdf; D.D. 130 Lot 1150 S.B & 1150 RP Proposed Stormwater Drainage Plan.pdf; D.D. 130 Lot 1150 S.B & 1150 RP FSI.pdf

Dear Sir/Madam,

Please find the enclosed FI for your or relevant departments for reference.
This email supersedes the one sent on 27 July 2026 at 12:42 pm.
Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

A/TM-LTTY/513

We reply to Lands Department' comments (LandsD)

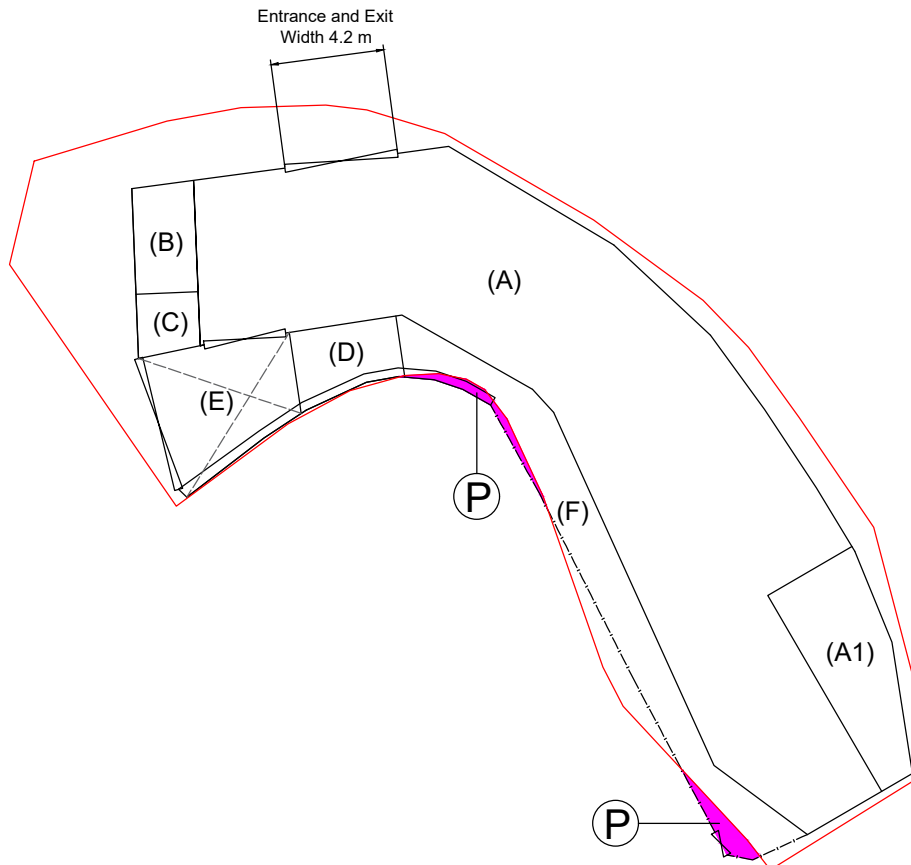
1. We understand that no structures may be built without your permission. If approved, we are willing to pay any waiver fees or rent. If we are unable to obtain approval, we will promptly demolish the unauthorized structure.
2. If our application is approved, we will apply to terminate the Short Term Waiver No. 560 and, immediately thereafter, submit a new application for a Short Term Waiver.
3. The application site has not been used for any residential purposes.
4. Regarding the application, approximately 3.31 sq. m of the site is government land. We understand that, without the Government's prior approval, we must not occupy the land or erect any structures. If we obtain planning approval, we will apply to the Lands Department for a Short Term Tenancy. If planning approval is not granted, we will dismantle the site and return it to the Government.
5. The government land involved in the application site has been in use for many years. We wish to use the proper channels and, through this planning application, apply to the relevant departments for a lease of the said land. If the application is not approved, we will immediately clear and dismantle the structure of the site.
6. We understand and will arrange the access arrangements ourselves, and take responsibility for the relevant maintenance works.
7. For Part B, we noted with thanks and will follow the comments.

