

Planning Application No. A/YL-NSW/355

To the Town Planning Board,

Responses to department comments for the application

Proposed Temporary Shop and Services and Vehicle Repair Workshop for a Period of 3 Years

Lot 3614 RP in D.D. 104

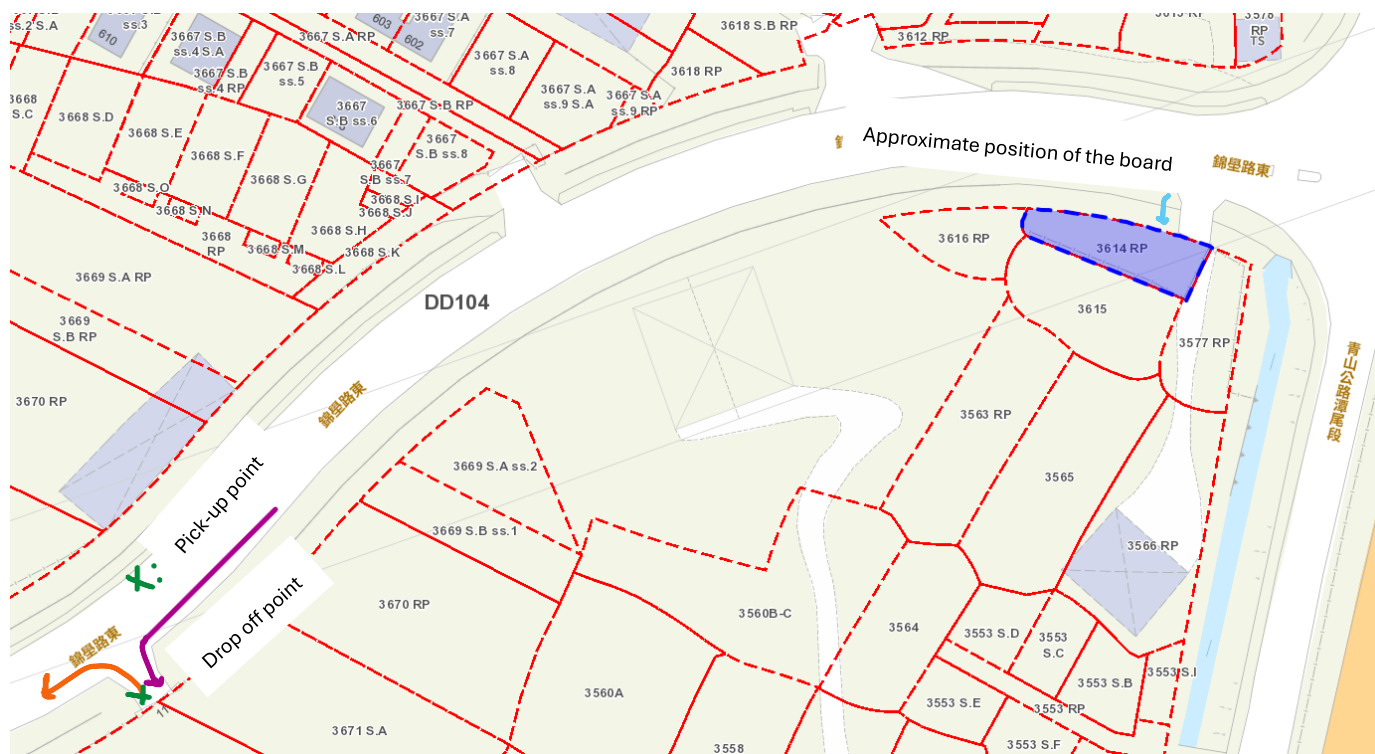
In terms of the comments from Commissioner for Transport, please see below for our responses:

i. As the subject site could only allow 1 private car to enter the site at one time, please propose and implement necessary measures to ensure no vehicle would queue back to public road during the planning approval period;

Our reply: To ensure no vehicle would queue back to public road, vehicle repair services will be provided by advanced appointments.

ii. As the ingress/egress point is too close to the existing signalized junction, no taxi / private car pick-up/ drop off activities should be carried out outside the site entrance. Please propose and implement necessary measures to inform drivers for the proposed taxi / private car pick-up/drop off point as stated in the Further information;

Our reply: A board will be shown at the entrance of the gate to inform drivers for the proposed taxi / private car pick-up/drop off point with the information / pictures as shown below:



The above diagram shows us one of the possible drop-off points. After getting off a taxi at the drop off point, customers may use a few minutes to get to Lot 3614 RP (the application lot no.) on foot.

