

This document is received on 10 NOV 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-I
表格第 S16-I 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 proposals not involving or not only involving:

適用於建議不涉及或不祇涉及：

- (i) Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
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;及
- (iii) 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的臨時用途或發展的許可續期

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

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By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/Hsk/589
	Date Received 收到日期	10 NOV 2025

1. 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。
2. 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。
3. 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)

Fairoy Limited 富來有限公司

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)

R-riches Planning Limited 盈卓規劃有限公司

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)	Lot 1583 RP (Part) in D.D. 125, Tin Ha Road, Hung Shui Kiu, 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 121 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 81 sq.m 平方米 <input 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	"Village Type Development" Zone
(f) Current use(s) 現時用途	<p>Shop and Services</p> <p>(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)</p>

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
12/09/2025 - 26/09/2025 (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 17/10/2025 (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)

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

- Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one '✓'.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道			
	<input type="checkbox"/> Filling of pond 填塘	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
		Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土	Area of filling 填土地面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填土地厚度	m 米	<input type="checkbox"/> About 約	
<input type="checkbox"/> Excavation of land 挖土	Area of excavation 挖土地面積	sq.m 平方米	<input type="checkbox"/> About 約	
	Depth of excavation 挖土地深度	m 米	<input type="checkbox"/> About 約	
<p>(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) (請用圖則顯示有關土地／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)</p>				
(b) Intended use/development 有意進行的用途／發展				

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置			
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置			
	<p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度</p>			
	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 寬 x 高)	
<p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>				

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

Plot ratio restriction From 由 to 至
地積比率限制

Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制

Site coverage restriction From 由% to 至%
上蓋面積限制

Building height restriction From 由m 米 to 至m 米
建築物高度限制
From 由mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)

Non-building area restriction From 由m to 至m
非建築用地限制

Others (please specify) _____
其他 (請註明) _____

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services for a Period of 5 Years (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)		
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(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 About 約

Proposed plot ratio 擬議地積比率 0.67 About 約

Proposed site coverage 擬議上蓋面積 67 % About 約

Proposed no. of blocks 擬議座數 1
Proposed no. of storeys of each block 每座建築物的擬議層數 1 storeys 層

include 包括 storeys of basements 層地庫
 exclude 不包括 storeys of basements 層地庫

Proposed building height of each block 每座建築物的擬議高度 mPD 米 (主水平基準上) About 約
..... 3.5 m 米 About 約

<input type="checkbox"/> Domestic part 住用部分																		
GFA 總樓面面積 sq. m 平方米	<input type="checkbox"/> About 約																
number of Units 單位數目																	
average unit size 單位平均面積 sq. m 平方米	<input type="checkbox"/> About 約																
estimated number of residents 估計住客數目																	
<input checked="" type="checkbox"/> Non-domestic part 非住用部分	<u>GFA 總樓面面積</u>																	
<input type="checkbox"/> eating place 食肆 sq. m 平方米	<input type="checkbox"/> About 約																
<input type="checkbox"/> hotel 酒店 sq. m 平方米	<input type="checkbox"/> About 約																
(please specify the number of rooms 請註明房間數目)																		
<input type="checkbox"/> office 辦公室 sq. m 平方米	<input type="checkbox"/> About 約																
<input type="checkbox"/> shop and services 商店及服務行業 sq. m 平方米	<input type="checkbox"/> About 約																
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地地面積／總 樓面面積)																	
<input checked="" type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地地面積／總 樓面面積)																	
<table border="1"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GROSS FLOOR AREA</th> <th>BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>SHOP AND SERVICES AND WASHROOM</td> <td>81 m² (ABOUT)</td> <td>81 m² (ABOUT)</td> <td>3.5 m (ABOUT)(1-STORY)</td> </tr> <tr> <td colspan="2">TOTAL</td> <td><u>81 m² (ABOUT)</u></td> <td><u>81 m² (ABOUT)</u></td> <td></td> </tr> </tbody> </table>				STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	B1	SHOP AND SERVICES AND WASHROOM	81 m ² (ABOUT)	81 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)	TOTAL		<u>81 m² (ABOUT)</u>	<u>81 m² (ABOUT)</u>	
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT														
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TOTAL		<u>81 m² (ABOUT)</u>	<u>81 m² (ABOUT)</u>															
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地地面積)																	
<input type="checkbox"/> private open space 私人休憩用地 sq. m 平方米	<input type="checkbox"/> Not less than 不少於																
<input type="checkbox"/> public open space 公眾休憩用地 sq. m 平方米	<input type="checkbox"/> Not less than 不少於																
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)																		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]																
.....														
.....	STRUCTURE USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT														
.....	B1	SHOP AND SERVICES AND WASHROOM	81 m ² (ABOUT)	81 m ² (ABOUT)														
.....	TOTAL		<u>81 m² (ABOUT)</u>	<u>81 m² (ABOUT)</u>														
.....														
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途																		
Circulation Space																		
.....																		
.....																		
.....																		

