

This document is received on - 8 JUL 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



2501387

20/6

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/Hsk/575
	Date Received 收到日期	- 8 JUL 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Ming Kee Iron Works Co. Limited 銘記車身工程有限公司	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
R-riches Planning Limited 盈卓規劃有限公司	
<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 6 S.C RP (Part) and 7 (Part) in D.D. 125, Fung Kong Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,505 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 450 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community" Zone
(f) Current use(s) 現時用途	Vehicle Repair Workshop  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)



- ☐ has notified ..... "current land owner(s)"#  
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)#&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on  
02/06/2025 - 16/06/2025 (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ 19/06/2025 \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



## 6. Type(s) of Application 申請類別

## (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展

Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期
☒ year(s) 年 ..... 3  
☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 1,055 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 450 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 2 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 450 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 450 .....sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP ANCILLARY OFFICE	225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	VEHICLE REPAIR WORKSHOP	225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
TOTAL		450 m <sup>2</sup> (ABOUT)	450 m <sup>2</sup> (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 ..... 4

Motorcycle Parking Spaces 電單車車位 ..... N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... N/A

Others (Please Specify) 其他 (請列明) .....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 ..... N/A

Coach Spaces 旅遊巴車位 ..... N/A

Light Goods Vehicle Spaces 輕型貨車車位 ..... 1

Medium Goods Vehicle Spaces 中型貨車車位 ..... N/A

Heavy Goods Vehicle Spaces 重型貨車車位 ..... N/A

Others (Please Specify) 其他 (請列明) .....



Proposed operating hours 擬議營運時間

Mondays to Saturdays from 09:00 to 18:00. No operation on Sundays 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？

Yes 是

☒ 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))

Accessible from Fung Kong Tsuen Road via Kai Pak Ling Road and a local access...

☐ 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)

No 否

(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？

Yes 是

☐ Please provide details 請提供詳情

No 否

☒

(ii) Does the development proposal involve the operation on the right?  
擬議發展是否涉及右列的工程？

Yes 是

☐ (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)

☐ Diversion of stream 河道改道

☐ Filling of pond 填塘

Area of filling 填塘面積 ..... sq.m 平方米 ☐ About 約

Depth of filling 填塘深度 ..... m 米 ☐ About 約

☐ Filling of land 填土

Area of filling 填土面積 ..... sq.m 平方米 ☐ About 約

Depth of filling 填土厚度 ..... m 米 ☐ About 約

☐ Excavation of land 挖土

Area of excavation 挖土面積 ..... sq.m 平方米 ☐ About 約

Depth of excavation 挖土深度 ..... m 米 ☐ About 約

No 否

☒

(iii) Would the development proposal cause any adverse impacts?  
擬議發展計劃會否造成不良影響？

On environment 對環境

Yes 會 ☐No 不會 ☒

On traffic 對交通

Yes 會 ☐No 不會 ☒

On water supply 對供水

Yes 會 ☐No 不會 ☒

On drainage 對排水

Yes 會 ☐No 不會 ☒

On slopes 對斜坡

Yes 會 ☐No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐No 不會 ☒

Visual Impact 構成視覺影響

Yes 會 ☐No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐No 不會 ☒



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>







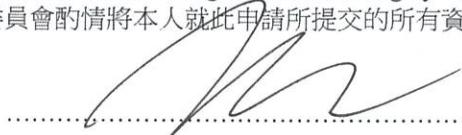
**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

R-riches Planning Limited 盈卓規劃有限公司



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

19/06/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 6 S.C RP (Part) and 7 (Part) in D.D. 125, Fung Kong Tsuen, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div> 1,505 sq. m 平方米 <input checked="" type="checkbox"/> About 約  (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約) </div> </div>
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/2
Zoning 地帶	"Government, Institution or Community" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途／發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途／發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途／發展	Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	450	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	6 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	30 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		4
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		4 N/A N/A N/A N/A
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A 1 N/A N/A



Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan; Zoning plan; Land status plan; Swept path analysis; Fire service installations proposal, Accepted drainage proposal under the previous application No. A/HSK/344</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」, 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,505 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM FUNG KONG TSUEN ROAD VIA  
KAI PAK LING ROAD AND A LOCAL ACCESS

ACCESSIBLE FROM FUNG KONG  
TSUEN ROAD VIA KAI PAK LING  
ROAD AND A LOCAL ACCESS

APPLICATION SITE

LEGEND

 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY VEHICLE REPAIR WORKSHOP  
WITH ANCILLARY OFFICE FOR A PERIOD OF 3  
YEARS

ADDRESS

LOTS 6 S.C RP (PART) AND 7 (PART) IN D.D.  
125, FUNG KONG TSUEN, YUEN LONG, NEW  
TERRITORIES

SCALE  
1 : 3000 @ A4

DRAWN BY

MN

DATE

26.5.2025

REVISED BY

DATE

TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001





ZONING OF THE APPLICATION SITE



APPLICATION SITE AREA : 1,505 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP  
OZP PLAN NO. : S/HSK/2  
ZONING OF THE SITE : "GOVERNMENT, INSTITUTION OR COMMUNITY"  
("G/I/C")



環保運輸服務停泊及營運設施  
PARKING AND OPERATIONAL  
FACILITIES FOR ENVIRONMENTALLY  
FRIENDLY TRANSPORT SERVICES

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

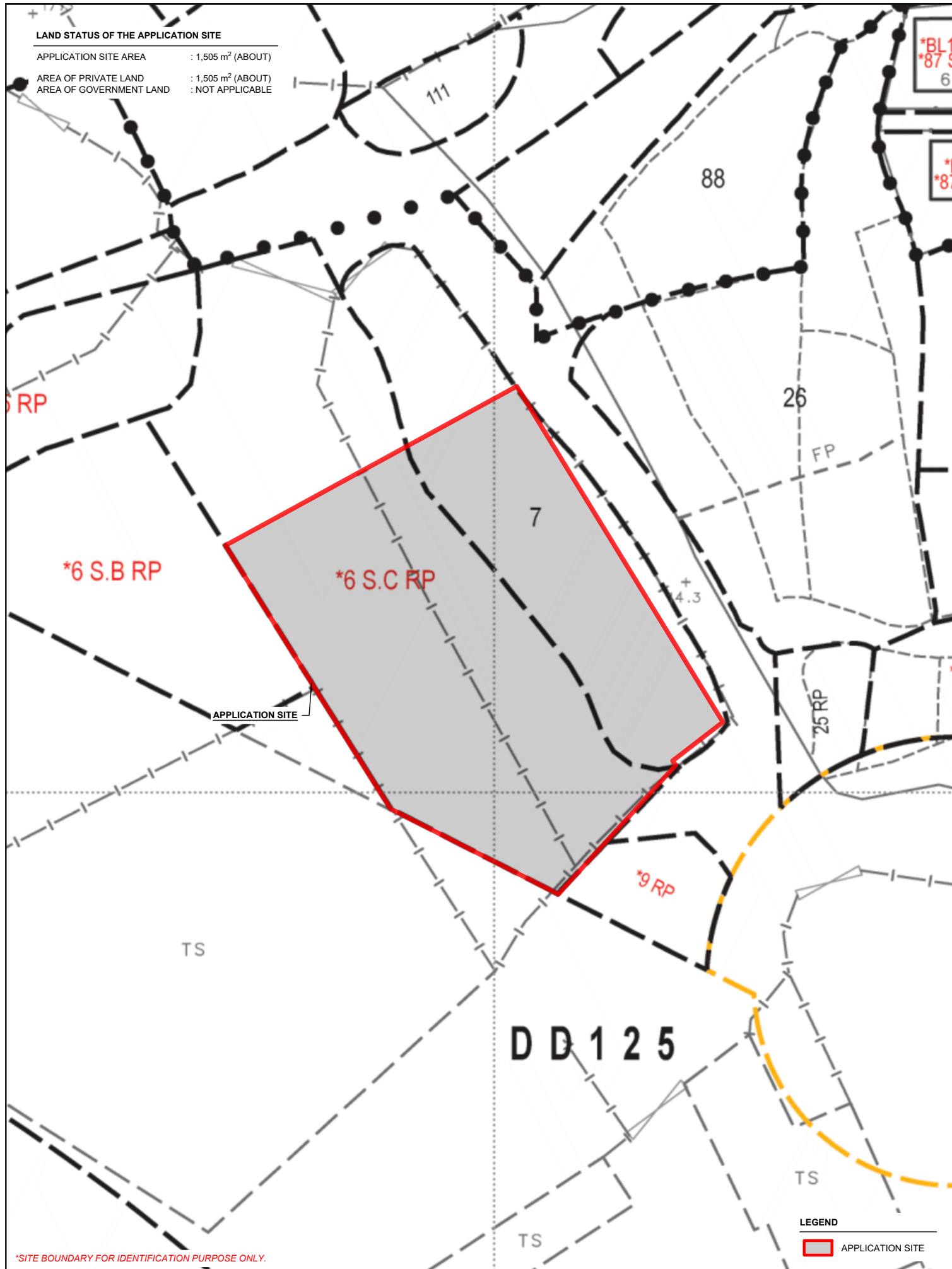
LEGEND  
APPLICATION SITE

<p>PLANNING CONSULTANT</p> <p> <b>R-RICHES</b> PLANNING LIMITED</p>	<p>PROJECT</p> <p>TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS</p>	<p>ADDRESS</p> <p>LOTS 6 S.C RP (PART) AND 7 (PART) IN D.D. 125, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES</p>	<p>SCALE</p> <p>1 : 3000 @ A4</p> <p>DRAWN BY</p> <p>MN</p> <p>DATE</p> <p>26.5.2025</p> <p>REVISED BY</p> <p>DATE</p>	<p>TITLE</p> <p>ZONING PLAN</p> <p>DWG NO.</p> <p>PLAN 2</p> <p>VER.</p> <p>001</p>	<p>NORTH</p> 
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LAND STATUS OF THE APPLICATION SITE