Therefore, this arrangement should be able to ensure that drivers will not carry out pick-up/ drop off activities outside the site entrance, so that traffic would not be affected by any adverse effect.

iii. Please confirm left-in / left-out arrangement would be adopted in the subject site

Our reply: We confirm. A board will also be shown at the entrance of the gate to remind drivers to adopt left-in / left-out arrangement.

iv. Please advise the operation hour of the proposed development.

Our reply: The proposed operating hours are 9:00 a.m. to 7 p.m. (Monday to Sunday).

In terms of the comments from the Director of Environmental Protection, please see below for our responses:

- Please confirm whether the proposed use would involve car dismantling or paint spraying; and

Our reply: Car dismantling nor paint spraying would be involved.

- Please confirm whether the area where vehicle repair activities would be carried out will be paved with concrete.

Our reply: We confirm that the area where vehicle repair activities would be carried out will be paved with concrete.

新展工程有限公司

New Extend Engineering Ltd.

Unit B,3/F., Chevalier Industrial BLDG., 45 Beech Street., Tai Kok Tsui, Kowloon.

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Ref : NE/HK/0022/25 C1

Date : 06-10-2025

規劃署

新界荃灣青山公路 388 號

中染大廈 22 樓 2202 室

Your Ref : TPB /A/YL-NSW/355

工程地點:消防設備裝置計劃書擬在 Proposed Temporary Shop and Service and Vehicle Repair Workshop for A Period of 3 Years in “Village Type Development” Zone ,Lot 3614 RP in D.D., 104, Nam Sang Wai, Yuen Long, N.T.

本公司呈交上述地點消防設備圖則(圖則編號 FS-01B)給貴署批圖.

在上述地點申請為臨時商店 Site Area : 195.2 Sq.M (about)

Cover area: 92.9 Sq.M, Uncovered Area : 102.3 Sq.M

No. Of Structure : 2 , Non- domestic GF A: 92.90 Sq.M

Building Heigh : Not exceeding 3,5M (1-story)

在有蓋建築物內, 消防設備分佈如下:

- 1) 在 CAR REPAIR SHOP 及 STORE 安裝單獨式(Stand-alone)煙霧頭, 當火警時發出警報, 作走火用途.(安裝方法根據生產商指引)
- 2) 在 CAR REPAIR SHOP 及 STORE 內安裝 4 支 應急照明燈, 當火警時可清晰可見, 作走火用途.(照明燈規格: BS 5266-1:2016, BS EN1838:2013 and the FSD circular letter No. 4/2021
- 3) 在 CAR REPAIR SHOP 及 STORE 內安裝 2 支出口指示燈, 當火警時可清晰可見, 作走火用途(出口燈規格: BS 52661:2016 and the FSD circular letter No. 5/2008)
- 4)在 CAR REPAIR SHOP 及 STORE 內安裝 2 支 5KG CO2 滅火筒及 2-支 9-L W/CO2 滅火筒, 當火警時先行撲滅

有關以上資料如有問題,請致電 2789 2033(陳小姐)

Thank you for your kind attention

Your Faithfully

For & On Behalf of

New Extend Eng. Ltd.