LAYOUT PLAN



Legends :

- Lot Boundary
- Ⓟ Government Land
(Coloured Pink)
(Area 3.31 sq.m(About))



Structure A (面積約238.73平方米, 1層高約4米構築物用作臨時汽車維修工場並包括一個面積約22.94平方米, 使用纖維板作間隔的辦公室(A1))

Structure B (面積約9.20平方米, 1層高約3米構築物用作電錶房)

Structure C (面積約5.02平方米, 1層高約3米構築物用作洗手間)

Structure D (面積約9.93平方米, 1層高約4米構築物用作會客室)

Structure E (面積約22.71平方米, 1層高約4米上蓋用作遮擋太陽)

Structure F (面積約38.09平方米, 1層高約4米上蓋用作行人通道及存放細小零件)

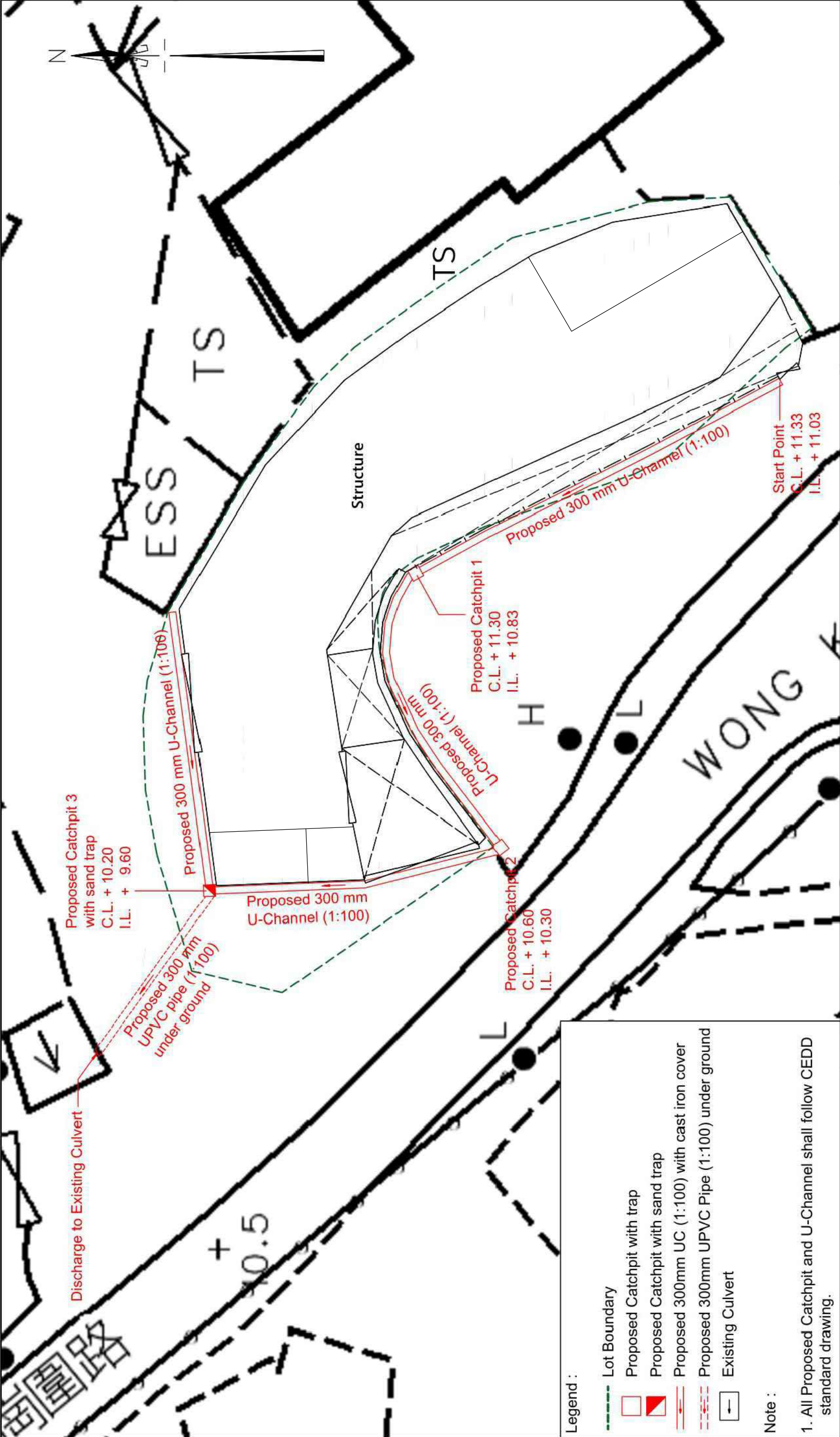
卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale :
Not to scale