APPLICATION SITE AREA : 1,505 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 1,505 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

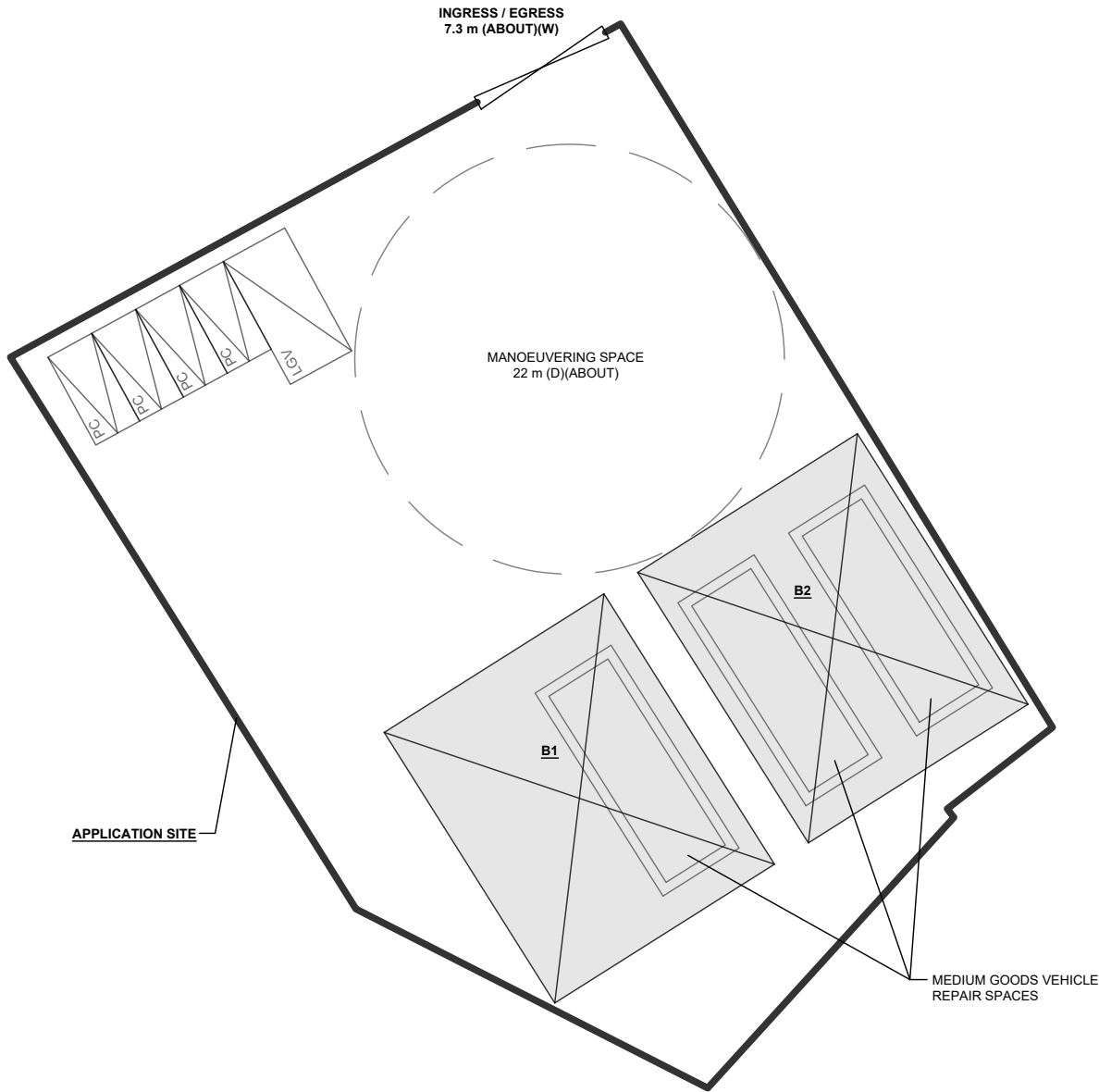
APPLICATION SITE

PLANNING CONSULTANT 	PROJECT TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS	ADDRESS LOTS 6 S.C RP (PART) AND 7 (PART) IN D.D. 125, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 500 @ A4 DRAWN BY MN DATE 26.5.2025 REVISED BY DATE	TITLE LAND STATUS DWG NO. PLAN 3 VER. 001	NORTH 
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DEVELOPMENT PARAMETERS		
APPLICATION SITE AREA	: 1,505 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 450 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,055 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.3	(ABOUT)
SITE COVERAGE	: 30%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 450 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 450 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP ANCILLARY OFFICE	225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	VEHICLE REPAIR WORKSHOP	225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
TOTAL		450 m <sup>2</sup> (ABOUT)	450 m <sup>2</sup> (ABOUT)	



**PARKING AND LOADING / UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS L/U/L SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/U/L SPACE (LGV)
	REPAIR SPACE (MGV)
	INGRESS / EGRESS

	PROJECT TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS	ADDRESS LOTS 6 S.C RP (PART) AND 7 (PART) IN D.D. 125, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 350 @ A4		TITLE LAYOUT PLAN		
			DRAWN BY MN	DATE 26.5.2025	DWG NO. PLAN 4	VER. 001	



## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 6 S.C RP (Part) and 7 (Part) in D.D. 125, Fung Kong Tsuen, Yuen Long, New Territories* (the Site) for ‘**Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years**’ (the development) (**Plan 1**).
- 1.2 The applicant’s original business premises in Hung Shui Kiu had been resumed and reverted to the Government in 2021 due to the development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). The applicant subsequently applied a S.16 planning application to relocate the affected business premises under application No. A/HSK/344 and the application was approved by the Board in 2022 with policy support that the application is intended to facilitate the interim relocation of the applicant’s affected business premises in order to facilitate the implementation of HSK/HT NDA. The current application is intended to continue using the Site for the applied use to serve the nearby locals.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned “Government, Institution or Community” (“G/IC”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2 (**Plan 2**). According to the Notes of the OZP, ‘*Vehicle Repair Workshop*’ is neither a column 1 nor 2 use within the “G/IC” zone, which requires permission from the Board. Although the Site falls within the “G/IC” zone, the application is only on a temporary basis and the applicant will surrender the Site unconditionally to facilitate the implementation of the HSK/HT NDA upon Government’s request in the future even during the planning approval period. The applicant will search for suitable long-term premises for its business in coming years and liaise with respective B/Ds to ensure that the proposed development would not affect the proposed works under HSK/HT NDA, hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of the “G/IC” zone and would better utilise deserted land in the New Territories.
- 2.2 The Site is subject of one previously approved application (No. A/HSK/344) for ‘*Vehicle Repair Workshop*’ submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 3 years in 2022. Approval of the current application is in line with the Board’s previous decision.



- 2.3 When compared with the previously approved application, despite the site area of the current application is decreased from 1,605m<sup>2</sup> to 1,505m<sup>2</sup> (about) (i.e. -100m<sup>2</sup>, -6%) due to land resumption from the Government, the gross floor area (GFA), plot ratio, building height, number of structures, parking, loading/unloading (L/UL) spaces and operation mode remain unchanged. Despite the previous application was lapsed on 14.1.2025, the applicant has complied with all approval conditions within the designated time period, details are as follows:

**Table 1:** Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/HSK/344		Date of Compliance
(d)	Submission of a drainage proposal	14/10/2022
(e)	Implementation of the drainage proposal	11/1/2023
(g)	Submission of a fire service installations (FSIs) proposal	11/1/2023
(h)	Implementation of the FSIs proposal	22/8/2023

- 2.4 In support of the current application, the applicant submitted the accepted drainage proposal under the previous application and a FSIs proposal for the applied use (**Appendices I to II**).

### 3) Development Proposal

- 3.1 The Site occupies an area of 1,505 m<sup>2</sup> (about) (**Plan 3**). The operation hours of the development are Monday to Saturday from 09:00 to 18:00. No operation will be carried out on Sunday and public holiday. A total of 2 single storey structures are erected at the Site for vehicle repair workshops and ancillary office with total GFA of 450 m<sup>2</sup> (about) (**Plan 4**). Three medium goods vehicle (MGV) repair bays are provided within the enclosed structures at the Site. The ancillary office provides indoor workspace for administrative staff to support the daily operation of the development. The remaining open area will be reserved for vehicle parking, L/UL and circulation spaces. Based on the previous approved application, the estimated number of staff working at the Site is 4 and the estimated number of visitors is 4 per day. Details of development parameters are shown at **Table 1** below:



**Table 1 – Major Development Parameters**

<b>Site Area</b>	1,505 m <sup>2</sup> (about)
<b>Covered Area</b>	450 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,055 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.3 (about)
<b>Site Coverage</b>	30% (about)
<b>No. of Structure</b>	2
<b>Total GFA</b>	450 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	450 m <sup>2</sup> (about)
<b>Building Height</b>	Not exceeding 6 m (about)
<b>No. of Storey</b>	1

- 3.2 The Site is accessible from Fung Kong Tsuen Road via Kai Pak Ling Road and a local access (**Plan 1**). A total of 5 parking and L/UL spaces for private cars (PC), light goods vehicle (LGV) are provided at the Site. The same parking and L/UL space provision was implemented under the previous application No. A/HSK/344. Details of the parking and L/UL provisions are shown at **Table 2** below.