7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase if any) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施(倘有)提供個別擬議完成的年份及月份)

Existing

9. 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。

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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請,請跳至下一條問題。)	Yes 是	<input type="checkbox"/> (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) <ul style="list-style-type: none"> <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 <ul style="list-style-type: none"> Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 <ul style="list-style-type: none"> Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 <ul style="list-style-type: none"> Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 	
	No 否	<input checked="" type="checkbox"/>	
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	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會
	On traffic 對交通	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會
On water supply 對供水	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	
On drainage 對排水	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	
On slopes 對斜坡	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	
Affected by slopes 受斜坡影響	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	
Landscape Impact 構成景觀影響	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	
Tree Felling 砍伐樹木	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	
Visual Impact 構成視覺影響	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	
Others (Please Specify) 其他 (請列明)	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	
<hr/> <hr/> <hr/> <hr/>			
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) <hr/> <hr/> <hr/> <hr/>			

10. 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。

Please refer to the supplementary statement.....



11. 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



Michael WONG

Applicant 申請人 / Authorised Agent 獲授權代理人

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



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

Date 日期

17/10/2025

(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

- 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：
 - 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
 - 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。
- 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。
- 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。

**For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;

每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and

在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium.

在該骨灰安置所內，總共最多可安放多少份骨灰。

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	Lot 1583 RP (Part) in D.D. 125, Tin Ha Road, Hung Shui Kiu, Yuen Long, New Territories		
Site area 地盤面積	121	sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/2		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Temporary Shop and Services for a Period of 5 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 N/A
(ii) No. of blocks 幢數	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 81	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.67
	Domestic 住用	N/A	
	Non-domestic 非住用	1	
Composite 綜合用途	N/A		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		67	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目		N/A	
(vi) Open space 休憩用地	Private 私人	N/A sq.m 平方米	<input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A sq.m 平方米	<input type="checkbox"/> Not less than 不少於

(vii) 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) <hr/> <hr/>	N/A
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>	N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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	<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>Plans showing location/zoning/land status/filling of land of/at the Site; Accepted drainage proposal under the previous application No. A/HSK/425 and FSIs proposal.</u>		
Reports 報告書		
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/>		
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。

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Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1583 RP (Part) in D.D. 125, Tin Ha Road, Hung Shui Kiu, Yuen Long, New Territories* (the Site) for '**Temporary Shop and Services for a Period of 5 Years**' (the development) (**Plans 1 to 3**).

- 1.2 The applicant would like to continue to use the Site for shop and services use (i.e. providing plumbing and engineering services) serving the nearby locals and businesses for coping with such demand in the area. Products are displayed within the Site for potential customers, whilst services will be provided by the applicant at the designated areas appointed by customers.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Village Type Development" ("V") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2. According to the Notes of the OZP, '*Shop and Services*' is a Column 2 use within the "V" zone, which requires planning permission from the Board (**Plan 2**).

- 2.2 The development with a low-rise structure is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, workshops and open storage yards, as well as domestic structures for residential use. Although the Site falls within "V" zone, as there is no small house application being processed by the Lands Department, approval of the current application on a temporary basis of 5 years would not frustrate the long-term planning intention of "V" zone and would better utilise deserted land in the New Territories.

- 2.3 Furthermore, similar S.16 planning applications for '*shop and services*' use were also approved by the Board within the same "V" zone, which the latest application (No. A/HSK/475) for '*shop and services*' use was approved by the Board on a temporary basis for 5 years in 2023. Therefore, approval of the current application would not set an undesirable precedent within the same "V" zone.

