

2025年 8月 27日

此文件在 收到・城市規劃委員會
只會在收到所有有關資料及文件後才正式確認收到
申請的日期。

This document is received on 2025-08-27.
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

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

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人

& 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

2501877 18/8 by post

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/YL-NSM/355
	Date Received 收到日期	2025-08-27

- 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。

1. Name of Applicant 申請人姓名/名稱	
(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☒ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)	
WONG YEE YAN 黃芷甄	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)	
毅達工程顧問有限公司 A-TECH ENGINEERING CONSULTANTS LTD.	
3. Application Site 申請地點	
(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)	THE REMAINING PORTION OF LOT NO. 3614 IN D.D. 104
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 195.2 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 92.9 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-NSW/10
(e) Land use zone(s) involved 涉及的土地用途地帶	V
(f) Current use(s) 現時用途	Vacant Structures and Vacant Land (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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ 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)"[#].
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」[#]。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 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 _____ (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 _____ (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）

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	Proposed temporary Shop and Services and Vehicle Repair Workshop (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	102.3 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	92.9 .....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	sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	92.9 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	92.9 .....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)	
Proposed Structure A:	Proposed Structure B:
- height not exceeding 3.5m	- height not exceeding 3.5m -
- one storey only	- one storey only
- use: Real Estate Agency	- use: Vehicle Repair Workshop
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	.....
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)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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)	.....

Proposed operating hours 擬議營運時間 Monday To Sunday (From 9:00 a.m. to 7 p.m.)																																							
(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 No 否	☒ 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)) Kam Pok Road East ☐ 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) ☐																																					
(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 No 否	☐ Please provide details 請提供詳情 ☒																																					
(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 No 否	☐ (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 ☒																																					
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 ☐</td> <td style="width: 10%;">No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>			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 ☒	_____			_____		
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																																					

	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) 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)
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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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

- The application is compatible with surrounding area.

- The proposed development would provide the villagers nearly with convenience service.

- There is not a high number of estate agencies and car repair workshops in Pok Wai.

- It is normal to have estate agencies and car repair workshops in villages.

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

Wu Wai Ching

Project Engineer

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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 A-TECH ENGINEERING CONSULTANTS LTD.

代表

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

Date 日期

26/07/2025

(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	THE REMAINING PORTION OF LOT NO. 3614 IN D.D. 104
Site area 地盤面積	195.2 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	S/YL-NSW/10
Zoning 地帶	V
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed temporary Shop and Services and Vehicle Repair Workshop 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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	92.9 ☒ About 約 ☐ Not more than 不多於	0.48 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	3.5 m 米 ☐ (Not more than 不多於)	
		1 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	48 % ☐ 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 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) 		NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) 		NA

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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Access to site (plan 1), Supplementary information		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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。

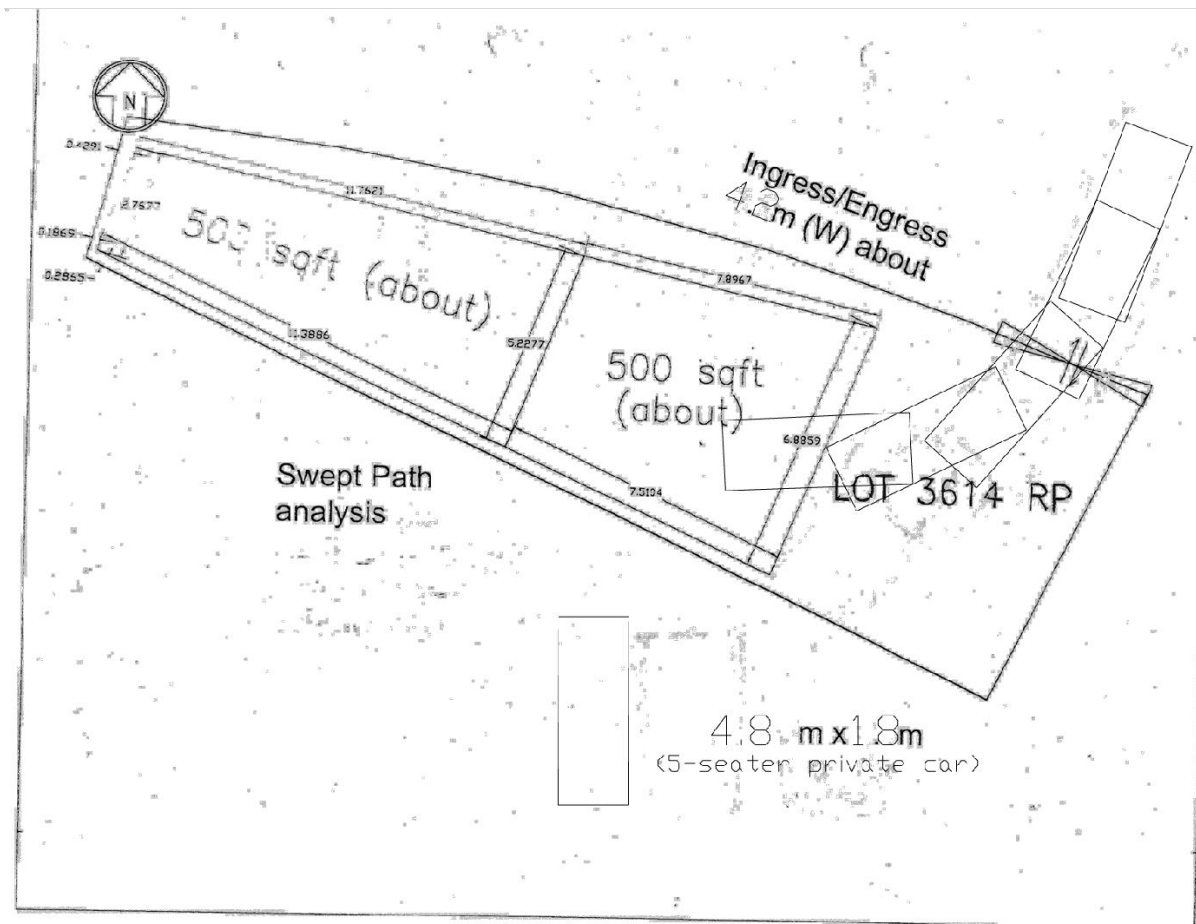
Supplementary Information

Proposed Temporary Shop and Services and Vehicle Repair Workshop

for a Period of 3 years

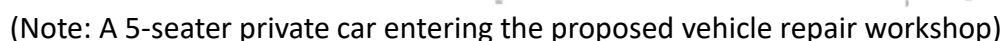
Lot 3614 RP in D.D. 104

1. In terms of the type of vehicles for the vehicle repair workshop, it basically just provides repair services for private cars (5 seats).
2. Our applicant only intends to provide simple repair services for private cars (such as replacing basic parts for private cars and repairing tires for private cars). Therefore, only private cars would be entering the subject site.
3. Swept path analysis that shows the exact location and clear width(s) of the vehicular ingress/egress on a plan with scale and demonstrate sufficient space for manoeuvring of the types of vehicles allowed entering, leaving and within the subject site:

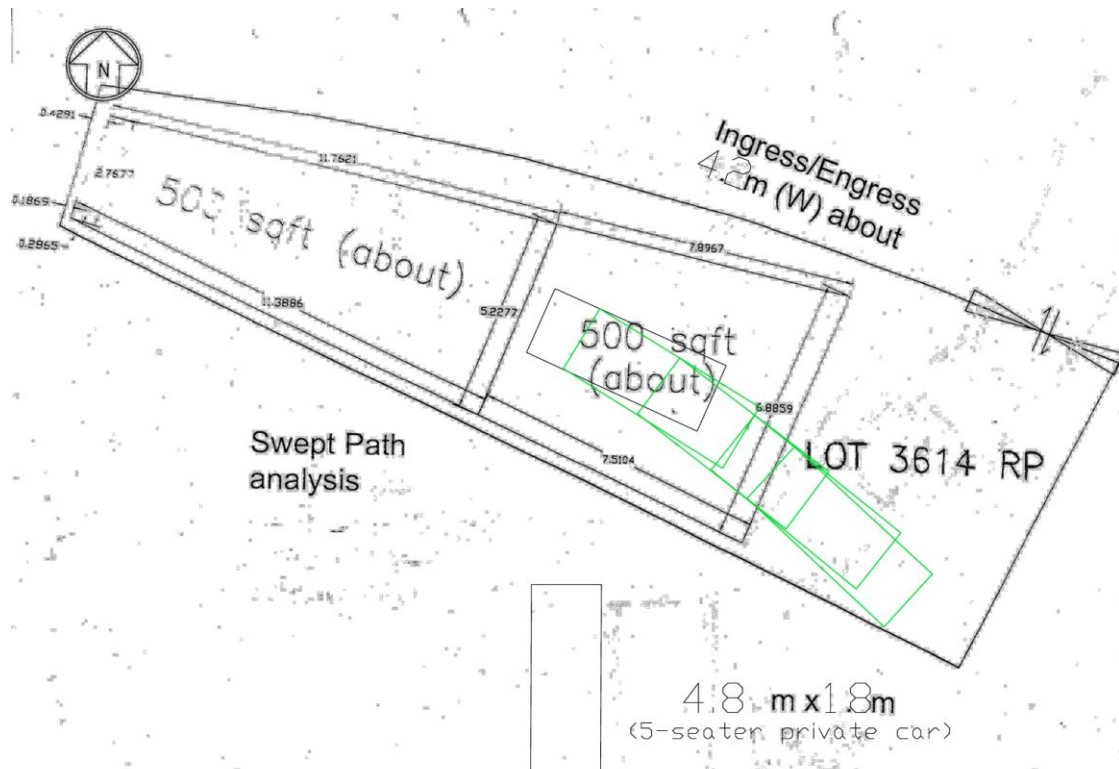


5. Our applicant confirms that no vehicle repair work will be carried out at the open area of the site. For the open area, it will be used by adjacent lots occasionally for accessing their sites.