**Table 2 – Parking and L/UL Provisions**

<b>Type of Parking Space</b>	<b>No. of Space</b>
Parking Space for PC for staff - 2.5 m (W) x 5 m (L)	3
Parking Space for PC for visitor - 2.5 m (W) x 5 m (L)	1
<b>Type of L/UL Space</b>	<b>No. of Space</b>
L/UL Space for LGV - 3.5 m (W) x 7 m (L)	1

- 3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access. Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the trips generated/attracted by the development during off-peak and peak hours are both minimal, the adverse traffic impact arising from the development is not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.



**Table 4 – Trip Generation and Attraction of the Applied Use**

Time Period	Trip Generation and Attraction						
	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trip at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	1	2	0	7
Trip at <u>PM peak</u> per hour (17:00 – 18:00)	0	3	0	0	0	2	5
Trip per hour (10:00 – 17:00)	1	1	0	0	0	0	2

- 3.4 The applied use involves vehicle repairing activities for LGVs and MGVs. No heavy vehicle, including container tractor/trailer will be repaired at the Site during the planning approval period. Other workshop activities, i.e. dismantling, maintenance, repairing, cleansing, paint spraying are carried out within enclosed structures. All goods and tools will be properly stored within the enclosed structure at all time and 2.5m high solid metal wall will be provided along the Site to minimize potential nuisance to the surrounding area.
- 3.5 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.
- 3.6 As there is no existing public sewer in the vicinity of the Site, septic tank and soakaway system are proposed for sewage treatment at the Site. The applicant will implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* for on-site sewage system within the Site. The applicant will regularly employ licensed collectors to collect and dispose of the sewage, and the locations of toilets are located away from the watercourse in the vicinity.

#### 4) Conclusion

- 4.1 The development has not been creating significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant, i.e. the submission of the



accepted drainage proposal under the previous application and a FSIs proposal in order to mitigate any adverse impact arising from the development (**Appendices I to II**).

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years**’.

**R-riches Planning Limited**

**June 2025**



### **LIST OF PLANS**

<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Plan showing the zoning of the Site
<b>Plan 3</b>	Plan showing the land status of the Site
<b>Plan 4</b>	Layout plan

### **LIST OF APPENDICES**

<b>Appendix I</b>	Accepted drainage proposal under the previous application No. A/HSK/344
<b>Appendix II</b>	Fire service installations proposal



## **Appendix I**

Accepted drainage proposal under previous application No. A/HSK/344



## 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路1號  
沙田政府合署14樓



By Fax (2323 3662) &amp; Post

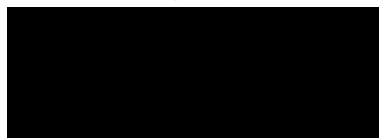
## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T. Hong Kong

14 October 2022

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/344  
電話號碼 Tel. No. : 2158 6295  
傳真機號碼 Fax No. : 2489 9711

R-riches Property Consultants Limited



(Attn: Ms. Grace WONG)

Dear Sir/Madam,

**Compliance with Approval Condition (d)**  
**Planning Application No. A/HSK/344**

I refer to your submission dated 17.8.2022 regarding the submission of a drainage proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Detailed departmental comments are at **Appendix I**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact Ms. Vicky SY (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

( Ms. Sherry KONG )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department



C.C.

CE/MN, DED (Attn: Ms. Vicky SY)

Internal

CTP/TPB2



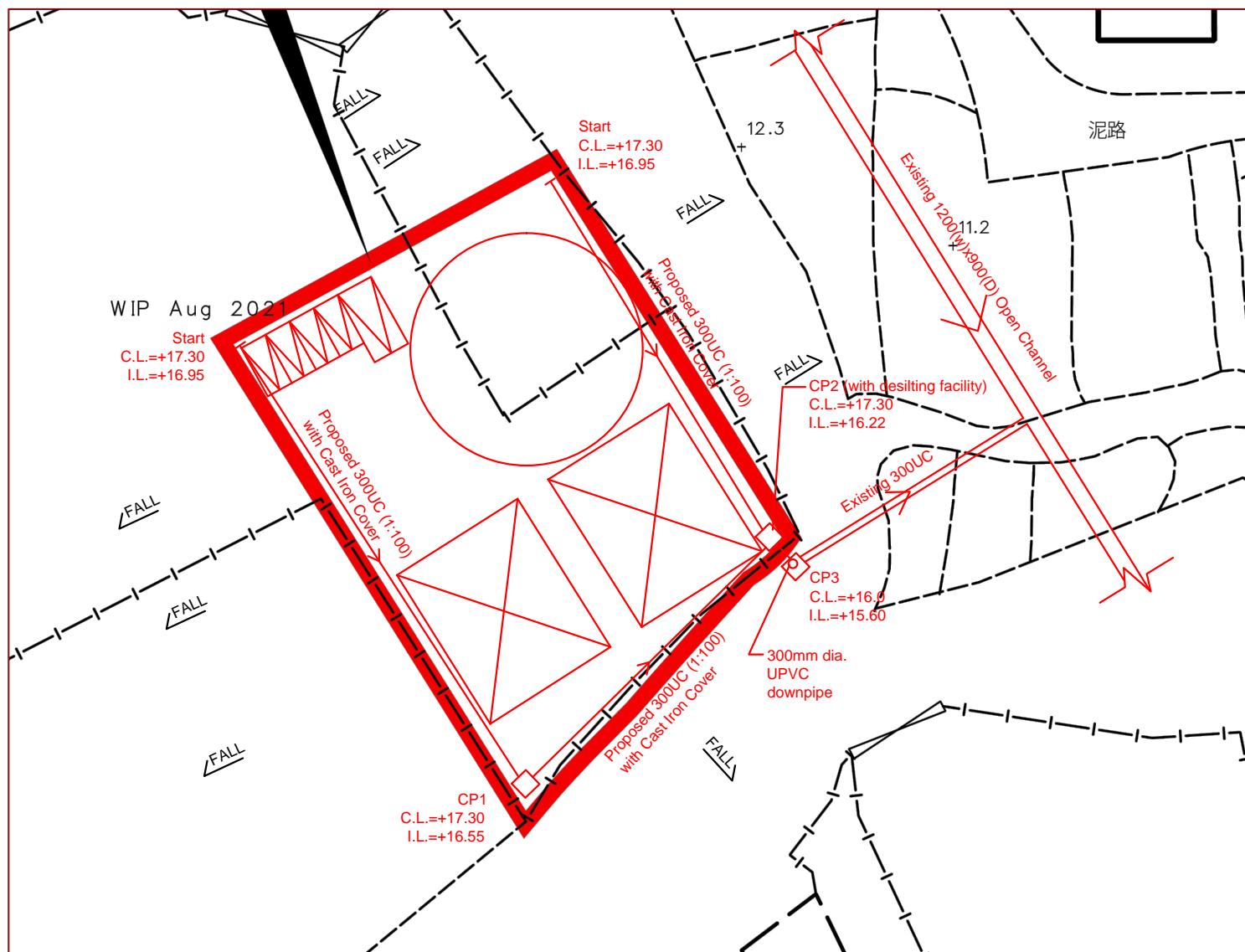
**Appendix I**

A/HSK/344 – Compliance with Approval Condition (d)

Comments from the Drainage Services Department:

- (a) the existing channel, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted;
- (b) where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site;
- (c) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
- (d) the applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.





SITE AREA = 1605 SQ.M  
 $Q = 0.278CiA$   
 $= 0.278 \times 0.95 \times 250 \times 1605 / 1000000$   
 $= 0.106 \text{ M}^3/\text{S}$   
 $= 6358 \text{ lit/min}$   
PROVIDE 300UC (1:100) IS OK (FIG. 8.7)

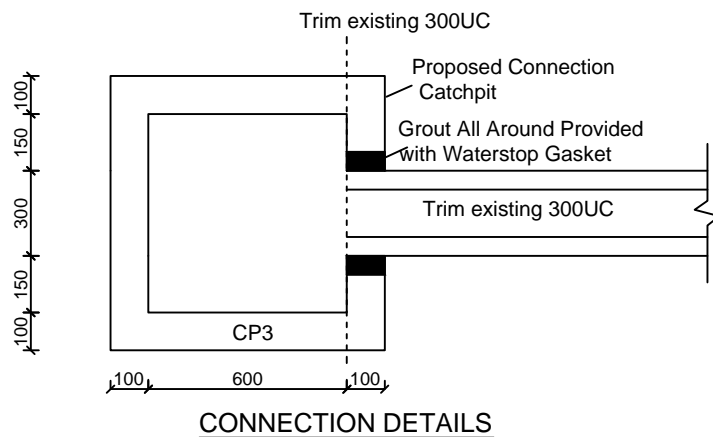
**Note:**

1. Catchpits (CP2) with desilting facility shall follow CEDD standard drawing No. C24061.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

**LEGEND**

- CP Proposed CatchPit
- Proposed 300UC (1:100) with Cast Iron Cover
- Existing 1200(w)x900(D) Open Channel / Existing 300UC
- Proposed car parking space
- Proposed structure
- FALL Fall Direction



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

**Project:**

**Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years at Lots 6 S.C (part) and 7 (part) in D.D. 125, Fung Kong Tsuen, Yuen Long, New Territories**

(Application No.:A/HSK/344)