LEGEND

-  EMERGENCY LIGHT
 EXIT SIGN
 STAND - ALONE FIRE DETECTOR
 9-L FOAM FIRE EXTINGUISHER
 5KG CO2 FIRE EXTINGUISHER

NOTE

- 1.) APPLICATION SITE AREA 195.2 Sq.m FOR Lot No. 3614 RP in D.D.104 , Pok Wai , Yuen Long , New Territories.
- 2.) PORTABLE FIRE EXTINGUISHERS , SAND BUCKET , EMERGENCY LIGHT & EXIT SIGN SHALL BE PROVIDED FOR Lot No. 3614 RP in D.D. 104 , Pok Wai , Yuen Long , New Territories.
3. EMERGENCY LIGHTING
EMERGENCY LIGHTING COMPYING TO BS 5266 - 1:2016,BS EN 1838:2013 OF MINIMUM FIRE SERVICE EQUIPMENTS & INSPECTION & MAINTENANCE OF FIRE SERVICE INSTALLATIONS & EQUIPMENTS IN BUILDING AND THE FSD CIRULAR LETTER NO.4/2021
4. SUFFICIENT EXIT SIGNS TO ENSURE THAT ALL EXIT ROUTES ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION SERVING THE AREA,AND COMPLY WITH BS 5266-12016 AND FSD CIRCULAR LETTER NO. 5 / 2008 AND FSD'S CODE OF PRACTIC 2022 EDITION .THE EXIT SIGNS SHALL BE BACKED UP BY BATTERY
5. SMOKE DETECTOR PHOTOELECTRIC TYPE SINGLE STATION/MULTI-STATION
SMOKE ALARMS A/C POWERED WITH BATTERY BACK-UP

1.	CAR REPAIR SHOP	11.386 X 2.76 =31.43M	3.5m (H)
2.	STORE	7.51 X 6.885 =51.71M	3.5m (H)

SITE AREA =195.2 m²(about)

COVEREA AREA:92.90m²

UNCOVERED AREA :102.3m²

No. of Structure : 2

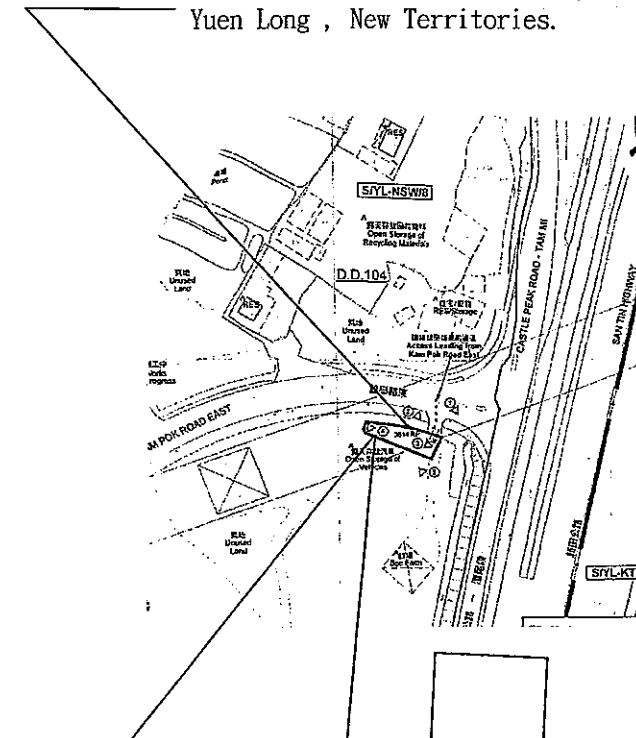
Non-domestic

GFA:92.90m²(about)

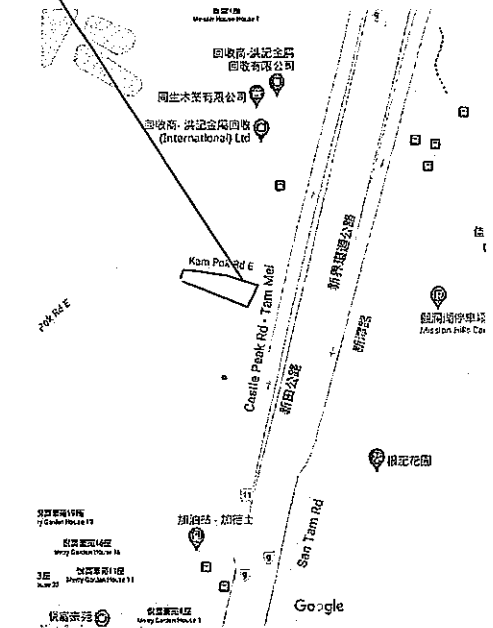
Building Height:not exceeding 3.5m(1-storey)

SITE LOCATION PLAN (N.T.S)

Lot No. 3614 RP in D.D. 104 , Pok Wai , Yuen Long , New Territories.