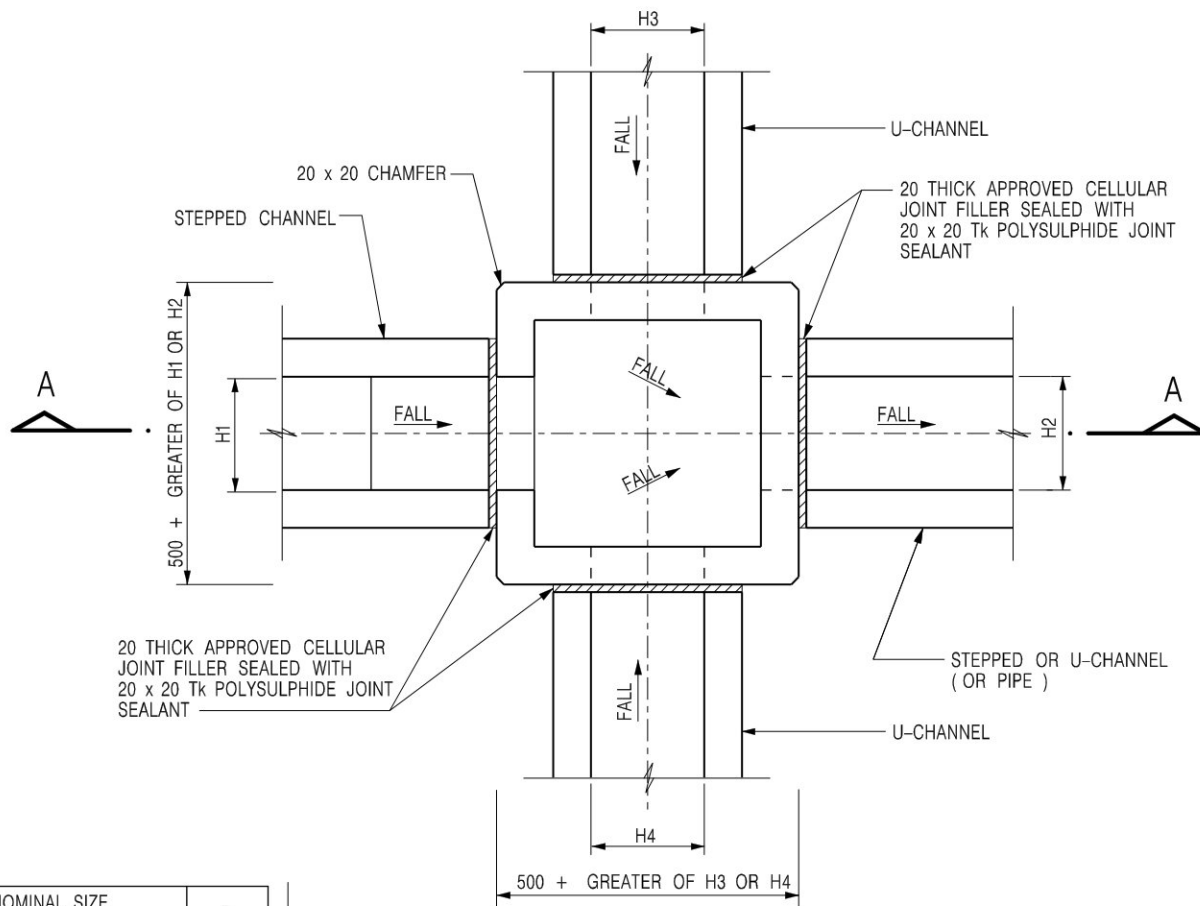
Survey Sheet No. :
6-NW-17C

Date :
20-01-2026

Figure No. :
LAP/01



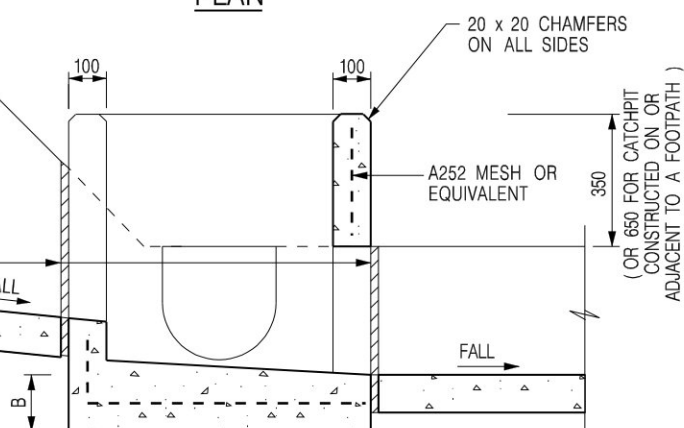
CHUO WANG SURVEY SERVICES COMPANY [Redacted]	Project Title	Lot Nos. 1150 S.B & 1150 RP in D.D. 130 Wong Kong Wai Road, Lam Tei, N.T.		Scale	--	Figure No.	DP-01