**Title:**

Drainage Proposal

D01

**Drawn by:**

DM

**Date:**

15-8-2022

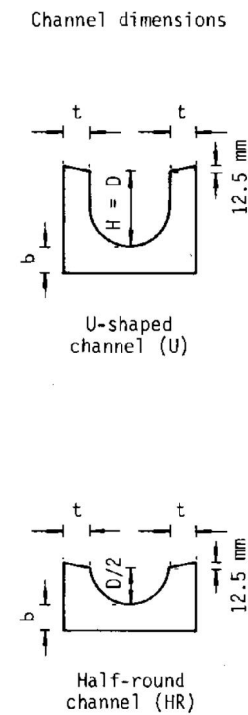
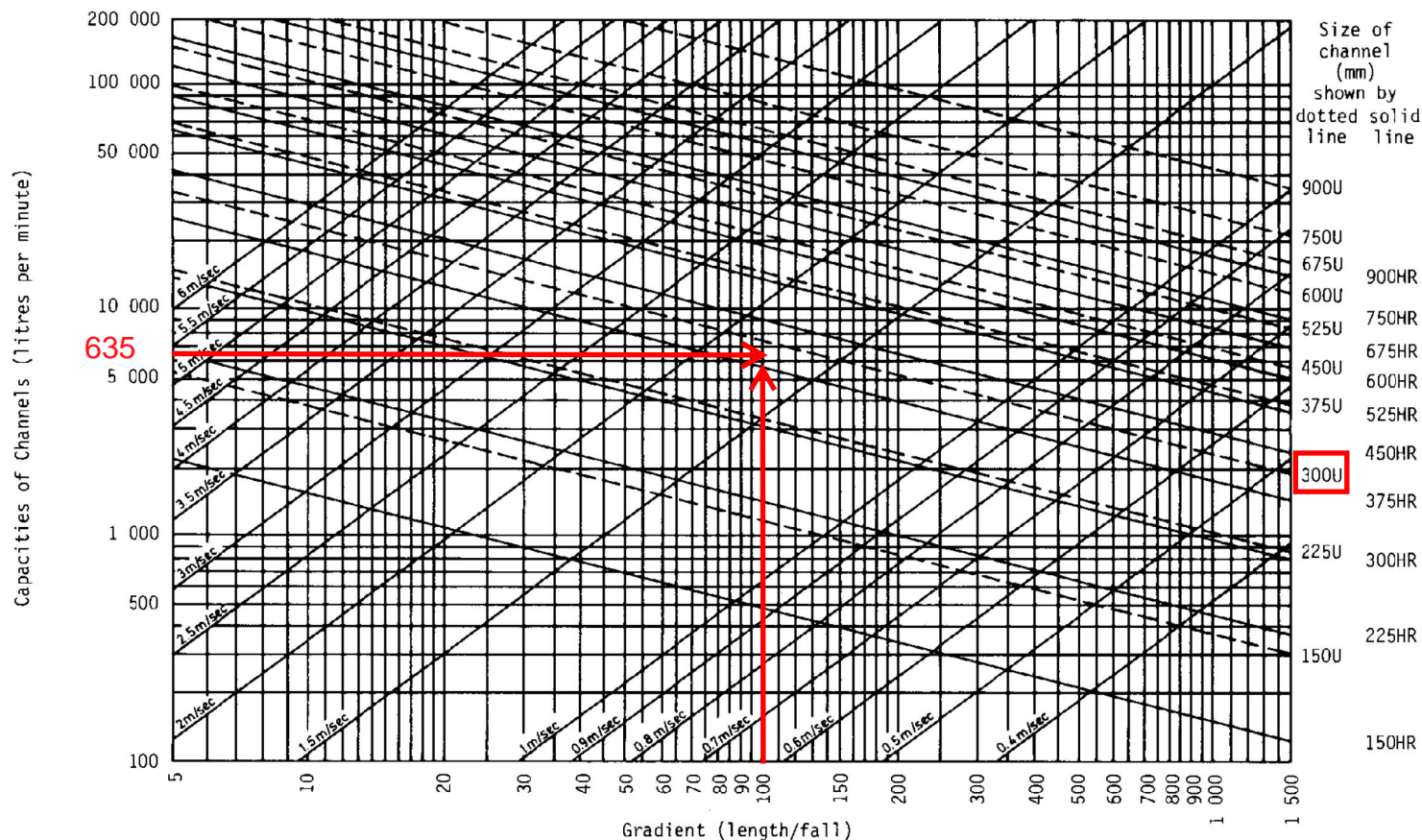
**Check by:**

DM

**Scale:**

----





#### DESIGN METHOD USING CHART

##### (a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

##### Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

##### (b) Stepped channel Solution

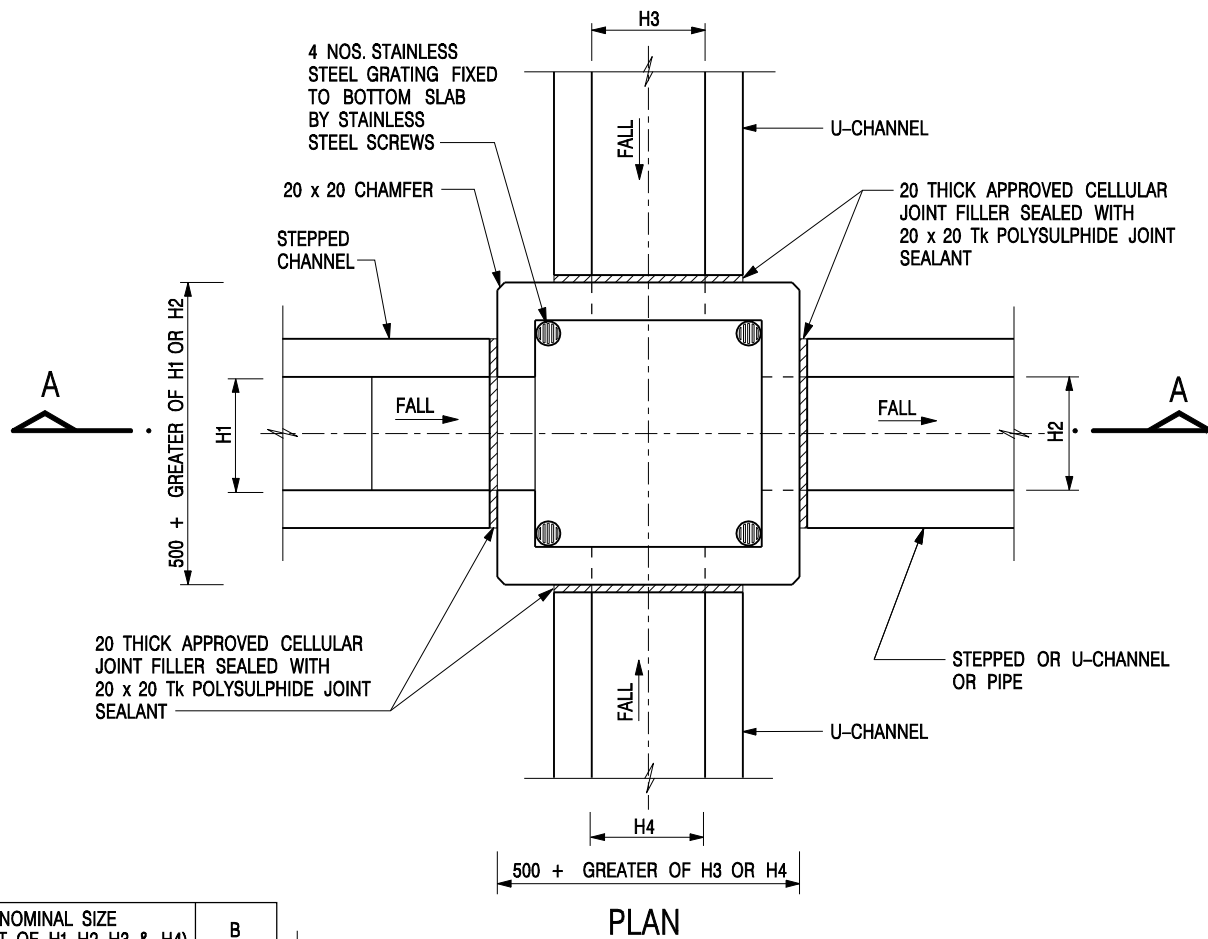
2. Runoff
3. Channel size
4. Gradient
1. Velocity

##### Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

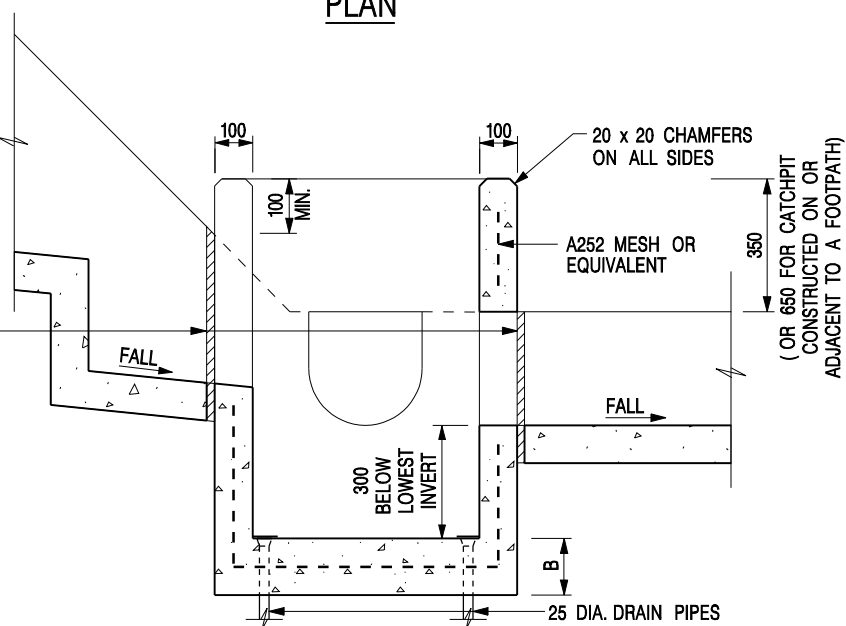
Figure 8.7 - Chart for the Rapid Design of Channels





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

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. 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**