Lot No. 3614 RP in D.D. 104 , Pok Wai , Yuen Long , New Territories.



BLOCK PLAN (N.T.S)

CONTRACTOR: 承建

NEW EXTEND ENG. LTD.
新展工程有限公司

WORKSHOP B, 3/F, CHEVALIER INDUSTRIAL BUILDING, 45 BEECH STREET, TAI KOK TSUI, KOWLOON

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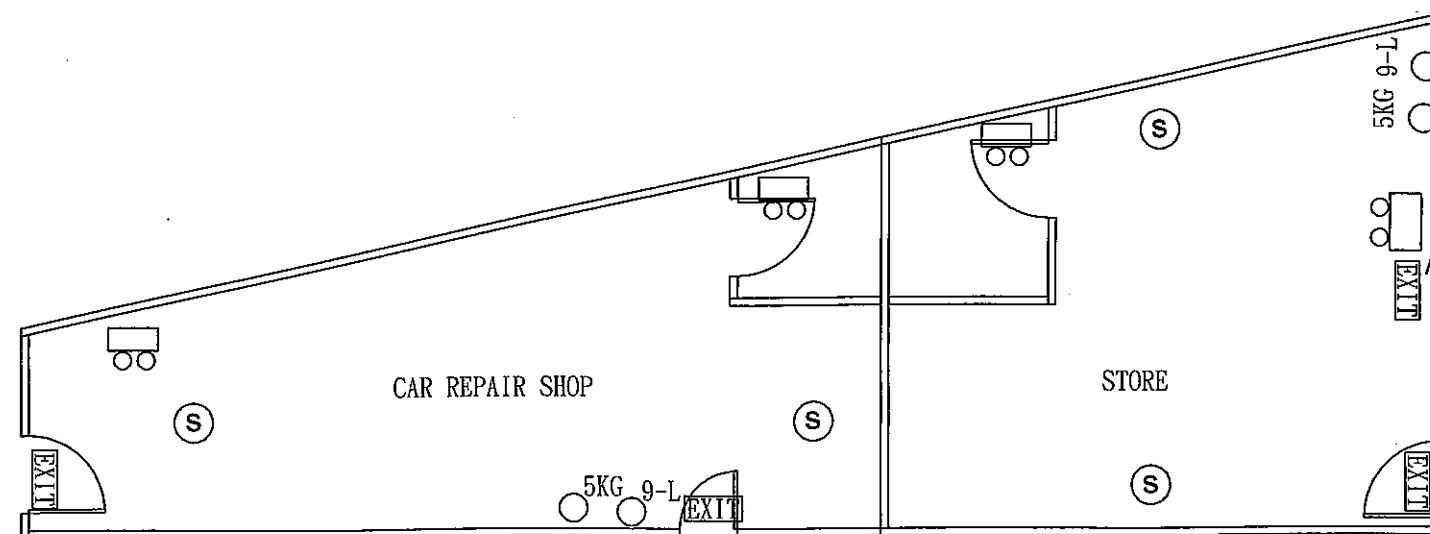
TITLE:圖名

FIRE EXTINGUISHERS , SAND BUCKET , EMERGENCY LIGHT & EXIT SIGN LAYOUT PLAN

PROJECT:工程

Lot No. 3614 RP in D.D. 104 , Pok Wai , Yuen Long , New Territories.

G/F LAYOUT PLAN (SCALE 1:100)



DRAWN BY : 制圖 REX CHAN

CHECKED BY: 校核

SCALE: 比例 1:100(A3)

DRAWING NO: 圖號 FS-01

DATE: 日期 30 -09-2025