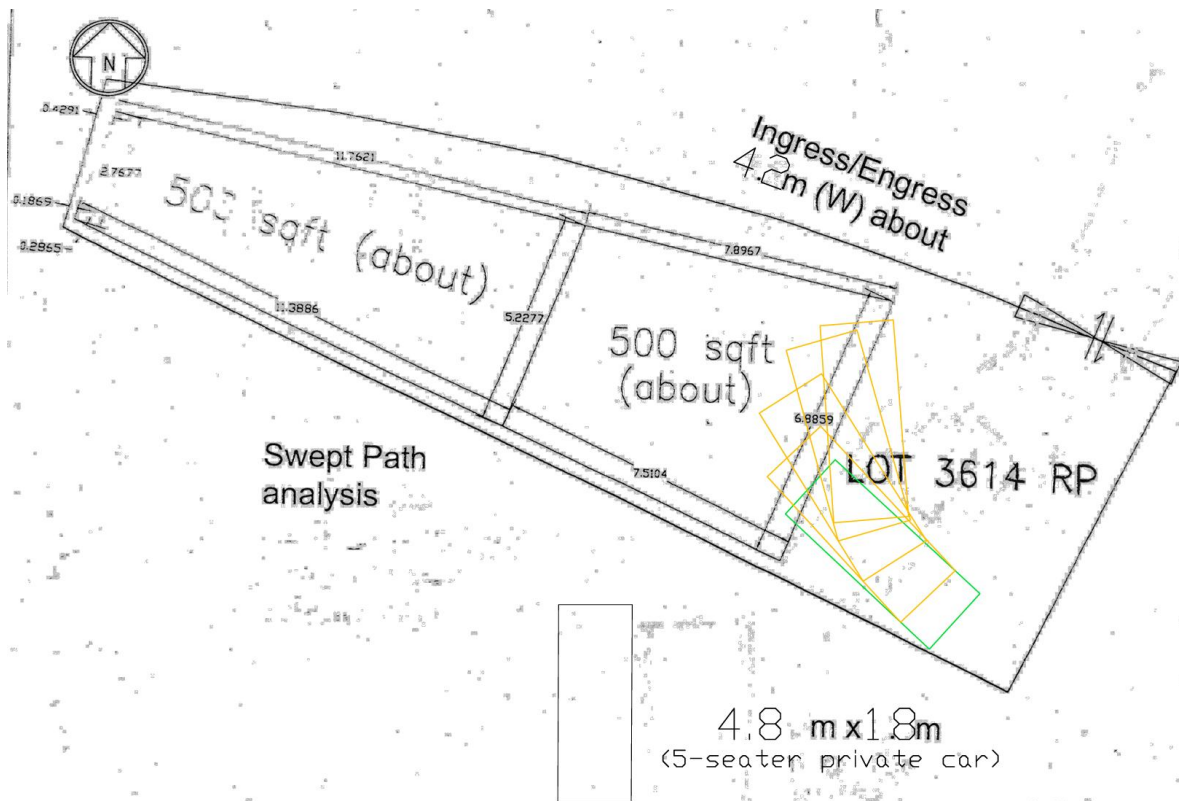
7. A swept path to demonstrate that the vehicles have enough space for manoeuvring inside the site, please refer to the images below, and please note that different colours represent different phrases of the manoeuvring route:



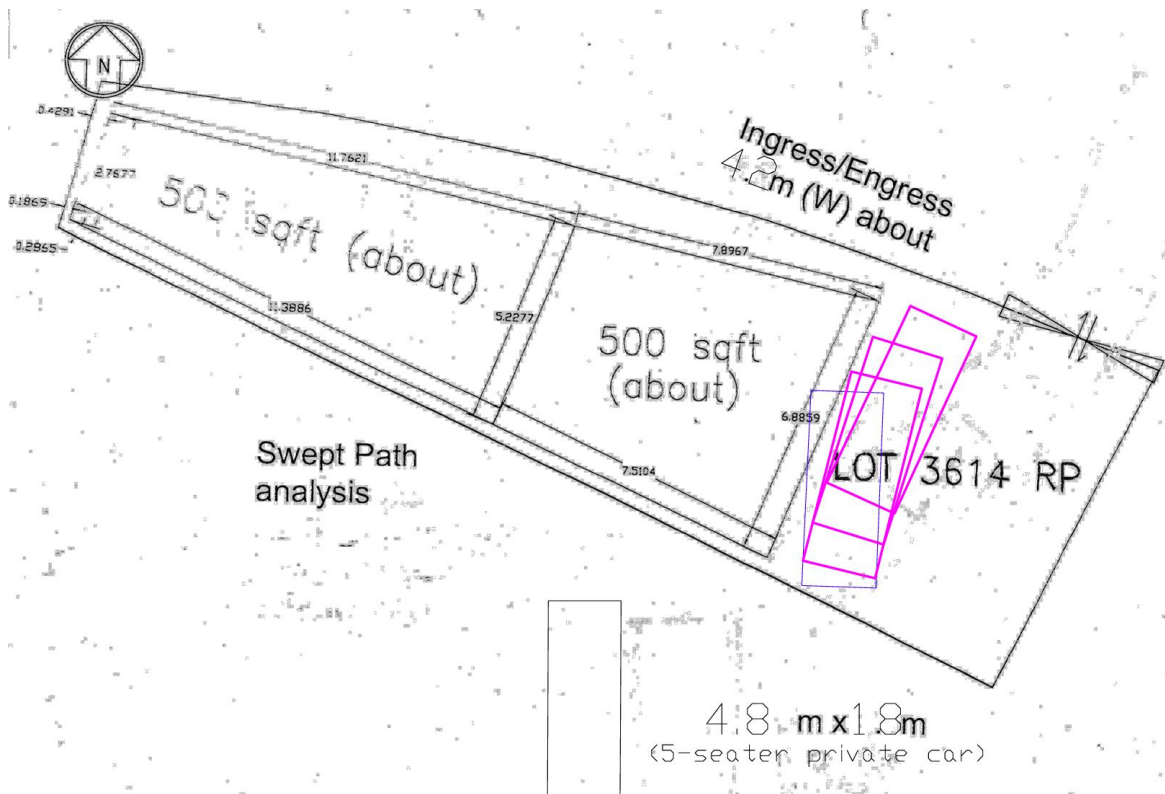
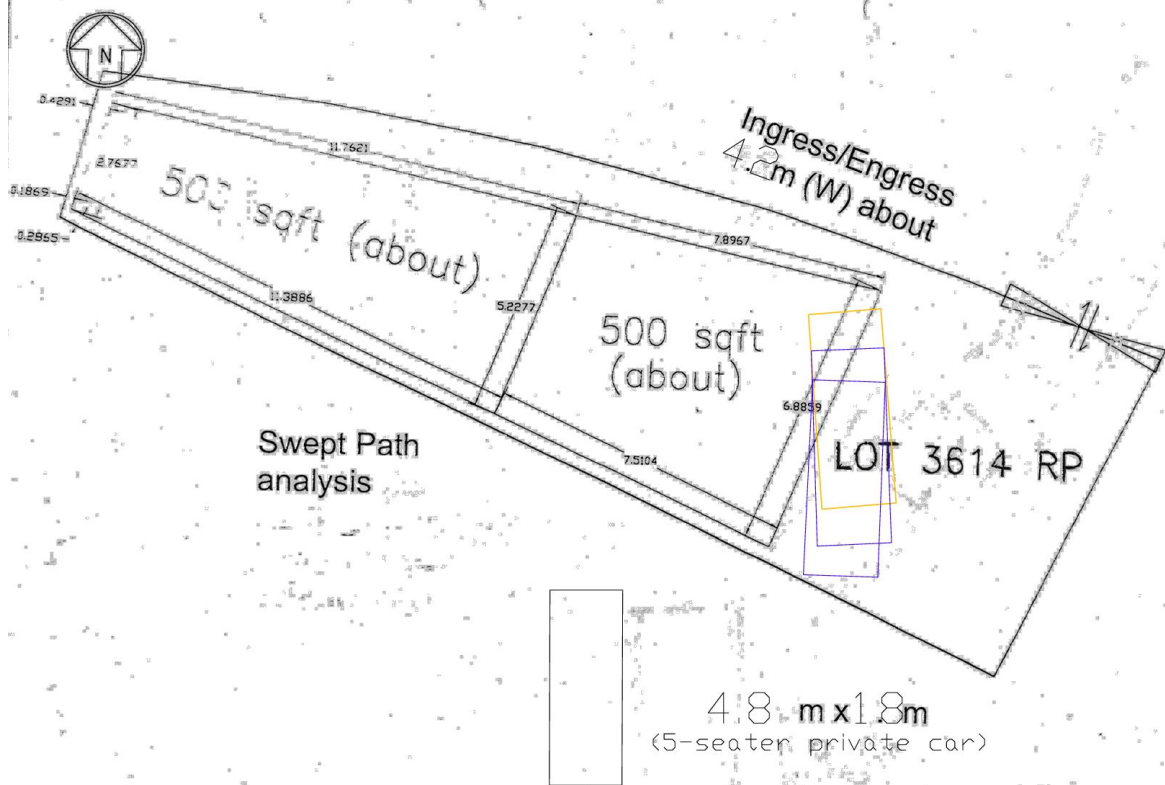
7.