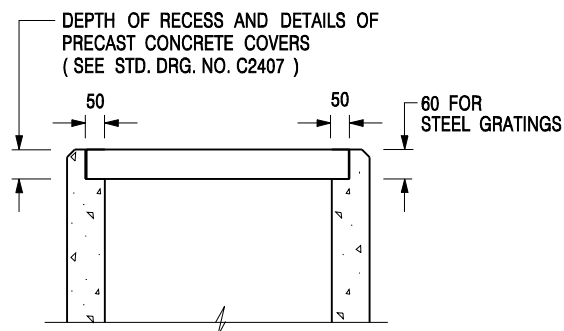
**SCALE** 1 : 20

**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 ) 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 'G' ON STD. DRG. NO. C2405; 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2**



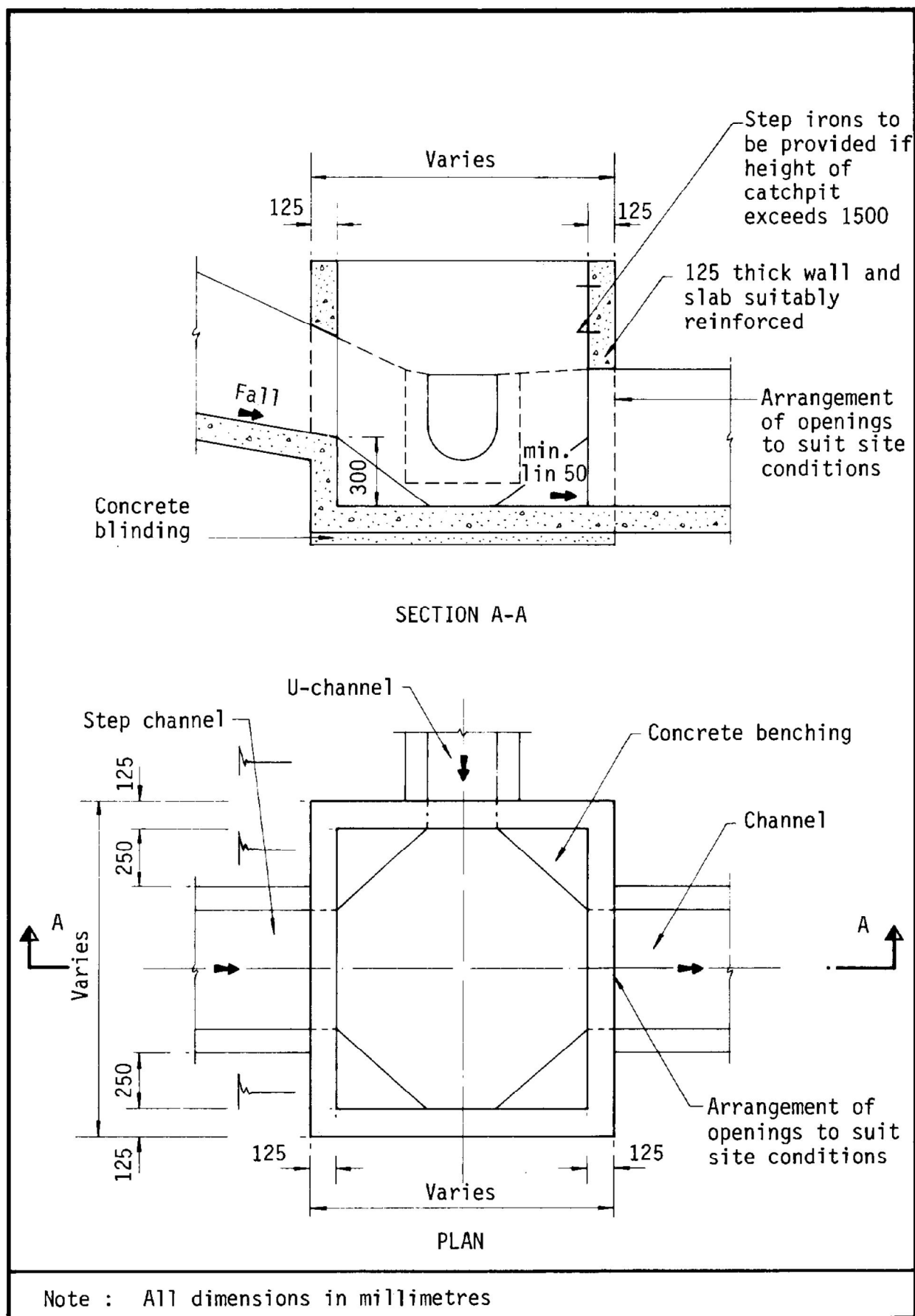
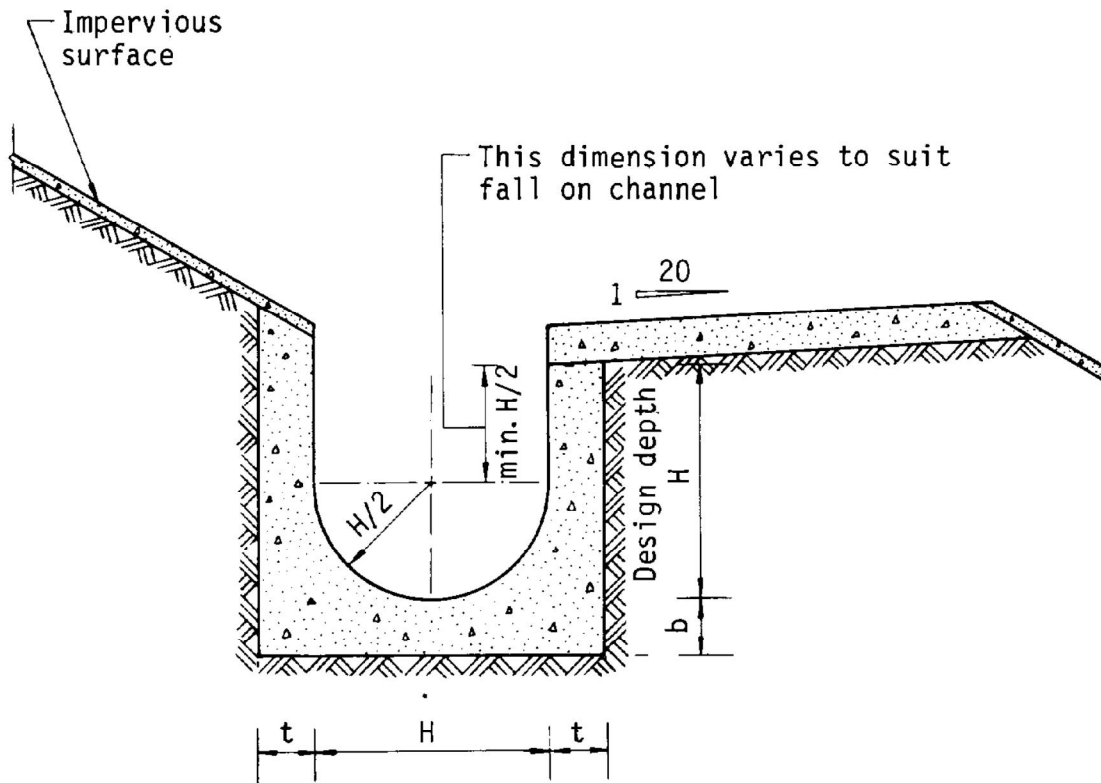


Figure 8.10 - Typical Details of Catchpits





Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



Our Ref.: DD125 Lots 6 S.C (P) & 7 (P)

Your Ref.: TPB/A/HSK/344

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

**By Email**

17 August 2022

Dear Sir,

**Compliance with Approval Condition (d)**

**Proposed Temporary Vehicle Repair Workshop with Ancillary Office  
for a Period of 3 Years in "Government, Institution or Community" and "Other  
Specified Uses" annotated "Port Back-up, Storage and Workshop Uses" Zones,  
Lots 6 S.C (Part) and 7 (Part) in D.D. 125, Fung Kong Tsuen, Yuen Long**

**(S.16 Planning Application No. A/HSK/344)**

We are writing to submit a drainage proposal (**Appendix I**) for compliance with approval condition (d) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