	Figure Title	Proposed Stormwater Drainage Plan		Date	15-06-2026	Revision	--



PLAN

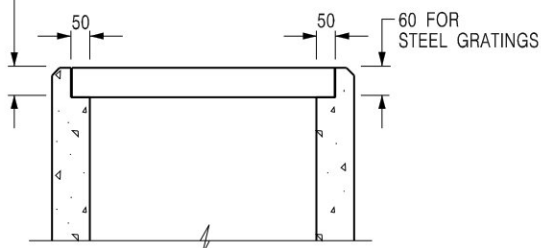
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

DEPTH OF RECESS AND DETAILS OF PRECAST CONCRETE COVERS (SEE STD. DRG. NO. C2407)



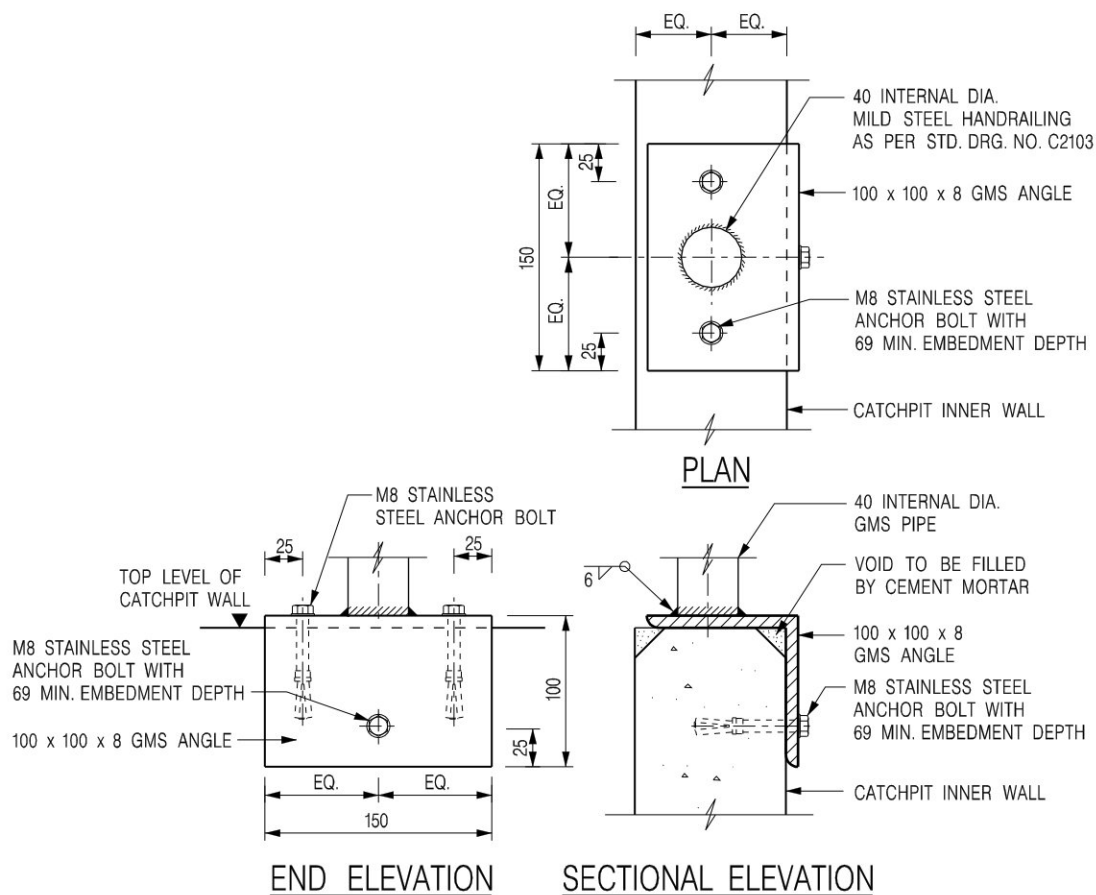
ALTERNATIVE TOP SECTION FOR
PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