2.4 The Site is the subject of one previous S.16 planning application (No. A/HSK/425) for 'shop and services' use (submitted by the same applicant with the same use as the current application) was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the previous application (No. A/HSK/425), the site area of this application is slightly larger for reflecting the current lot boundary. Thus, gross floor area (GFA), plot ratio, covered area are also amended; whilst other development parameters remain the same (i.e. layout, building height, no. of structure, etc.). The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 - Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/HSK/425		Date of Compliance
(a)	The submission of a drainage proposal	13.03.2024
(b)	The implementation of the drainage proposal	Not complied with
(d)	The submission of a Fire Service Installations (FSIs) proposal	20.08.2024
(e)	The implementation of the FSIs proposal	20.08.2024

2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regards to drainage and fire safety aspects. All conditions related to fire safety aspect are successfully completed by the applicant.

2.6 The applicant submitted several drainage proposals to comply with condition (a) and the latest submission (i.e. submission on 23.02.2024) was considered acceptable by the Chief Engineer, Mainland North/Drainage Services Department (CE/MN, DSD) on 13.03.2024. The applicant has thus selected suitable contractors for implementing the accepted drainage proposal. However, due to adverse weather conditions in July and August 2025, the applicant has been unable to carry out the drainage works as scheduled. No submission for condition (b) could be made to CE/MN, DSD during planning approval period of the previous application, which led to the revocation of the previous application on 14.10.2025.

2.7 In support of the application, the applicant has submitted the previously accepted drainage proposal and an updated FSIs proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I and II**).

3) Development Proposal

3.1 The site occupies an area of 121 m² (about) (**Plan 3**). One structure is provided at the Site for shop and services and washroom uses with total gross floor area (GFA) of 81 m² (about) (**Plan 4**). No domestic structure is proposed at the Site. The washroom is intended to support the daily operation of the Site. The operation hours of the Site are Mondays to Sundays from 09:00 to 19:00, including public holidays. The number of staff working at the Site is 4. It is anticipated that the Site would be able to attract about 10 visitors per day. Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	121 m ² (about)
Covered Area	81 m ² (about)
Uncovered Area	40 m ² (about)
Plot Ratio	0.67 (about)
Site Coverage	67 % (about)
Number of Structure	1
Total GFA	81 m ² (about)
- <i>Domestic GFA</i>	<i>Not applicable</i>
- <i>Non-Domestic GFA</i>	81 m ² (about)
Building Height	3.5 m (about)
No. of Storey	1

3.2 The Site is accessible from Tin Ha Road via a footpath (**Plan 1**). No parking and loading/unloading space will be provided within the Site. All staff and visitors are required to access the Site via public transport as there are sufficient public buses and minibuses options provided along Tin Ha Road. Such operation has been proven workable during the previous application period (No. A/HSK/425). Thus, minimal traffic impact would be made towards the surrounding environment.

3.3 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' and '*Professional Persons*

Environmental Consultative Committee Practice Notes 2/24 (ProPECC PN 2/24) issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

4.1 The proposed development will not create nuisance to the surrounding areas. Adequate mitigation measures (i.e. the submission of the previously accepted drainage and an updated FSIs proposals) had been provided by the applicant to mitigate any adverse impact arising from the development (**Appendices I and II**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Shop and Services for a Period of 5 Years**'.