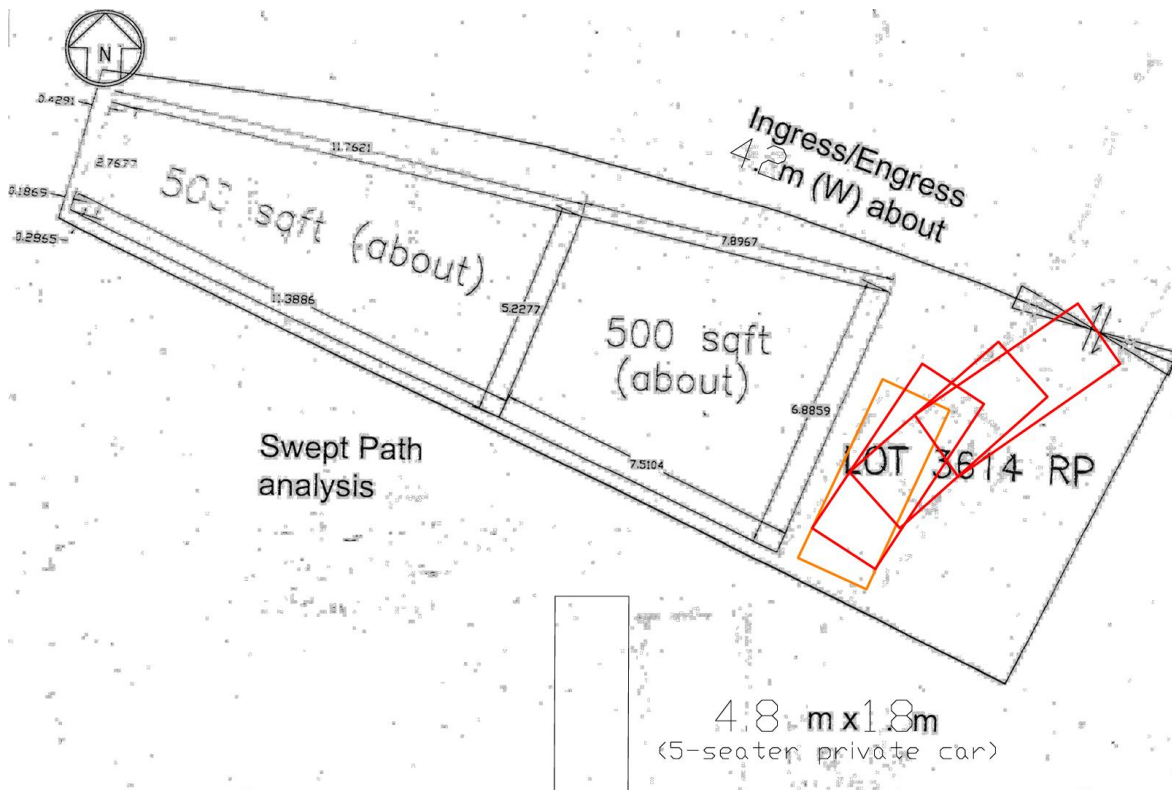
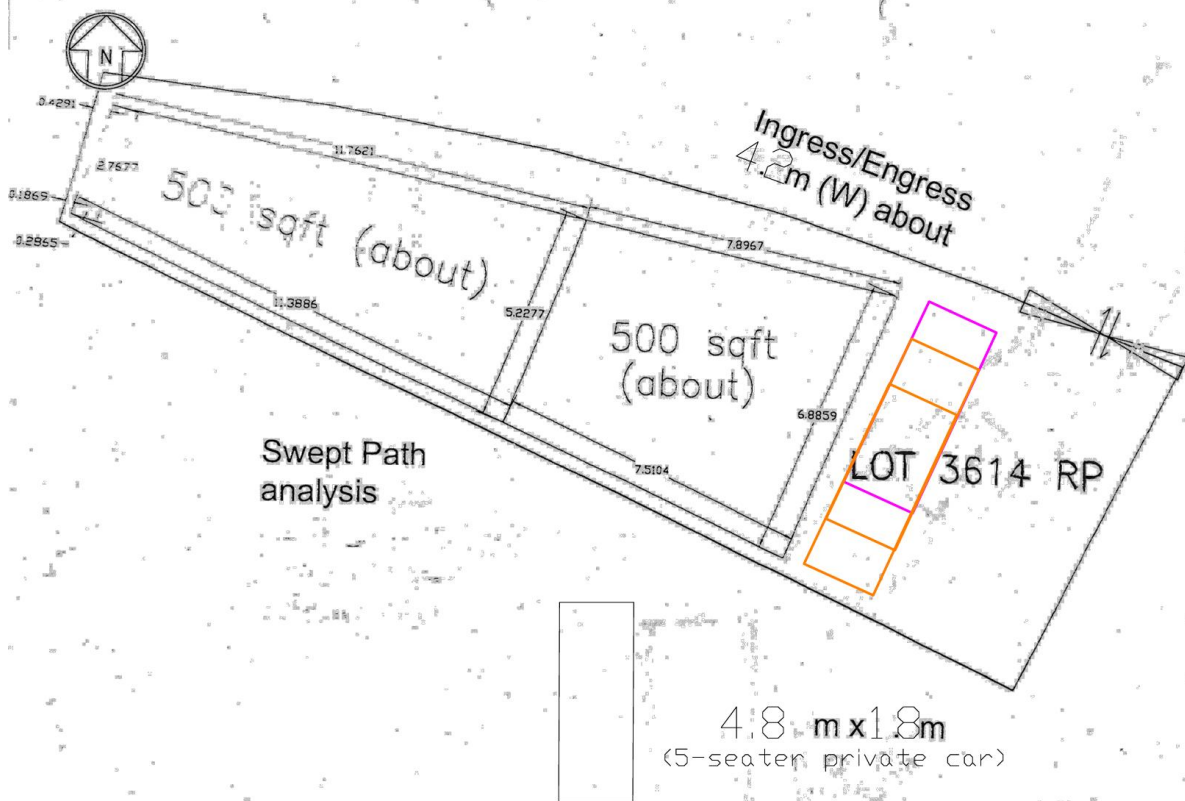
(Note: A 5-seater private car starting to leave the proposed vehicle repair workshop)



7.



7.



(Note: A 5-seater private car leaving the application site)

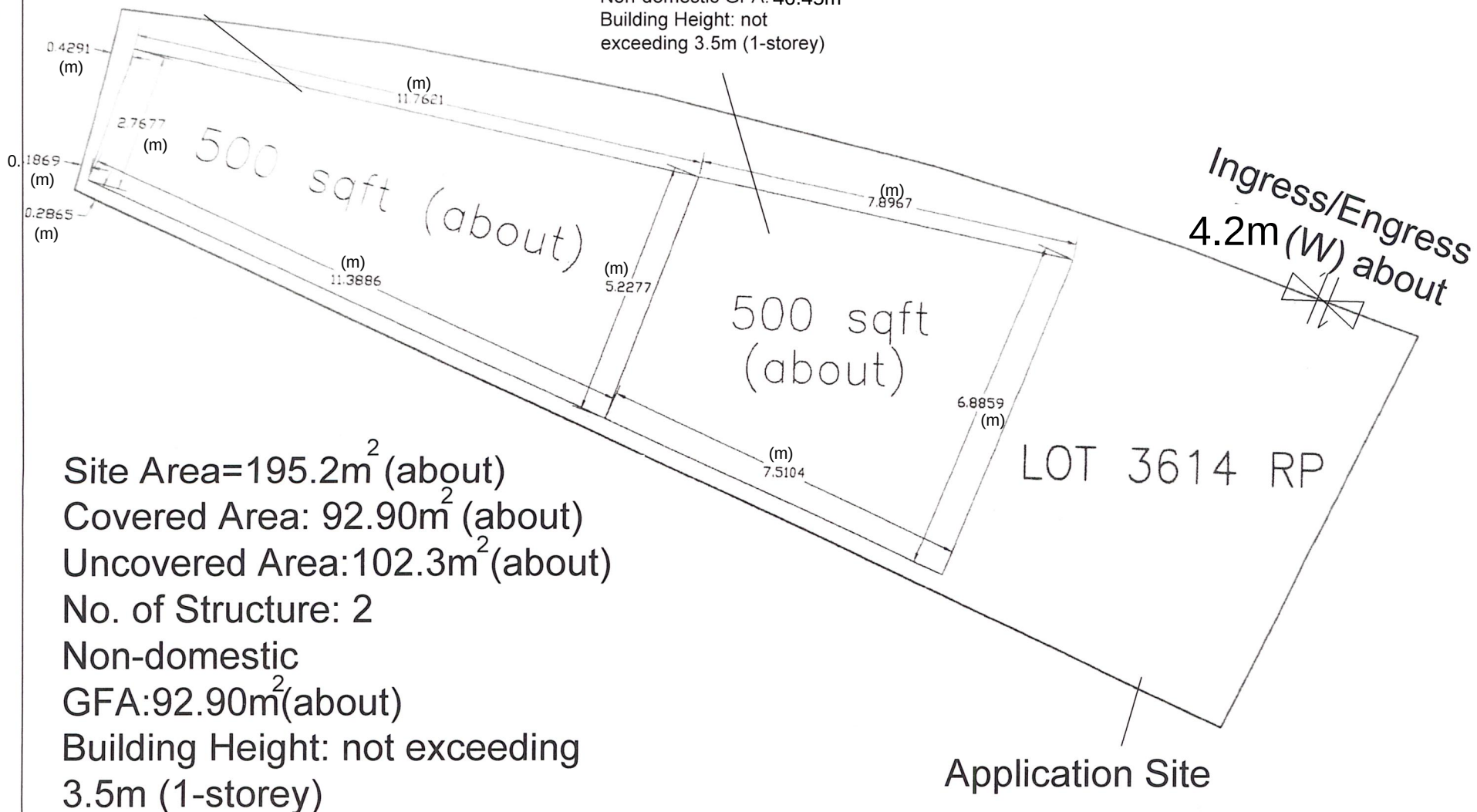
8. Details of trip generation and the traffic impact (if any):

First of all, the applicant targets to help clients sell or buy properties mainly in D.D. 104. Since we do not propose to provide any car parking space for this planning application, the applicant suggests the potential clients that do not live around to take public transportation to go to the application site. For instance, they may take taxis or buses (bus number: 76K) to get there. For buses, clients may take 76K from Yuen Long station and get off at Pok Wai bus stop, and it takes around 10 minutes to walk from the bus stop to the application site. On average, there should not be more than 5 clients to go to the real estate shop on a working day. Thus, there should not be any adverse traffic impact.