STANDARD CATCHPIT DETAILS
(SHEET 1 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO. C2405 /1	
DATE JAN 1991			



DETAIL 'J' – FIXING DETAILS FOR HANDRAILING ON TOP OF CATCHPIT WALL

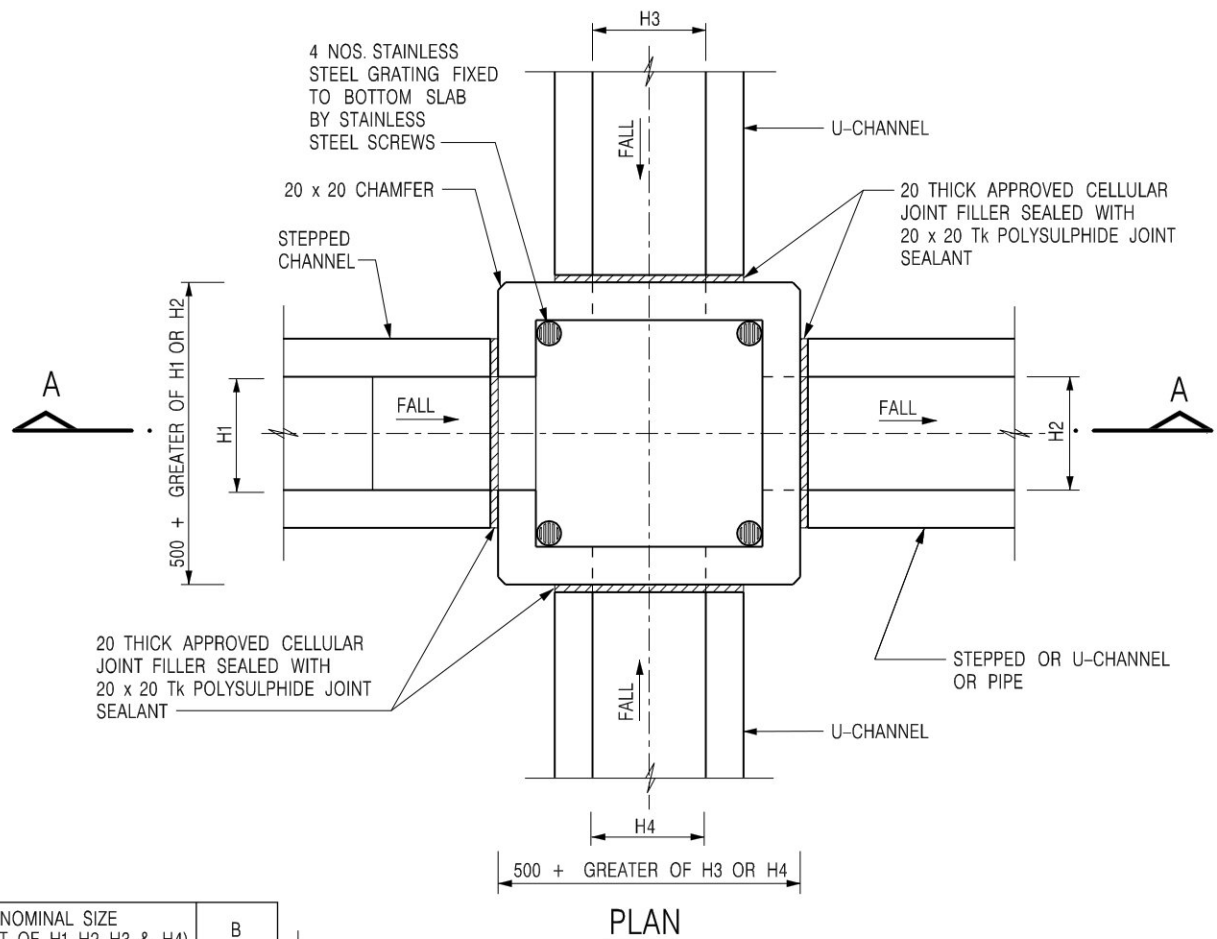
SCALE 1 : 5

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE SHALL BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
- FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
- CONCRETE TO BE COLOURED AS SPECIFIED.
- FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAILS ON SHEET 2 OR SHEET 3) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
- IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON SHEET 5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
- MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 mm c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
- FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON SHEET 4.