R-riches Planning Limited

October 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan

APPENDICES

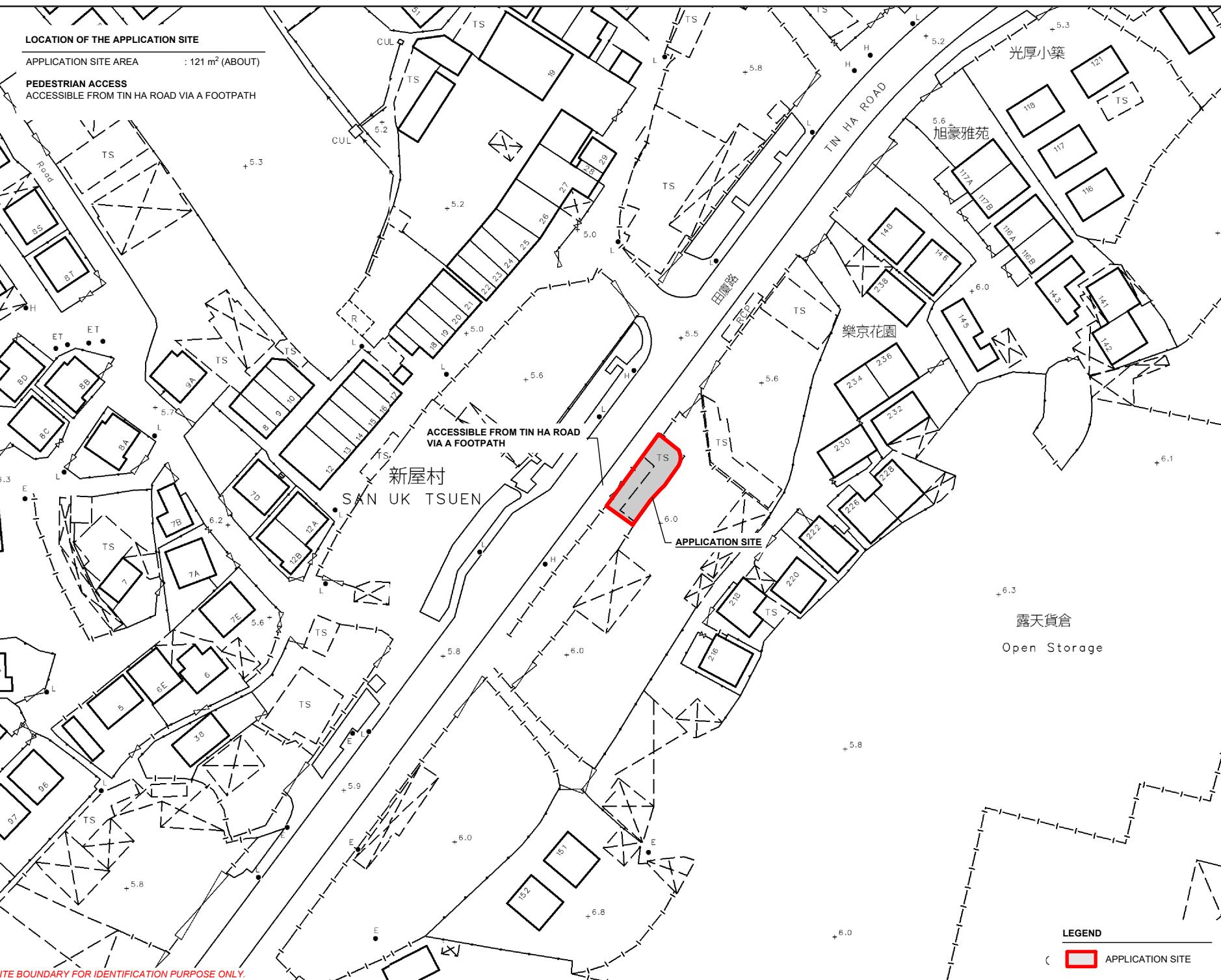
Appendix I	Accepted drainage proposal during the previous application No. A/HSK/425
Appendix II	Fire Service Installations proposal