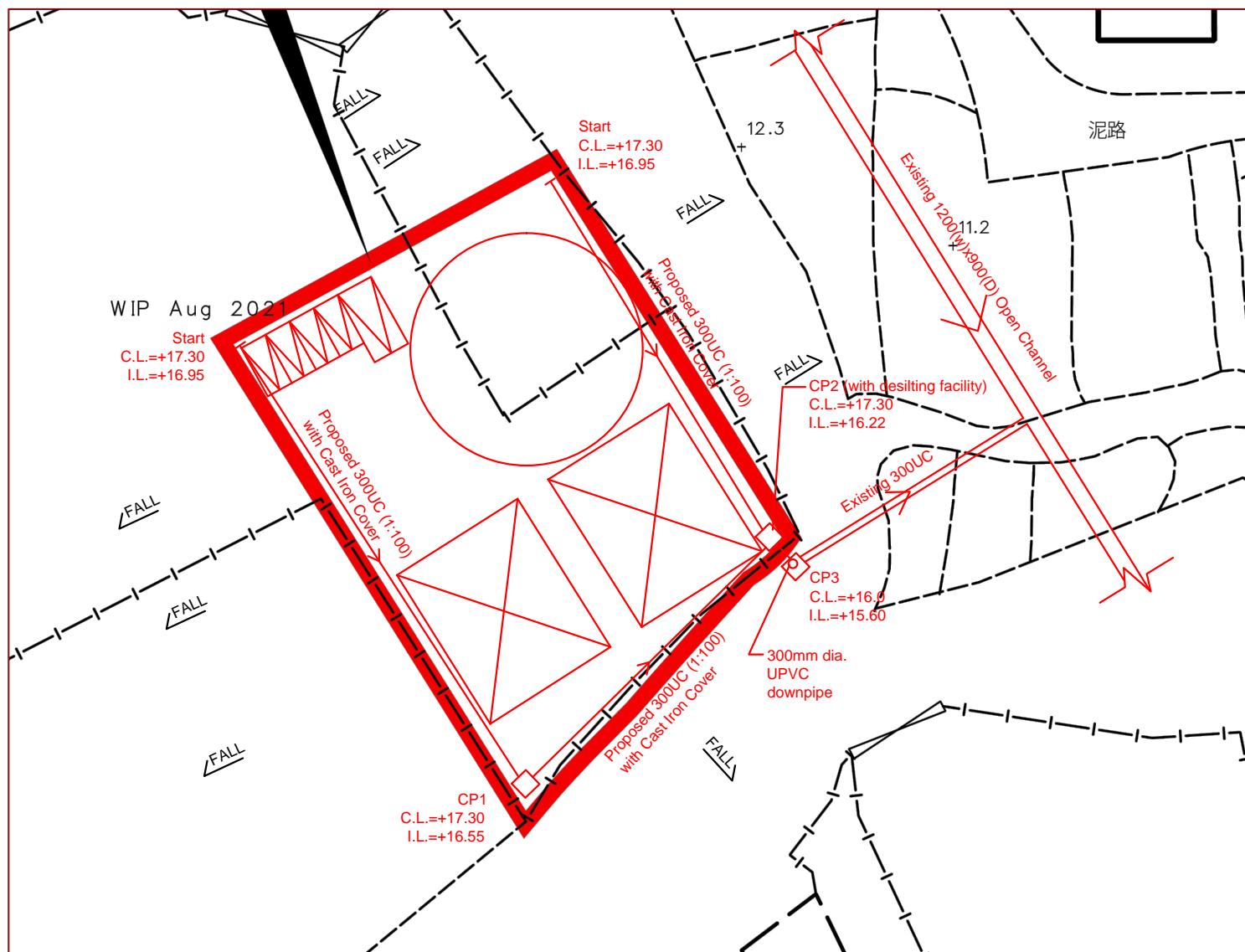
Should you require more information regarding the application, please contact our Ms. Grace WONG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

Grace WONG  
**Planning and Development Consultant**





SITE AREA = 1605 SQ.M  
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 $= 0.106 \text{ M}^3/\text{S}$   
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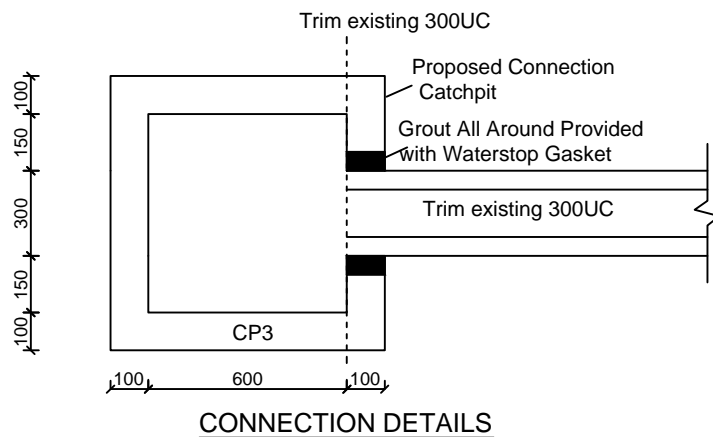
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正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

**Project:**

**Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years at Lots 6 S.C (part) and 7 (part) in D.D. 125, Fung Kong Tsuen, Yuen Long, New Territories**

(Application No.:A/HSK/344)

**Title:**

Drainage Proposal

D01

**Drawn by:**

DM

**Date:**

15-8-2022

**Check by:**

DM

**Scale:**

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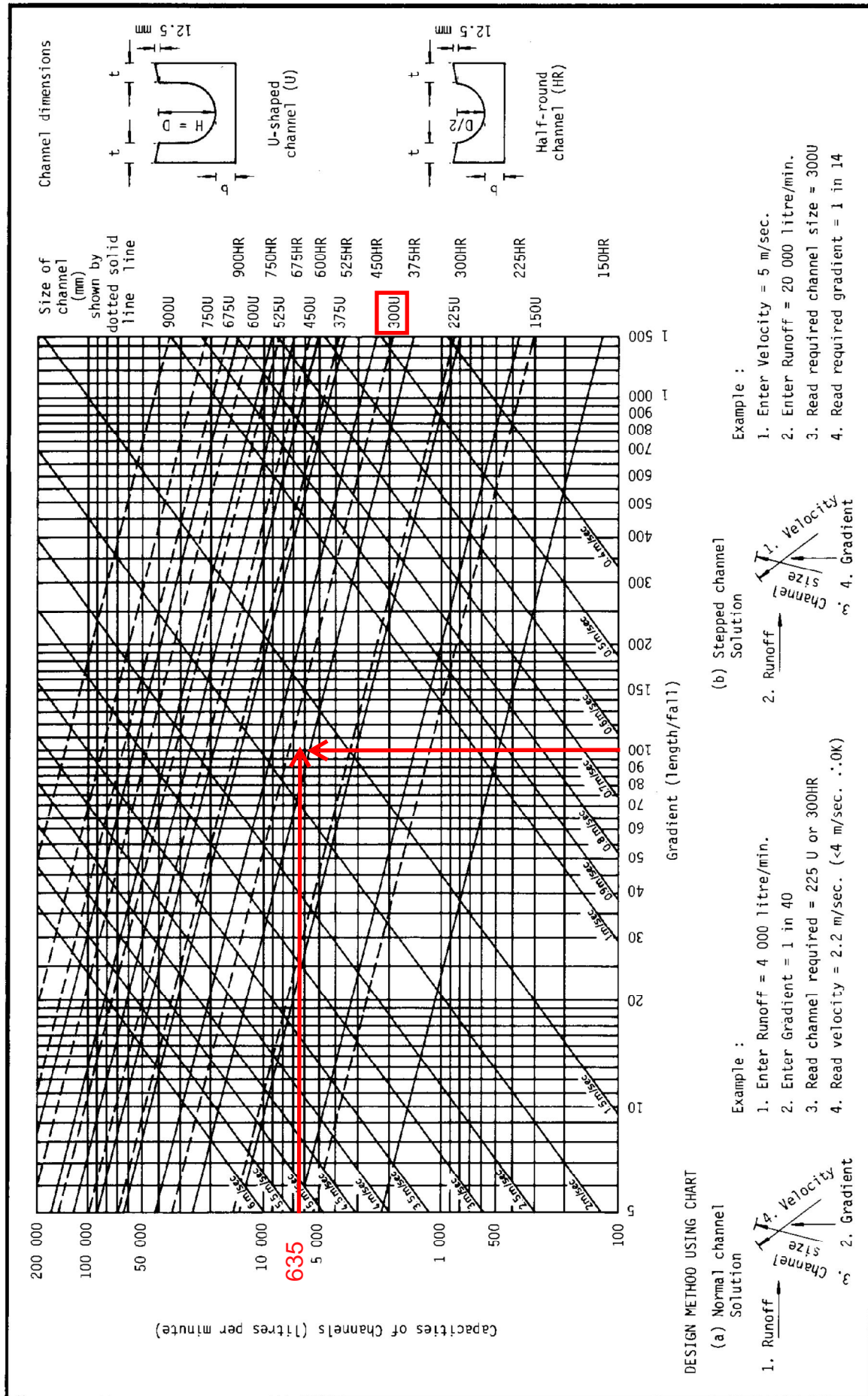
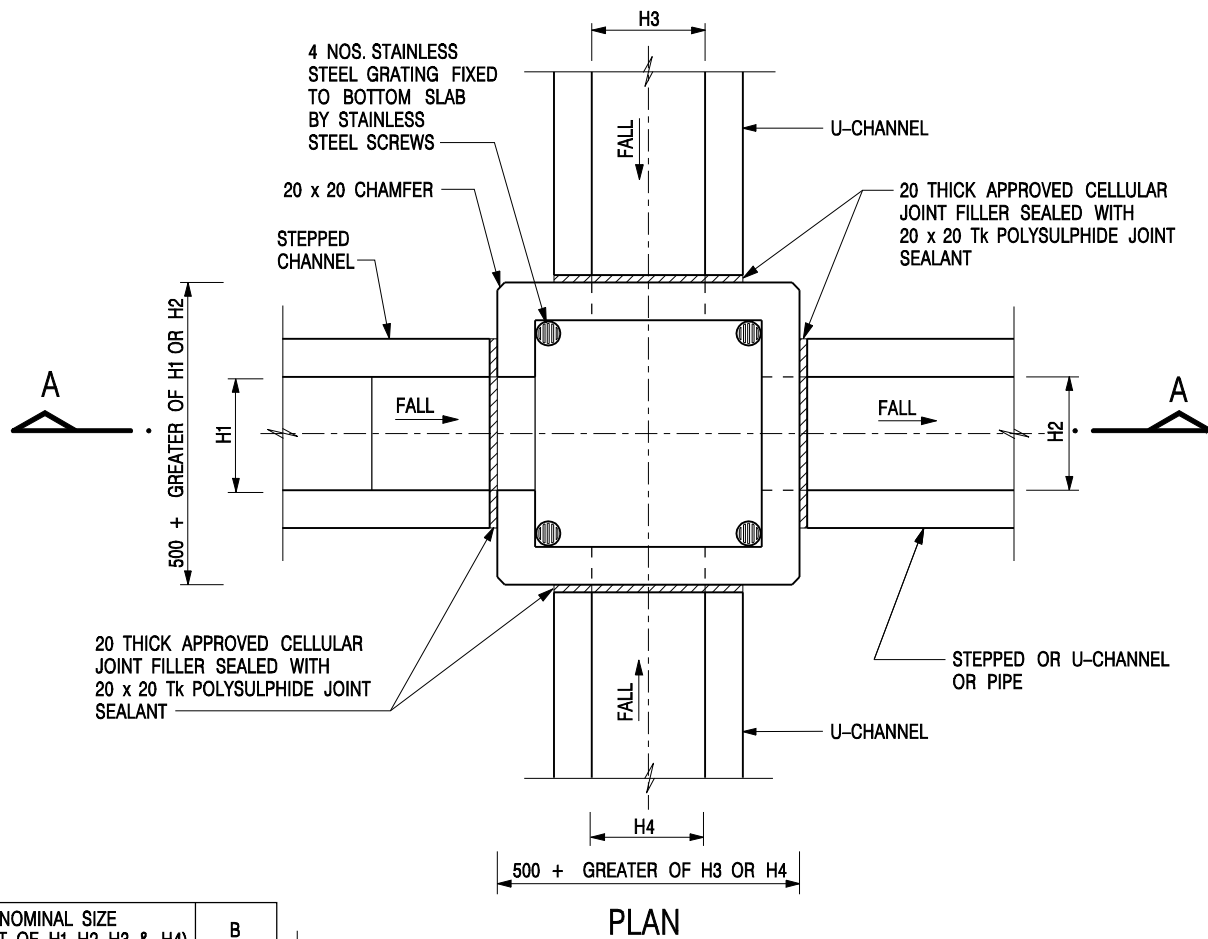
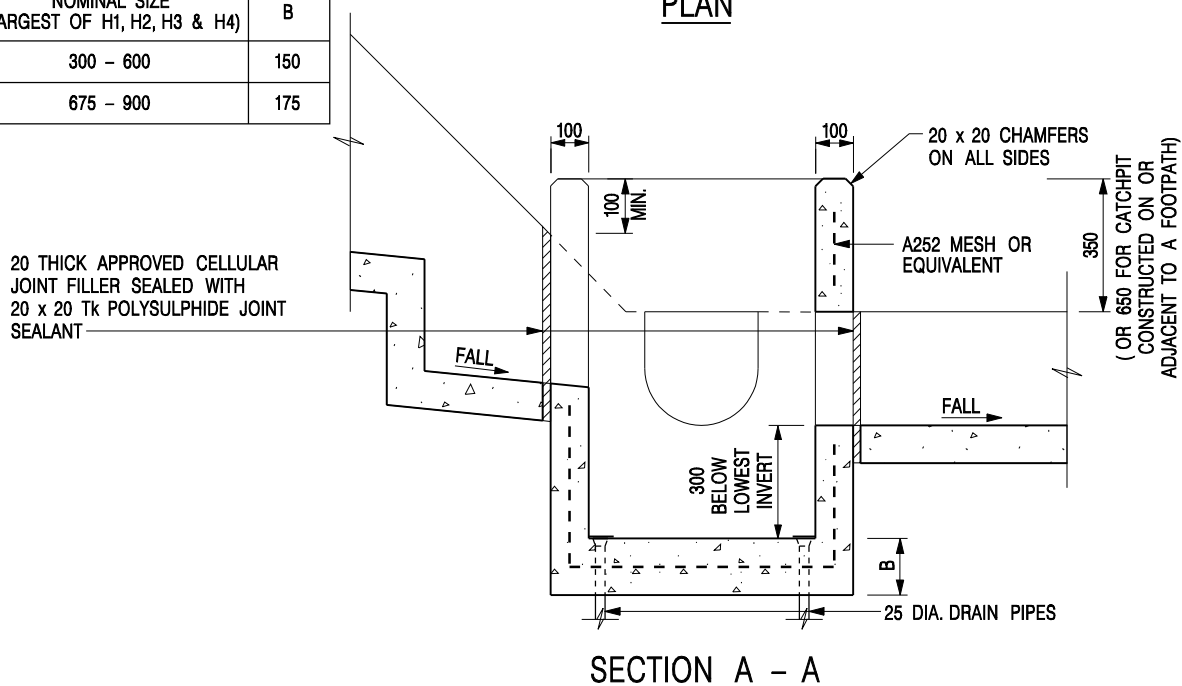