- ALL STEEL ANGLES SHALL COMPLY WITH BS EN 10025 AND BS EN 10056.
- UNLESS OTHERWISE SPECIFIED, ALL WELDS SHALL BE 5 mm CONTINUOUS FILLET WELDS.
- ALL WELDS SHALL BE CHIPPED, GROUND SMOOTH, BRUSHED TO REMOVE SLAG PRIOR TO HOT-DIP GALVANIZATION.
- ALL STEELWORK SHALL BE HOT-DIP GALVANIZED TO BS EN ISO 1461. ALL EXPOSED STEELWORK SURFACES SHALL BE TREATED AND PAINTED IN ACCORDANCE WITH THE GENERAL SPECIFICATION.
- SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

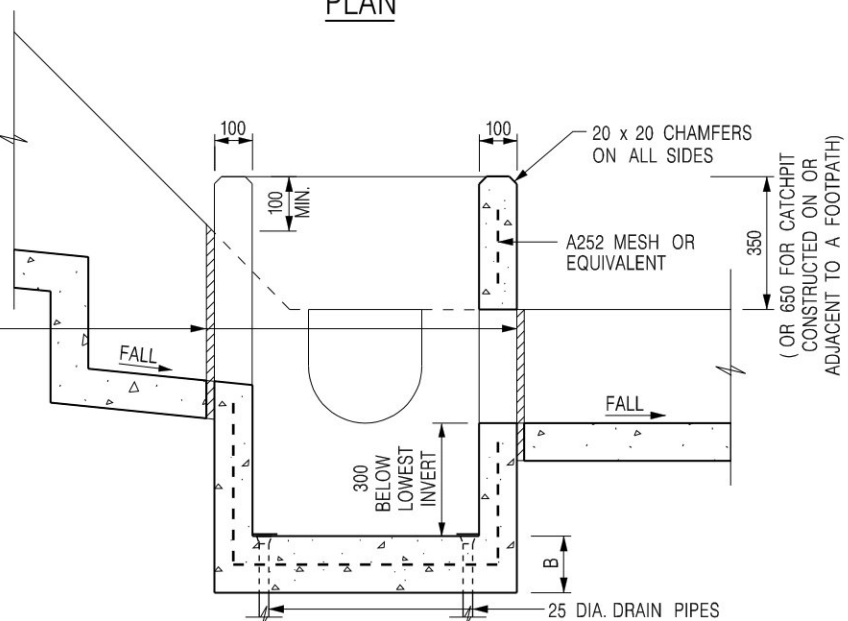
STANDARD CATCHPIT DETAILS
(SHEET 5 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE AS SHOWN		DRAWING NO. C2405 /5	
DATE JAN 1991			



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT

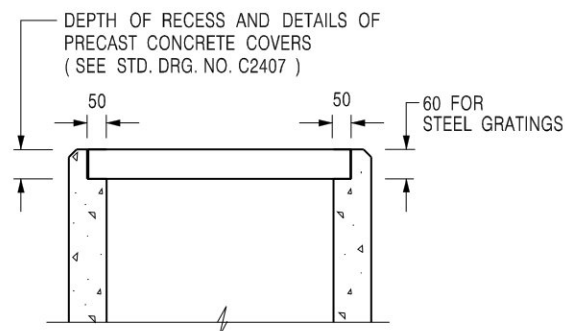


NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT SCALE 1 : 20 DATE JAN 1991 DRAWING NO. C2406 /1			