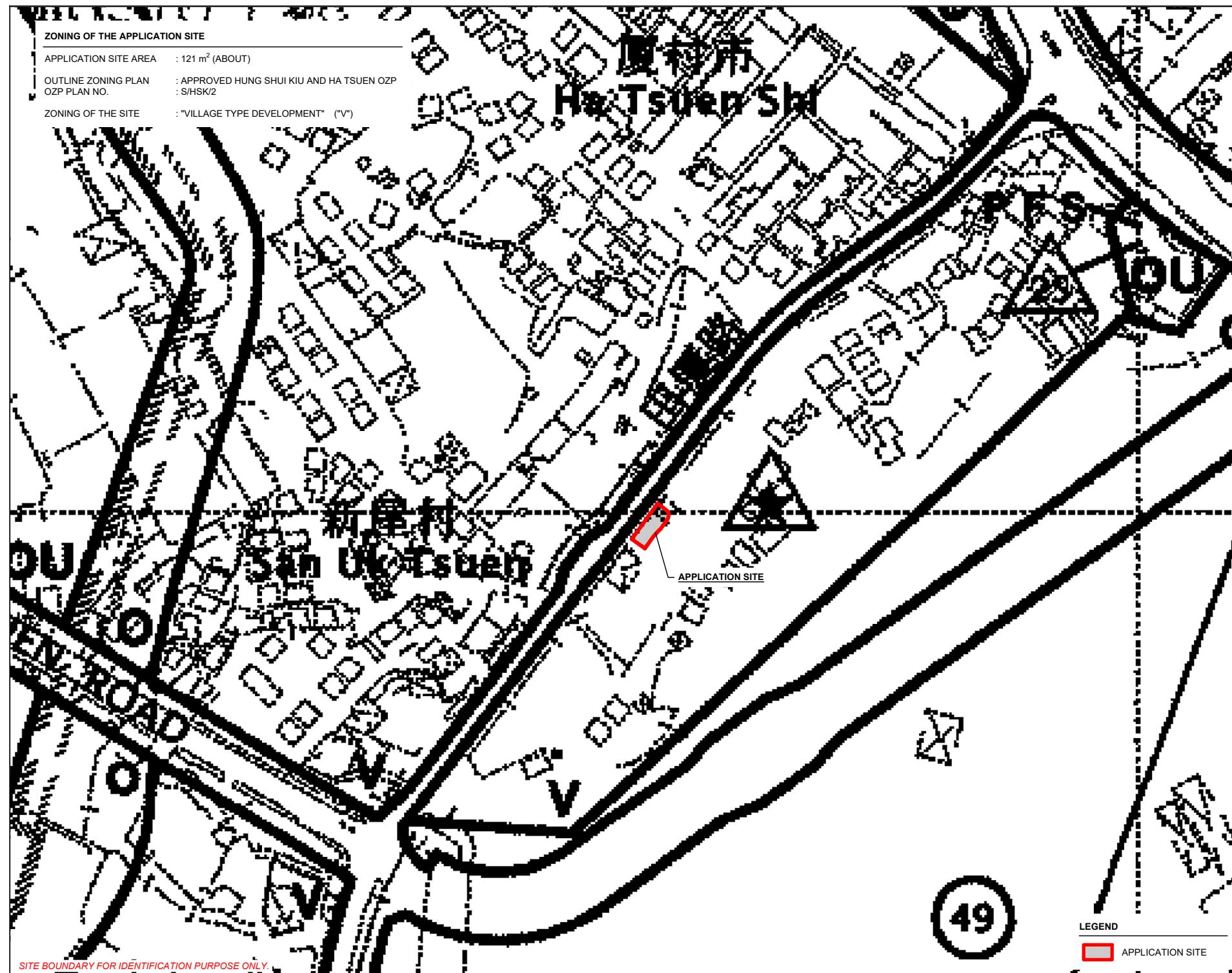
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 121 m² (ABOUT)

PEDESTRIAN ACCESS

ACCESSIBLE FROM TIN HA ROAD VIA A FOOTPATH





LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 121 m² (ABOUT)

AREA OF PRIVATE LAND : 121 m² (ABOUT)

AREA OF PRIVATE LAND : 1.27 H.A. (4050')
AREA OF GOVERNMENT LAND : NOT APPLICABLE

A compass rose with four cardinal directions: NORTH, SOUTH, EAST, and WEST.

PLANNING CONSULTANT

PROJECT
TEMPORARY SHOP AND
SERVICES FOR A PERIOD OF 5
YEARS

SITE LOCATION

SCALE

1.000 @ A4

MN

CHECKED BY

1000

DWG. TITLE

LAND STATUS

DWG NO.