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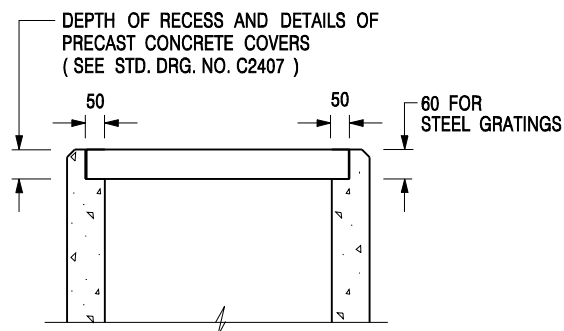
**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
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**CATCHPIT WITH TRAP**  
(SHEET 1 OF 2)

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





### ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

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-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2**



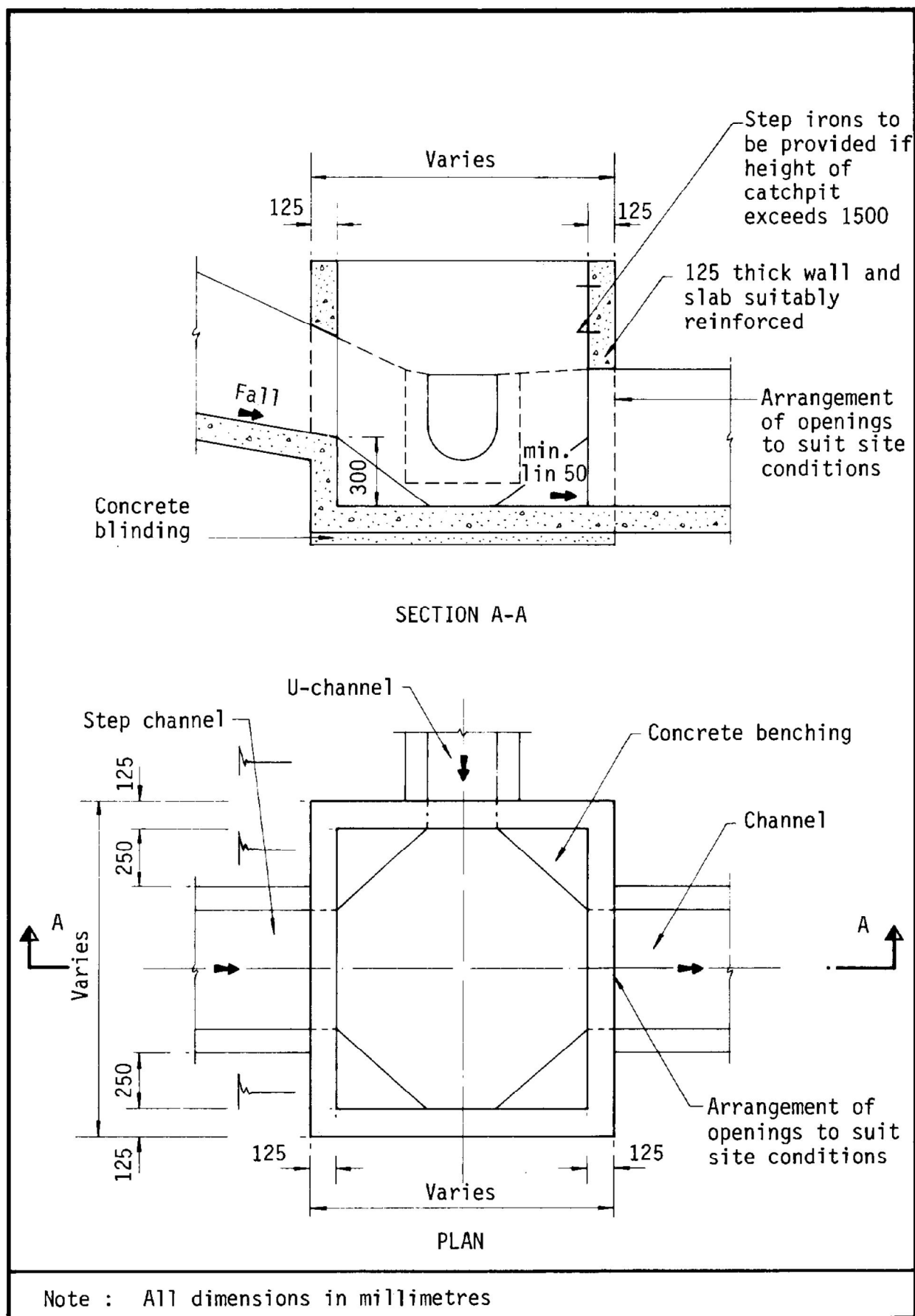
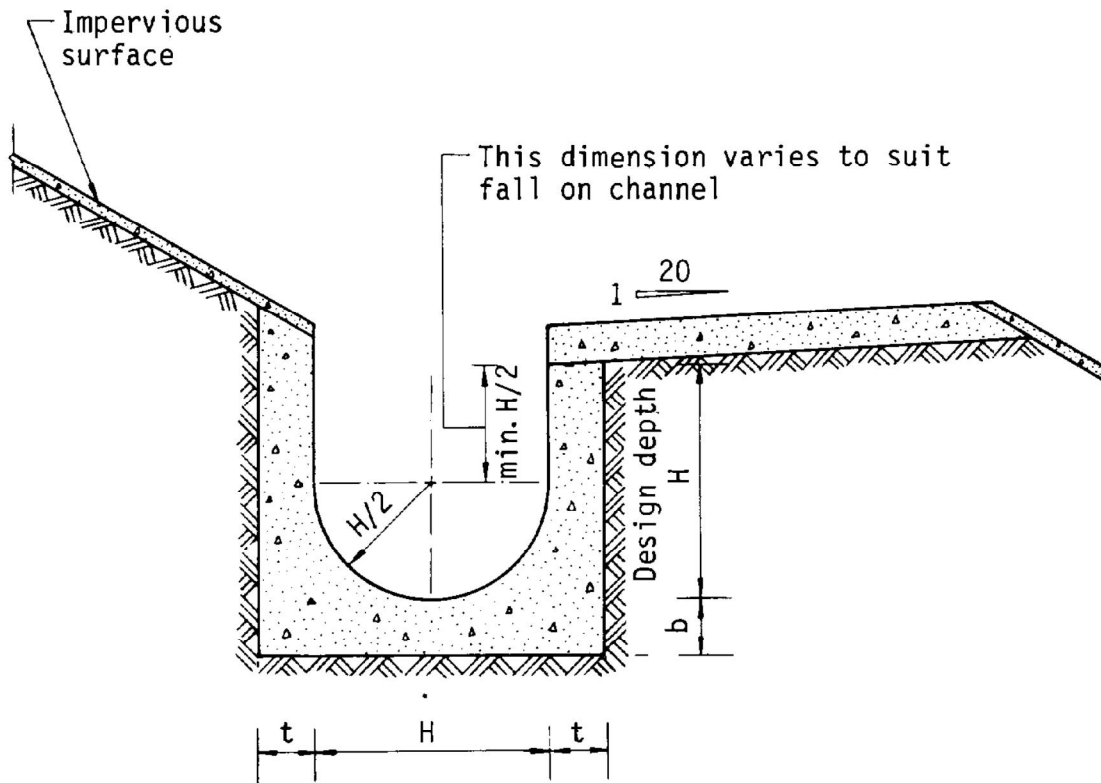