Proposed Structure A [REDACTED]
Non-domestic GFA: 46.45m
Building Height: not
exceeding 3.5m (1-storey)

Proposed Structure B [REDACTED]
Non-domestic GFA: 46.45m
Building Height: not
exceeding 3.5m (1-storey)



Project :
Planning Application
at
Lot 3614 RP in DD104

Scale :

Drawn By :

OZP
Planning No.
Zone

District :

Title :

Plan 2

5/17



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Michael Chi Kin SO/PLAND

寄件者: [REDACTED]
寄件日期: 2025年09月03日星期三 18:39
收件者: Michael Chi Kin SO/PLAND
副本: [REDACTED]
主旨: A/YL-NSW/355 消防及渠務記錄文件
附件: 3-9-25_A_YL-NSW_355 渠務系統記錄圖連相片.pdf; 3-9-25_A_YL-NSW_355 消防文件.pdf

類別: Internet Email

致蘇先生:

感謝貴處今日的來電。

現我司通過本電郵向貴處 提供 用於申請檔號 A/YL-NSW/355 的 消防及渠務記錄文件，請查收電郵附件，謝謝!

[REDACTED] (Assistant Project Manager)
A-Tech Engineering Consultants Ltd.

新展工程有限公司

New Extend Engineering Ltd.

Ref: NE/HK/0022/25 C

Date: **3-9-2025**

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 Height: 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 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
- 2) 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)
- 3) 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 [REDACTED]

Thank you for your kind attention



Your Faithfully

For & On Behalf of

New Extend Eng. Ltd.



Candy

LEGEND



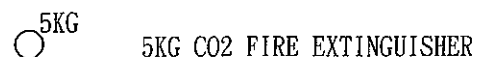
EMERGENCY LIGHT



EXIT SIGN



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 COMPLYING 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 PRACTICE 2022 EDITION .THE EXIT SIGNS SHALL BE BACKED UP BY BATTERY

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)

COVERED AREA:92.90m²

UNCOVERED AREA :102.3m²

No. of Structure : 2

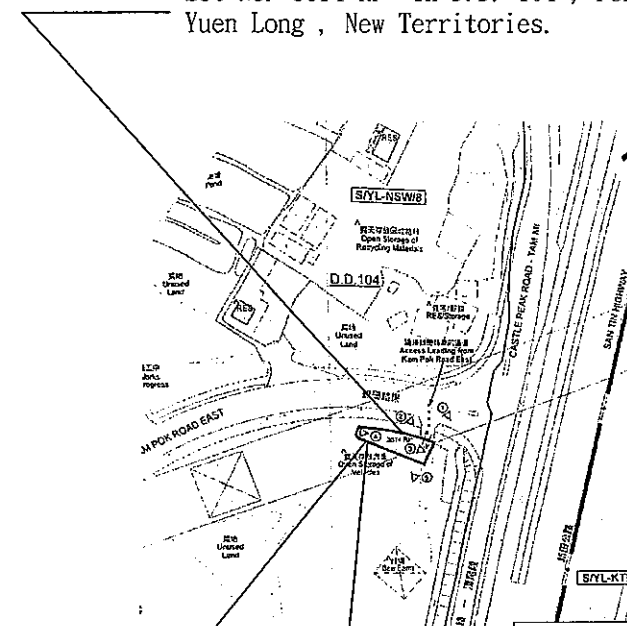
Non-domestic

GFA:92.90m²(about)

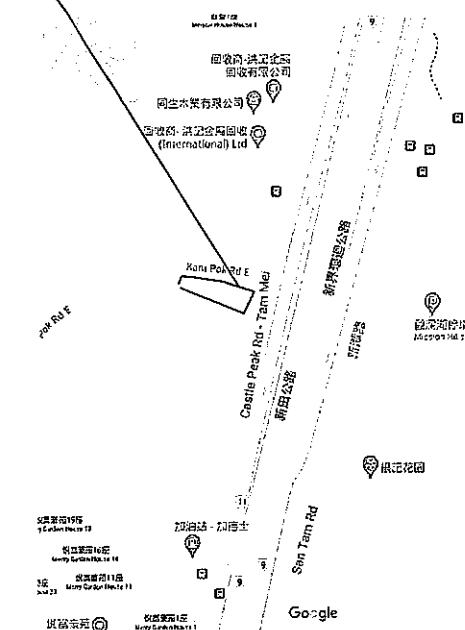
Building Height: not exceeding 3.5m(1-storey)

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

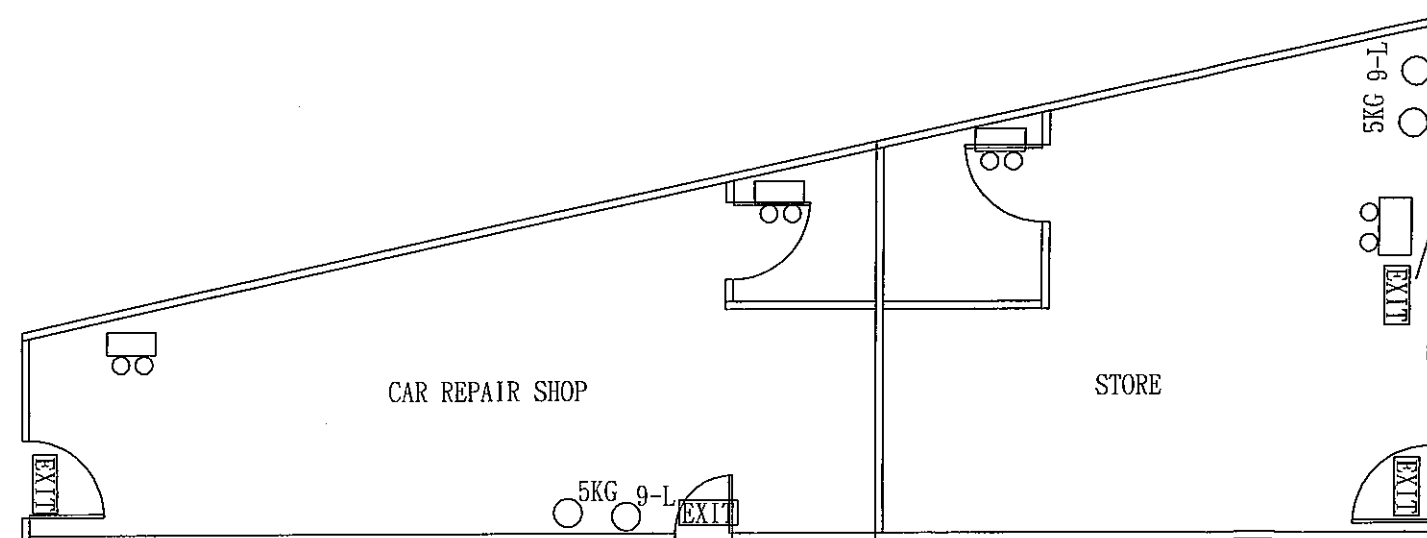
TITLE: 圖名

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(B)

DATE: 日期 3-9-2025

A-Tech Engineering Consultants Limited

[REDACTED]

Date: 3rd September 2025

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

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong

Dear Sir/ Madam,

Proposed Temporary Shop and Services and Vehicle Repair Workshop
for a Period of 3 Years in Village Type Development Zone,
Lot 3614 RP in D.D.104, Pok Wai, Yuen Long
Submission of Records of Existing drainage facilities

We would like to submit the attached **Records of Existing drainage facilities** for the captioned for your comments and records.

We are looking forward to your reply on the attached documents.

Should you have any queries, please feel free to contact me at [REDACTED]

Thank you for your kind attention.