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



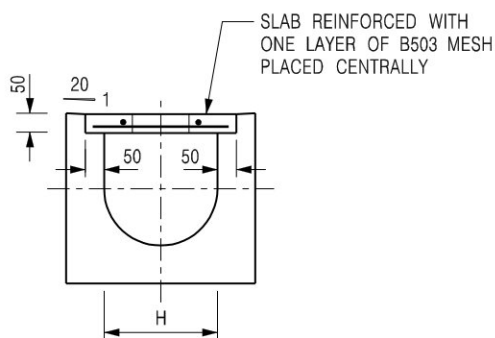
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

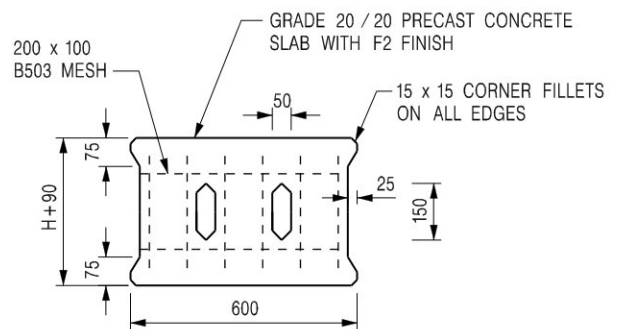
DATE JAN 1991

DRAWING NO.

C2406 /2A



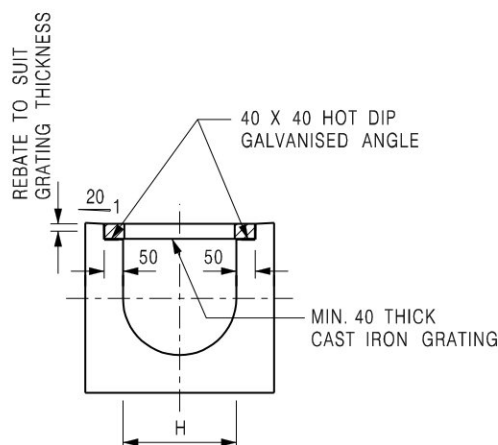
TYPICAL SECTION



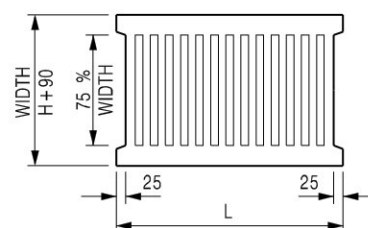
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- H=NOMINAL CHANNEL SIZE.
- ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
- FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2412E

GENERAL NOTES:

- 1) ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE SPECIFIED.

FIRE SERVICE NOTES:

- 1) PROVISION OF FIRE SERVICE INSTALLATIONS ARE BASED ON THE REVISED SAFETY REQUIREMENT (RSRs) FOR TEMPORARY STORAGE AND STRUCTURES UNDER PLANNING APPLICATION TOOK EFFECT ON 2 JULY 2025 PUBLISHED ON THE FIRE SERVICES DEPARTMENT WEBSITE.
- 2) AS THE ENCLOSED STRUCTURE WITH THE GROSS FLOOR AREA (GFA) NOT EXCEEDING 230 Sq.m, THE 20-35kg WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER SHALL NOT BE PROVIDED AT THE PREMISES. GFA FIGURE WAS INDICATED ON THE FSI LAYOUT PLAN.
- 3) A 35kg WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER SHALL BE PROVIDED AT STRUCTURE A.
- 4) PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED FOR EVERY STRUCTURE, INCLUDING EACH FLOOR OF THE CONTAINER.
- 5) STAND-ALONE FIRE DETECTORS SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEPTEMBER 2021]". IN RELATION TO THE PROVISION OF STAND-ALONE FIRE DETECTOR, IF TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE DETECTORS IS TRIGGERED, ALL CONNECTED DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