Figure 8.10 - Typical Details of Catchpits





Dimensions of U - channel

Nominal size of channel $H$ (mm)	Thickness $t$ (mm)	Thickness $b$ (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



## **Appendix II**

### Fire service installations proposal



DEVELOPMENT PARAMETERS		
APPLICATION SITE AREA	: 1,505 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 450 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,055 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.3	(ABOUT)
SITE COVERAGE	: 30%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 450 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 450 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP ANCILLARY OFFICE	225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	VEHICLE REPAIR WORKSHOP	225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
TOTAL		450 m <sup>2</sup> (ABOUT)	450 m <sup>2</sup> (ABOUT)	

PARKING AND LOADING / UNLOADING PROVISIONS	
NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)



**FIRE SERVICE INSTALLATIONS**

	EXIT SIGN
	EMERGENCY LIGHT
	4 KG DRY POWDER TYPE FIRE EXTINGUISHER

**FS NOTES:**

- 1) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- 2) SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

**LEGEND**

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	REPAIR SPACE (MGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY VEHICLE REPAIR WORKSHOP  
WITH ANCILLARY OFFICE FOR A PERIOD OF 3  
YEARS

ADDRESS

LOTS 6 S.C RP (PART) AND 7 (PART) IN D.D.  
125, FUNG KONG TSUEN, YUEN LONG, NEW  
TERRITORIES

SCALE  
1 : 350 @ A4

DRAWN BY  
MN

DATE  
26.5.2025

REVISED BY

DATE

TITLE  
FSis PROPOSAL

DWG NO.  
APP II

VER.  
001





Our Ref. : DD125 Lots 6 S.C & 7  
Your Ref. : TPB/A/HSK/575

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

**By Email**

14 July 2025

Dear Sir,

**Supplementary Information**

**Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years in  
"Government, Institution or Community" Zone,  
Lots 6 S.C RP (Part) and 7 (Part) in D.D.125, Fung Kong Tsuen, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/575)**

We are writing to submit supplementary information in support of the subject application, details are as follows:

- (i) A replacement page of application form (**Annex I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Louis TSE**  
Town Planner



Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan; Zoning plan; Land status plan; Fire service installations proposal,</u>		
<u>Accepted drainage proposal under the previous application No. A/HSK/344</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。





盈卓規劃有限公司

Our Ref. : DD129 Lot 6 S.C & 7  
Your Ref. : TPB/A/HSK/575

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

**By Email**

13 August 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years in  
"Government, Institution or Community" Zone,  
Lots 6 S.C RP (Part) and 7 (Part) in D.D.125, Fung Kong Tsuen, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/575)**

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**

A handwritten signature in blue ink, followed by a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' around the perimeter and '盈卓規劃有限公司' in the center.

**Louis TSE**  
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Sherry KONG  
(Attn.: Mr. Tony LAM

email: smwkong@pland.gov.hk )  
email: ttylam@pland.gov.hk )

[REDACTED]



## Responses-to-Comments

**Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years in  
"Government, Institution or Community" Zone,  
Lots 6 S.C RP (Part) and 7 (Part) in D.D.125, Fung Kong Tsuen, Yuen Long, New Territories**

**(Application No. A/HSK/575)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)</b> <b>(Contact Person: Mr. Daniel CHAN; Tel: 2332 2471)</b>		
(a)	The applicant should inform Planning Department if the drainage facilities which was implemented under an approved application no. A/HSK/344 has been changed.	Please be informed that the existing drainage facilities remain unchanged compared with the previous application No. A/HSK/344.
<b>2. Comments of the Director of Fire Services (D of FS)</b> <b>(Contact Person: Mr. YUEN Tsz-fung; Tel: 2733 7781)</b>		
(a)	For enclosed structure with gross floor area not exceeding 230m <sup>2</sup> , only fire extinguisher and Stand-alone Fire Detector shall be provided;	Noted and revised accordingly. Please refer to the revised fire service installations proposal ( <b>Annex I</b> ).
(b)	In relation to i. above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;	
(c)	The Stand-alone Fire Detector shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]"; and	
(d)	Emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by his Department.	



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,505 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 450 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,055 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.3	(ABOUT)
SITE COVERAGE	: 30%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 450 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 450 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 1	



STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP ANCILLARY OFFICE	225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	VEHICLE REPAIR WORKSHOP	225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
TOTAL		450 m <sup>2</sup> (ABOUT)	450 m <sup>2</sup> (ABOUT)	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)









FIRE SERVICE INSTALLATIONS

-  STAND-ALONE FIRE DETECTOR
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  PARKING SPACE (LGV)
-  REPAIR SPACE (MGV)
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY VEHICLE REPAIR WORKSHOP  
WITH ANCILLARY OFFICE FOR A PERIOD OF 3  
YEARS

ADDRESS

LOTS 6 S.C RP (PART) AND 7 (PART) IN D.D.  
125, FUNG KONG TSUEN, YUEN LONG, NEW  
TERRITORIES

SCALE  
1 : 350 @ A4

DRAWN BY  
MN

DATE  
26.5.2025

REVISED BY  
LT

DATE  
12.8.2025

TITLE  
FSIs PROPOSAL

DWG NO.  
ANNEX I

VER.  
001





**Previous S.16 Applications covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/27	Proposed Temporary Fish Farming (Accredited Fish Farm) and Orchard for a Period of 3 Years	8.12.2017 (revoked on 8.12.2018)
A/HSK/344	Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years	14.1.2022



**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 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 following private lot is covered by Short Term Waiver (STW) as listed below:

<u>STW No.</u>	<u>Lot in D.D. 125</u>	<u>Purpose</u>
5385	7	Temporary Vehicle Repair Workshop with Ancillary Office

**2. Traffic**

(a) Comments of the Commissioner for Transport:

No adverse comment on the application from traffic engineering point of view.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

No objection to the application from highway maintenance point of view.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from drainage point of view; and
- a condition should be stipulated requiring the applicant to maintain the existing drainage facilities, and to submit condition record of the existing drainage facilities to his satisfaction.

**4. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided on the Site; and
- the submitted FSIs proposal is considered acceptable by his department.



**5. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

No objection to the application under the Buildings Ordinance.

**6. Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

**7. Long-term Development**

Comments of the Project Manager (West), Civil Engineering and Development Department (CEDD):

- the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The Site adjoins the site under Second Phase Development and falls within the site under Remaining Phase Development of HSK/HT NDA. The site formation and engineering infrastructure works for Second Phase Development had commenced progressively from mid-2024. While the site formation and engineering infrastructure works for the Remaining Phase development is envisaged to commence in 2030, the above implementation programme is subject to review;
- he has no objection to the application for a period of three years; and
- the applicant is required to pay attention to the development programme mentioned above and ensure the applied use would not affect or impose constraints to the proposed works under HSK/HT NDA.

**8. District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment from departmental point of view; and
- his office has not received any comment from the locals on the application.



**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage of construction materials) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The lot owner(s) should apply to his office for STW to permit the structures erected within the private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered;
- (c) to note the comments of the Commissioner for Transport that:
  - sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
  - the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - Kai Pak Ling Road is not and will not be maintained by HyD;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (f) to note the comments of the Director of Environmental Protection that the applicant is advised that:
  - to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";
  - to follow the relevant guidelines and requirements in relevant Professional Persons



Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person;

- to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
- to meet the statutory requirements under relevant environmental legislation;

(g) to note the comments of the Director of Fire Services (D of FS) that:

- the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS; and
- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and

(i) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase Development, Second Phase Development and Remaining Phase Development. The Site adjoins the site under Second Phase Development and



falls within the site under Remaining Phase Development of HSK/HT NDA. The site formation and engineering infrastructure works for Second Phase Development had commenced progressively from mid-2024. While the site formation and engineering infrastructure works for the Remaining Phase development is envisaged to commence in 2030, the above implementation programme is subject to review. The applicant is required to pay attention to the development programme and ensure his proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA. The applicant should also be reminded that the Site may be resumed by the Government at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.