Yours faithfully,

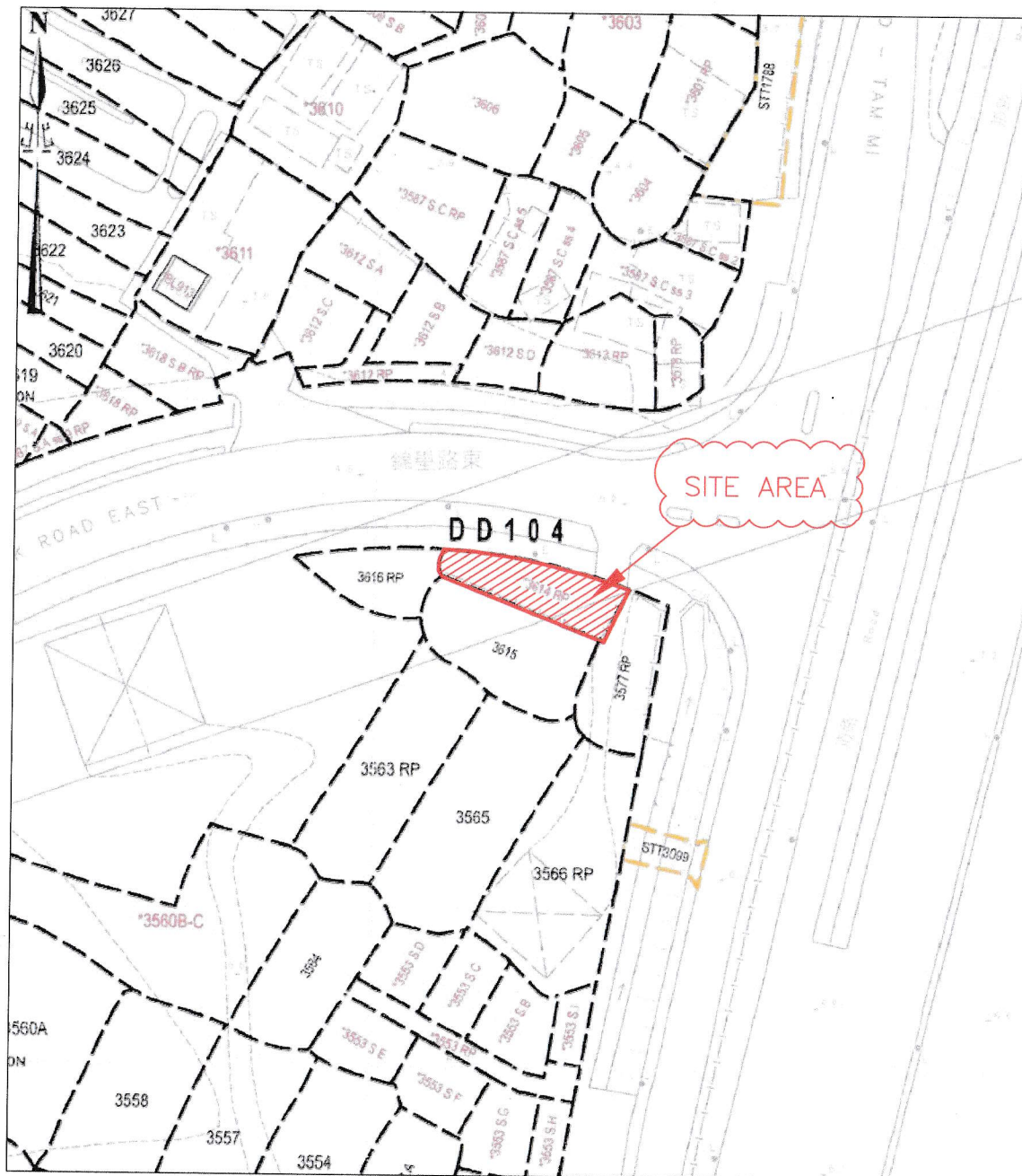
For and on behalf of

A-Tech Engineering Consultants Ltd.



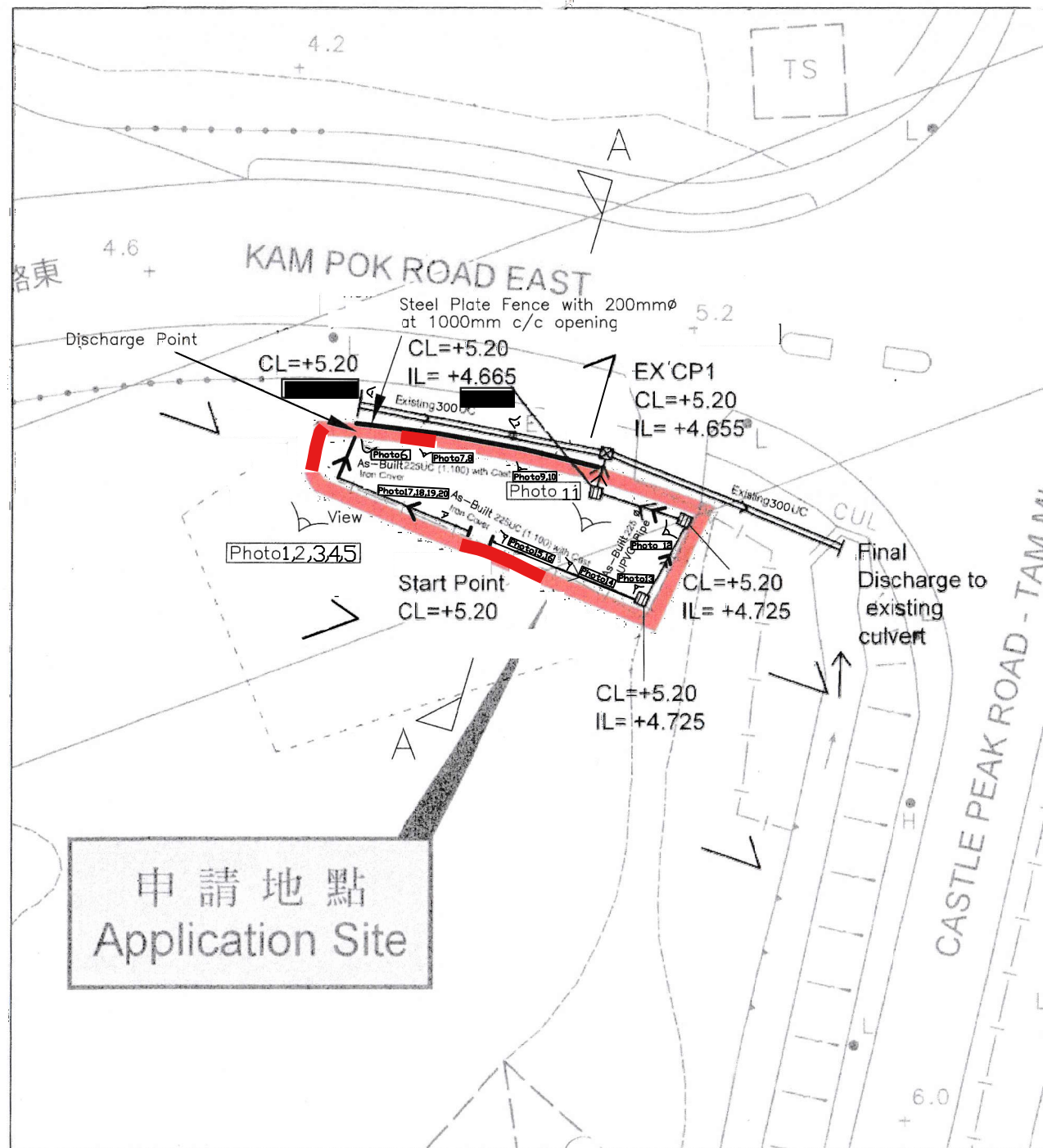
[REDACTED]

Project Manager



BLOCK PLAN (SCALE 1:1000)

PROJECT:
Planning Application at Lot 3614RP in DD104, Pok Wai, Yuen Long, N.T. (: A/YL-NSW/)
DRAWING TITLE:
— BLOCK PLAN
DRAWING NO:
AS-01



Note:

1. No solid fence wall to be erected.
2. All Catchpit (CP4) with desilting facility shall follow CEDD standard drawing No. C2406I.
3. U-Channel follows Typical Details of Geotechnical Manual for Slope Fig. 8.11.
4. The invert level of the connection point shall be verified on site before commencement of works.
5. All As-Built UC shall be covered by cast iron
6. Catchment Area including outside catchment zone = 600m²
7. Total Peak Runoff = 0.278 CiA
 $= 0.278(0.95)(250)(600/10^6) = 0.03962 \text{ m}^3/\text{s}$
 $= 2377 \text{ liter/min}$ so As-Built 225UC (1:100) is suitable according to Figure 8.7 -Chart for the Rapid Design of Channels

LEGEND

- As-Built Gully
- As-Built UC/SC (1:100) with Cast Iron Cover
- As-Built 225Ø UPVC Pipe
- Existing Catchpit EX'CP
- Existing UC / stream/underground drain

毅達工程顧問有限公司
A-Tech ENGINEERING
CONSULTANTS LTD.

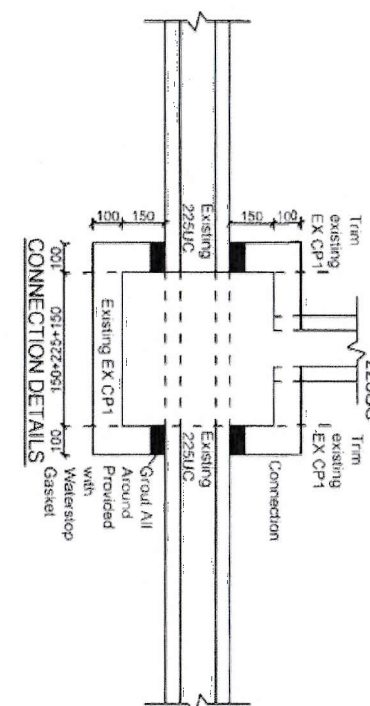
PROJECT:

Planning Application at
Lot 3614RP in DD104,
Pok Wai, Yuen Long,
N.T.
(Application No.:
A/YL-NSW/355)

TITLE:

Records of existing drainage
facilities

— DRAINAGE LAYOUT PLAN



File:

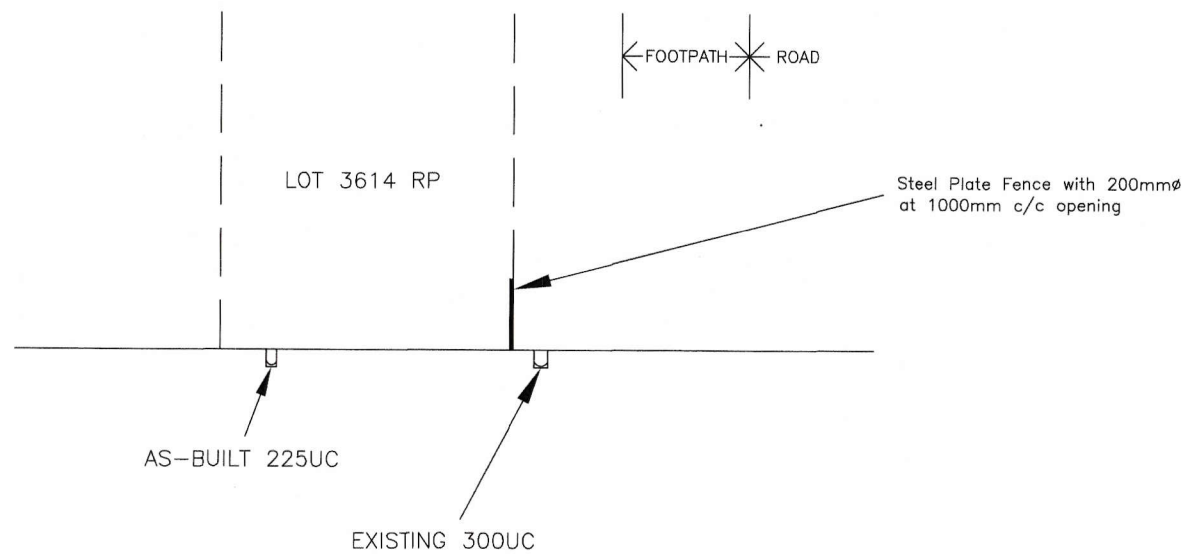
DWG NO.

Scale:

Rev.

Date:

AS-02



SECTION A-A (N.T.S.)

PROJECT:

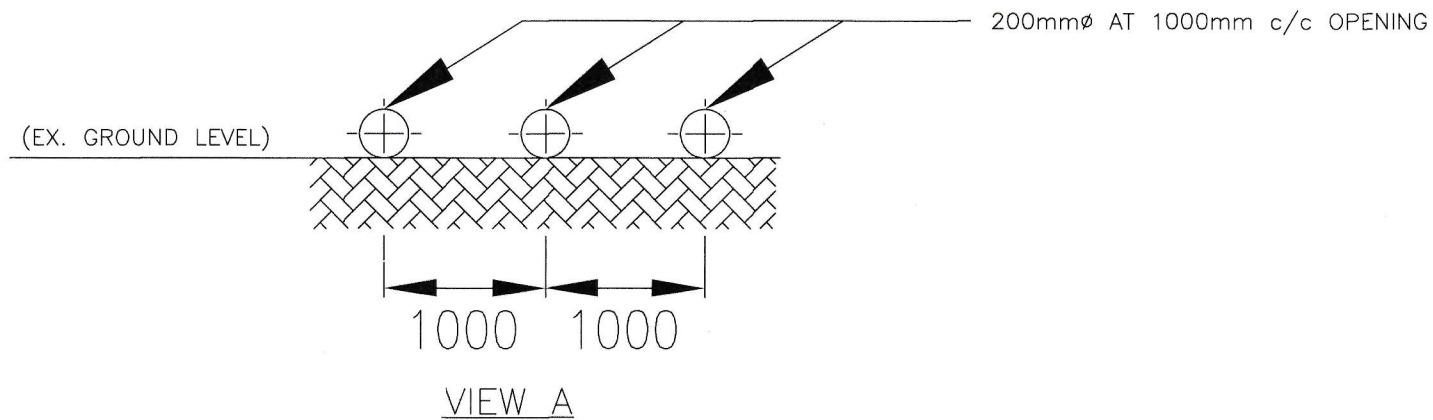
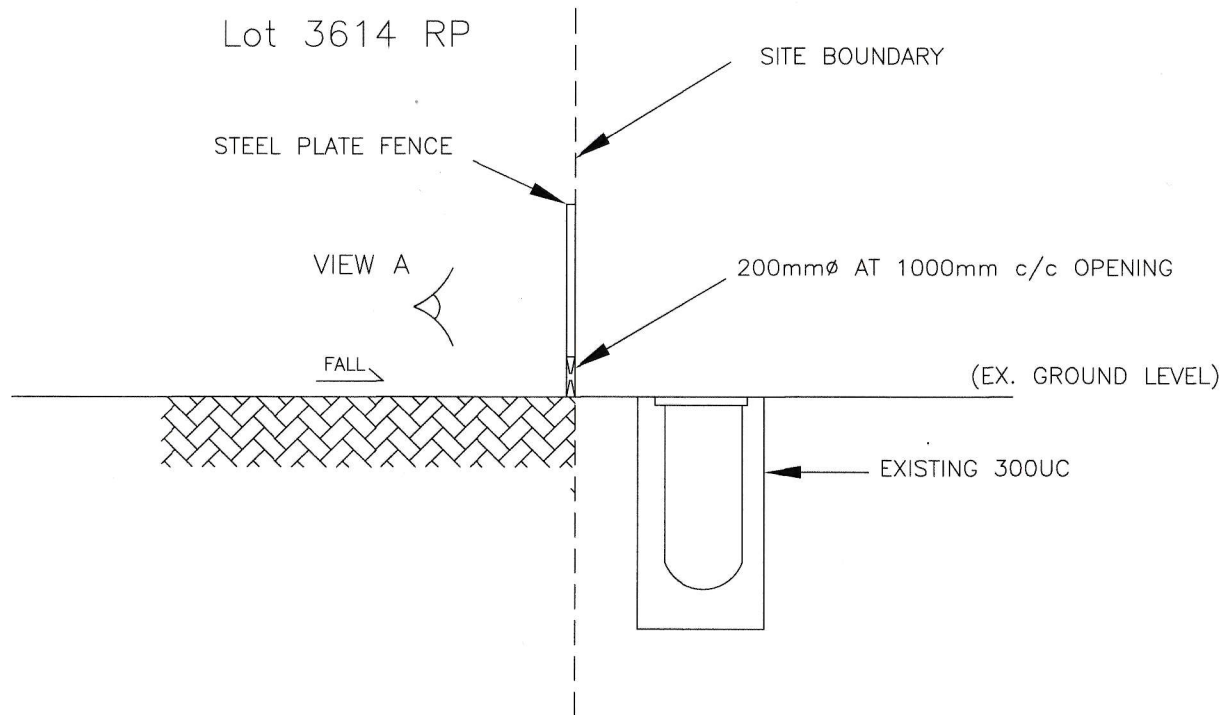
Planning Application at
Lot 3614RP in DD104, Pok Wai,
Yuen Long, N.T.
(Application No.: A/YL-NSW/)

DRAWING TITLE:

— SECTION DRAWING

DRAWING NO:

AS-03



ADJACENT UC DETAILS (N.T.S.)

PROJECT:

Planning Application at
Lot 3614RP in DD104, Pok Wai,
Yuen Long, N.T.
(Application No.: A/YL-NSW/)

DRAWING TITLE:

— ADJACENT UC DETAILS

DRAWING NO:

AS-04

Photo 1



Photo 3



Photo 2



Photo 4



PROJECT:

Planning Application at
Lot 3614RP in DD104, Pok Wai,
Yuen Long, N.T.
(Application No.: A/YL-NSW/**355**)

DRAWING TITLE:

**Records of existing drainage facilities
- PHOTO RECORD**

DRAWING NO:

AS-05

Photo 5



Photo 7



Photo 6



Photo 8



PROJECT:

Planning Application at
Lot 3614RP in DD104, Pok Wai,
Yuen Long, N.T.
(Application No.: A/YL-NSW/**355**)

DRAWING TITLE:

**Records of existing drainage facilities
- PHOTO RECORD**

DRAWING NO:

AS-06

Photo 9



Photo 11



Photo 10

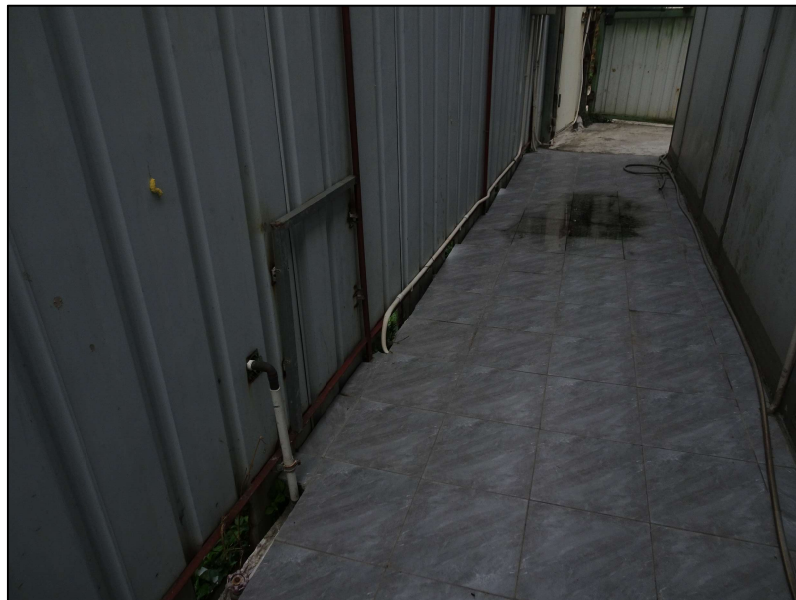


Photo 12



PROJECT:

Planning Application at
Lot 3614RP in DD104, Pok Wai,
Yuen Long, N.T.
(Application No.: A/YL-NSW/355)

DRAWING TITLE:

**Records of existing drainage facilities
- PHOTO RECORD**

DRAWING NO:

AS-07

Photo 13



Photo 15

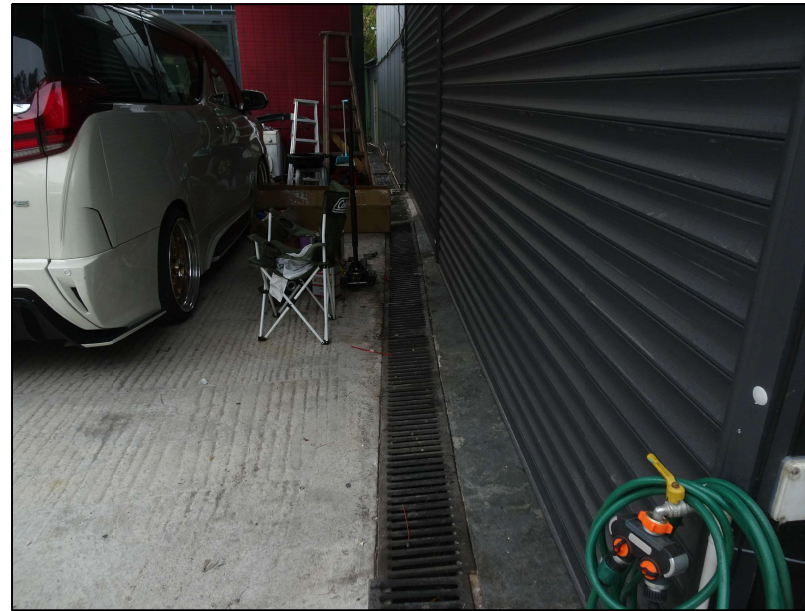


Photo 14



Photo 16



PROJECT:

Planning Application at
Lot 3614RP in DD104, Pok Wai,
Yuen Long, N.T.
(Application No.: A/YL-NSW/355)

DRAWING TITLE:

**Records of existing drainage facilities
- PHOTO RECORD**

DRAWING NO:

AS-08

Photo 17



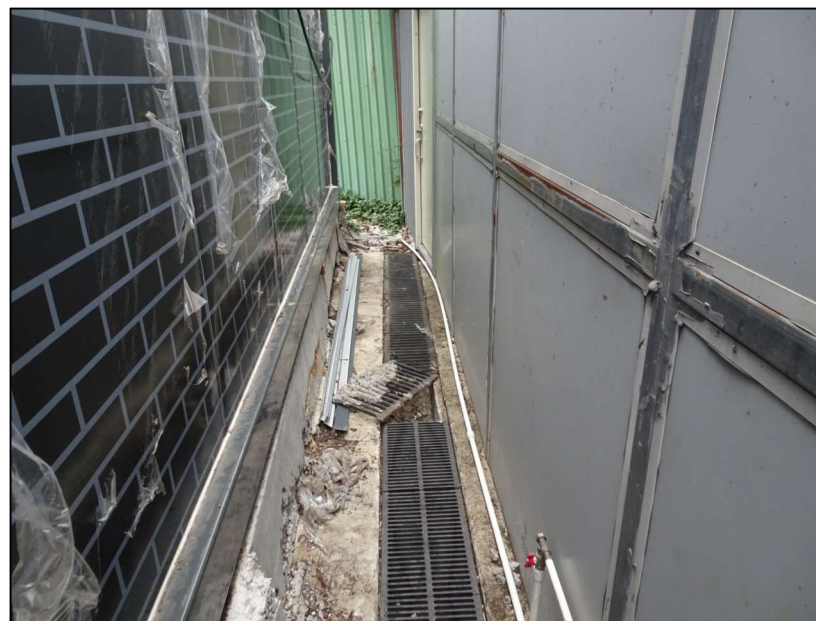
Photo 19



Photo 18



Photo 20



PROJECT:

Planning Application at
Lot 3614RP in DD104, Pok Wai,
Yuen Long, N.T.
(Application No.: A/YL-NSW/355)

DRAWING TITLE:

**Records of existing drainage facilities
- PHOTO RECORD**

DRAWING NO:

AS-09

Photo 21



Photo 23

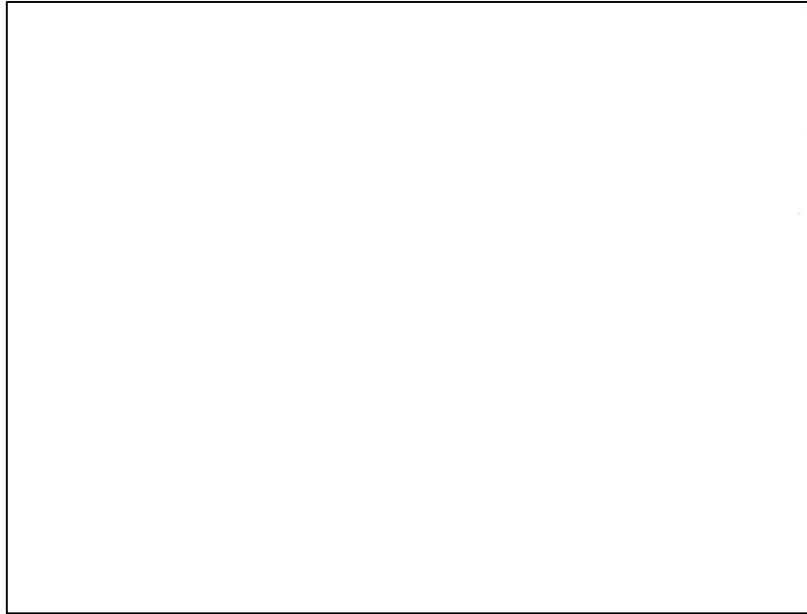
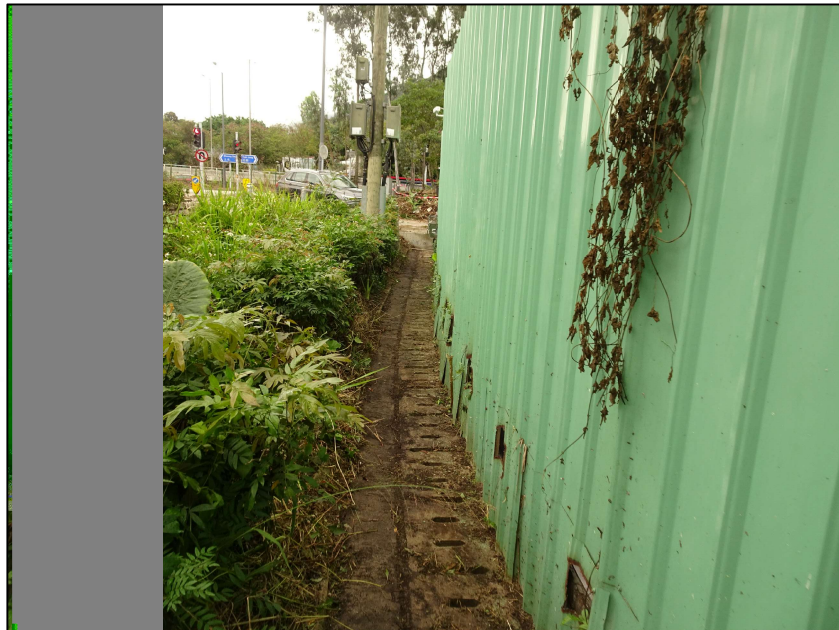


Photo 22



PROJECT:

Planning Application at
Lot 3614RP in DD104, Pok Wai,
Yuen Long, N.T.
(Application No.: A/YL-NSW/**355**)

DRAWING TITLE:

**Records of existing drainage facilities
- PHOTO RECORD**

DRAWING NO:



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

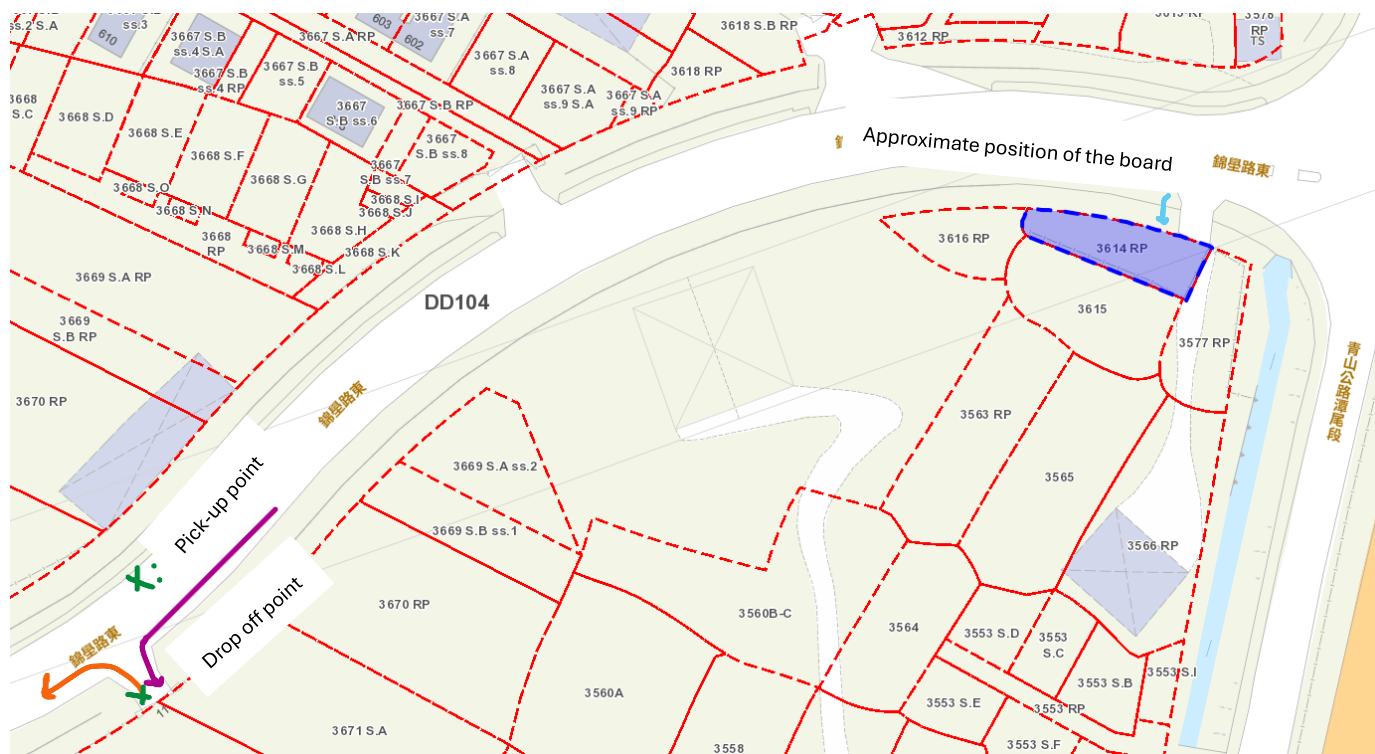
In terms of the comments from Commissioner for Transport, please see below for our responses:

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.