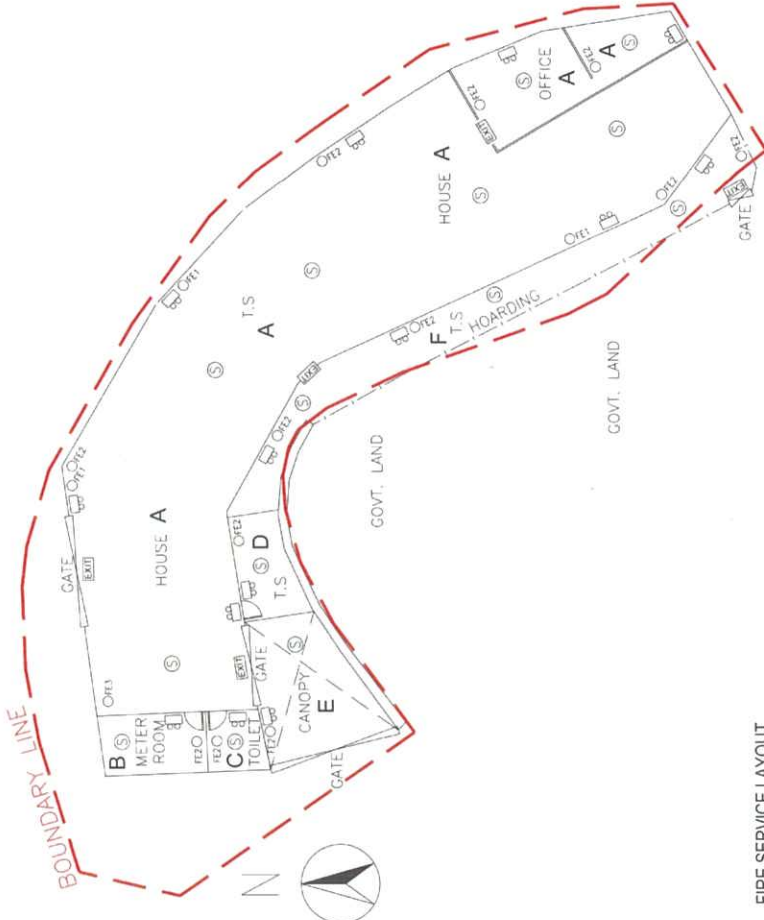
LEGEND:

- OF1 1 NO. 5KG CO₂ FIRE EXTINGUISHER AND 2 NOS. SAND BUCKETS
- OF2 1 NO. 5KG DRY POWDER TYPE FIRE EXTINGUISHER
- OF3 1 NO. 35KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER
- (S) STAND-ALONE FIRE DETECTOR
- EMERGENCY LIGHTING C/W 2 HOURS BATTERY
- [EXIT] EMERGENCY EXIT SIGN BOX C/W 2 HOURS BATTERY
- A - PROPOSED SINGLE STOREY TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE OF SIZE ABOUT 238.73m²
- B - PROPOSED METER ROOM OF SIZE ABOUT 5.02m²
- C - PROPOSED TOILET OF SIZE ABOUT 9.20m²
- D - PROPOSED CONFERENCE ROOM OF SIZE ABOUT 9.93m²
- E - PROPOSED CANOPY OF SIZE ABOUT 22.71m²
- F - PROPOSED COVERED WALKWAY AND STORAGE AREA OF SIZE ABOUT 38.09m²



BLOCK PLAN
SCALE 1:1000

LOTS 1150 S.B AND 1150 RP IN DD130
WONG KONG WAI ROAD, LAM TEI, TUEN MUN, N.T.



FIRE SERVICE LAYOUT
SCALE 1:100

1ST SUBMISSION	20/07/2026	0	REV.		
CLIENT:	DESCRIPTION	DATE	REV.		
RENT CONTRACTOR:					
FUNG SHING ELECTRICAL MACHINERY LIMITED					
PROJECT TITLE:					
PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS LOTS 1150 S.B AND 1150 RP IN DD130, WONG KONG WAI ROAD, LAM TEI, TUEN MUN, NEW TERRITORIES					
TITLE:					
GENERAL NOTES, FIRE SERVICE NOTES, LEGEND, BLOCK PLAN AND FIRE SERVICE LAYOUT PLAN (EMERGENCY LIGHTING, EXIT SIGN & PORTABLE FIRE EXTINGUISHER)					
DRAWN BY: D.T.					
CHECKED BY: SAM					
DRAWING NO FS-LOT1150-01					
DATE: 20/07/2026					
SCALE: AS SHOWN@A1					
REVISION: 0					