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

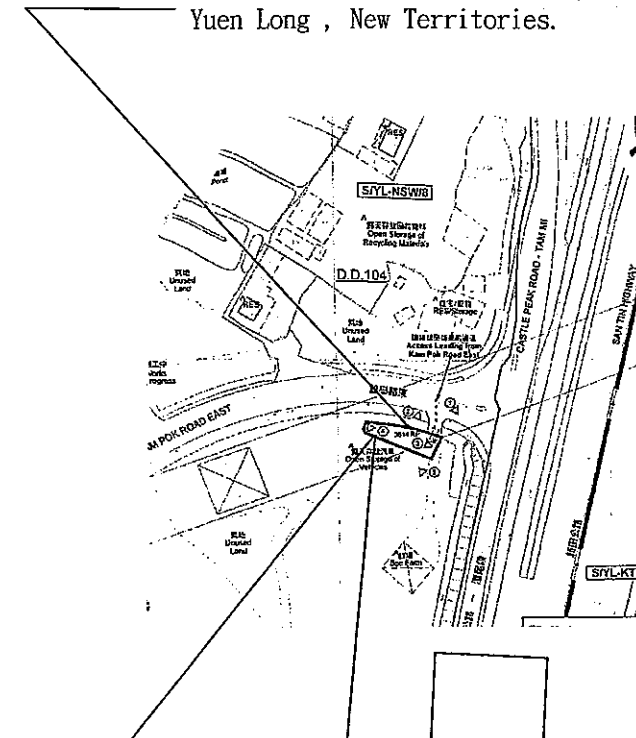
Non-domestic

GFA:92.90m²(about)

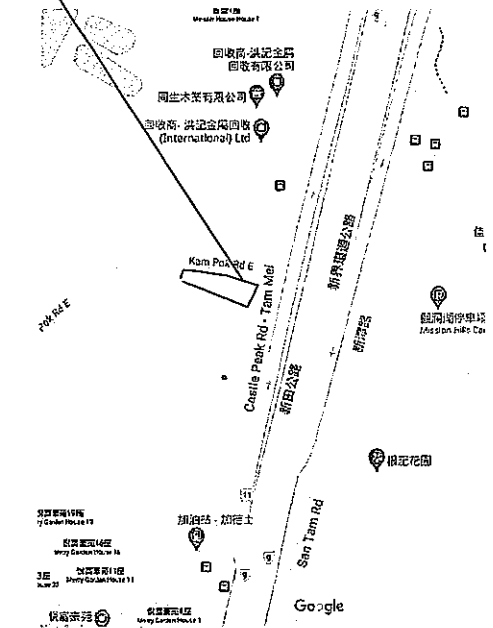
Building Height:not exceeding 3.5m(1-storey)

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

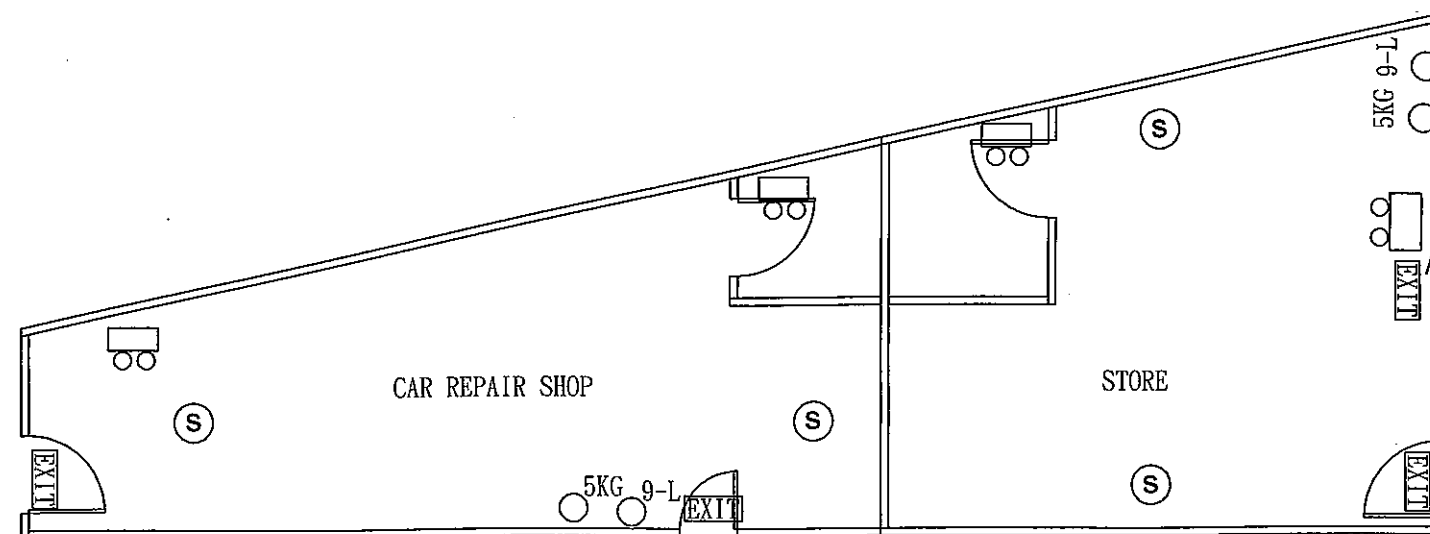
TITLE:圖名

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

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration (Rural and New Town Planning Committee (RNTPC))
A/YL-NSW/289	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years	27.8.2021
A/YL-NSW/323	Proposed Temporary Shop and Services and Vehicle Repair Workshop for a Period of 3 Years	16.8.2024 [Revoked on 16.5.2025]

**Similar s.16 Application within the same “V” Zone
on the Nam Sang Wai Outline Zoning Plan in the Past Five Years**

Approved Application

Application No.	Use/Development	Date of Consideration (RNTPC)
A/YL-NSW/351	Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	5.9.2025

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 Lot 3614 RP in D.D. 104 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
- no Small House application approved or under processing at the Site; and
- advisory comments are in **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- noting that the applicant would implement necessary traffic management measures to ensure that no vehicle would queue back to public road, he has no comment from traffic engineering point of view; and
- advisory comments are in **Appendix IV**.

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

- no in-principle objection to the application from highway maintenance point of view; and
- advisory comments are in **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- according to the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', he has no objection to the application from environmental planning perspective;
- based on the information provided, the proposed uses would not cause traffic of heavy vehicles and dusty operation;
- according to his review, there are residential buildings within 100m from the boundary of the Site;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix IV**.

4. **Drainage**

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

- no objection in principle to the application from the drainage point of view; and
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and re-submit a condition record of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are in **Appendix IV**.

6. **Building Matters**

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

- no objection to the application;
- it is noted that two structures are proposed in the application; and
- advisory comments are in **Appendix IV**.

7. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no significant landscape impact arising from the proposed uses is anticipated.

8. **District Officer's Comments**

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

- no comment on the application; and
- his office has not received comment from the locals upon close of consultation.

9. Other Departments

The following government departments have no objection to or no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Director of Agricultural, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Project Manager/Major Works, HyD;
- Chief Engineer/Railway Development 2-3, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application 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, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comment of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of the proposed access connecting the Site to Kam Pok Road East, including the local track, if any; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comment 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 drainage facilities, including but not limited to, surface channels, catchpits, sand traps and discharge path as indicated on the drainage plan approved under application No. A/YL-NSW/289; and
 - regarding the submitted condition record of existing drainage facilities, internal condition of all drainage facilities should be provided. Besides, according to photos 10, 13, 14 and 17, some unknown pipes were connected/discharged to existing u-channels which is not acceptable and such pipes should be removed accordingly;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant shall ensure the area within the Site where repair activities would be conducted are paved with concrete;

- the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD);
 - the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by EPD’;
 - the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - the applicant shall observe the statutory requirements under relevant environmental legislation, in particular Cap. 400 Noise Control Ordinance;
- (g) to note the comments of the Director of Fire Services that regarding the submitted proposal, the stand-alone fire detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation and Maintenance [Sep 2021]” and specified in the F.S. Notes. Besides, emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by the Fire Services Department; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- 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 unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - the Site abuts on a specified street (Kam Pok Road East) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - for UBW erected on leased land, enforcement action may be taken by 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;
 - 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; and
 - detailed checking under the BO will be carried out at building plan submission stage.