LEGEND

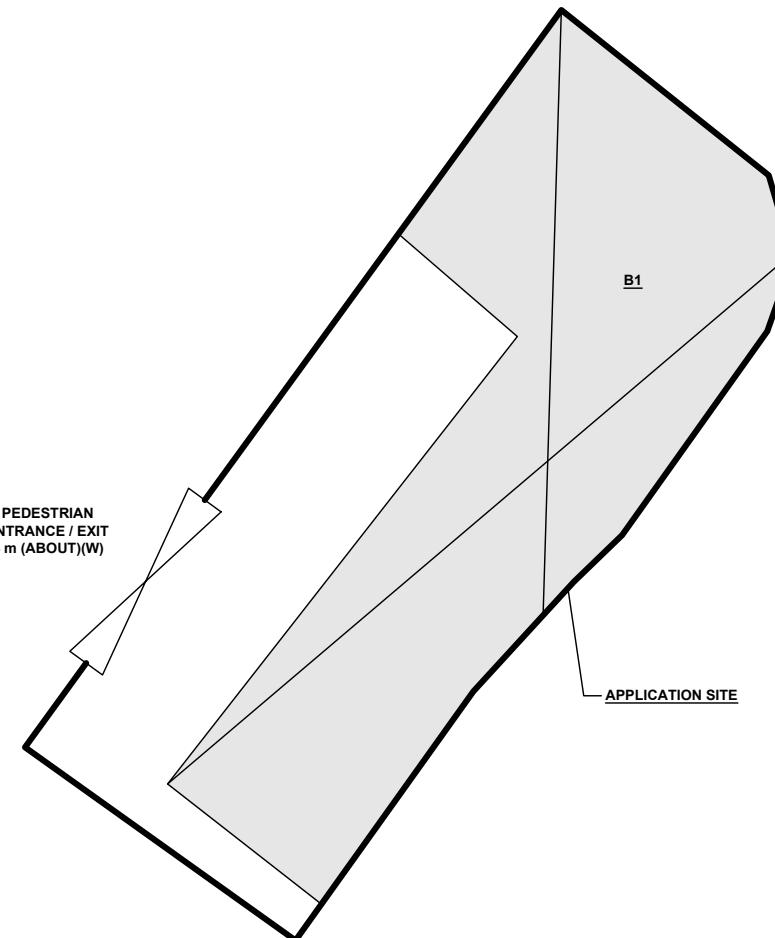
1

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

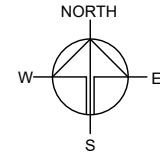
APPLICATION SITE AREA	: 121 m ² (ABOUT)
COVERED AREA	: 81 m ² (ABOUT)
UNCOVERED AREA	: 40 m ² (ABOUT)
PLOT RATIO	: 0.67 (ABOUT)
SITE COVERAGE	: 67 % (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 81 m ² (ABOUT)
TOTAL GFA	: 81 m ² (ABOUT)
BUILDING HEIGHT	: 3.5 m (ABOUT)
NO. OF STOREY	: 1

NO PARKING AND LOADING/UNLOADING SPACE ARE PROVIDED AT THE APPLICATION SITE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES AND WASHROOM	81 m ² (ABOUT)	81 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
		TOTAL	81 m² (ABOUT)	81 m² (ABOUT)



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

SITE LOCATION
LOT 1583 RP (PART) IN D.D. 125, TIN HA ROAD, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE
1 : 600 @ A4

DRAWN BY MN DATE 15.10.2025

CHECKED BY DATE

APPROVED BY DATE

	APPLICATION SITE
	STRUCTURE
	ENTRANCE / EXIT

DWG. TITLE
LAYOUT PLAN
DWG. NO. PLAN 4
VER. 001

Bv Fax (2323 3662) and Post

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輒路1號
沙田政府合署14樓



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

13 March 2024

來函編號 Your Reference
本署編號 Our Reference () in TPB/A/HSK/425
電話號碼 Tel. No. : 2158 6295
傳真機號碼 Fax No. : 2489 9711

R-riches Property Consultants Ltd.

(Attn.: Mr. Orpheus LEE/ Miss Grace WONG)

Dear Sir/ Madam,

Compliance with Approval Condition (a)
Planning Application No. A/HSK/425

I refer to your submission dated 23.2.2024 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.

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, please contact Ms. Vicky SY [REDACTED] 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, DSD (Attn.: Ms. Vicky SY)

Internal CTP/TPB2

透過規劃工作，使香港成為一個宜居、具競爭力和可持續發展的亞洲國際都會
We plan to make Hong Kong a Liveable • Competitive • Sustainable ASIA'S WORLD CITY

Our Ref. : DD125 Lot 1583 RP
Your Ref. : TPB/A/HSK/425

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

23 February 2024

[By Email](#)

Dear Sir,

Compliance with Approval Condition (a)

**Proposed Temporary Shop and Services for a Period of 5 Years in “Village Type Development”
Zone, Lot 1583 (Part) in D.D. 125, Tin Ha Road, Hung Shui Kiu, Yuen Long, New Territories**

(S16 Planning Application No. A/HSK/425)

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (a) of the subject application, i.e. *the submission of a drainage proposal (Appendices I and II)*.

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



物業顧問
有限公司

Matthew NG
Planning and Development Manager

Appendix I – Response to the Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

Comments of the CE/MN, DSD (Contact Person: Ms. Vicky SY; [REDACTED])	
	<p>Based on our record, the existing 700mm diameter pipe which the proposed drainage system to be discharged to is removed / not function anymore. Please review.</p> <p>Final discharge point (i.e. the existing 700mm diameter pipe) is revised to the existing 1m x 1m underground channel. Photographic records showing the existing drainage facilities are provided at the revised drainage proposal for your reference (Appendix II).</p>

Note:

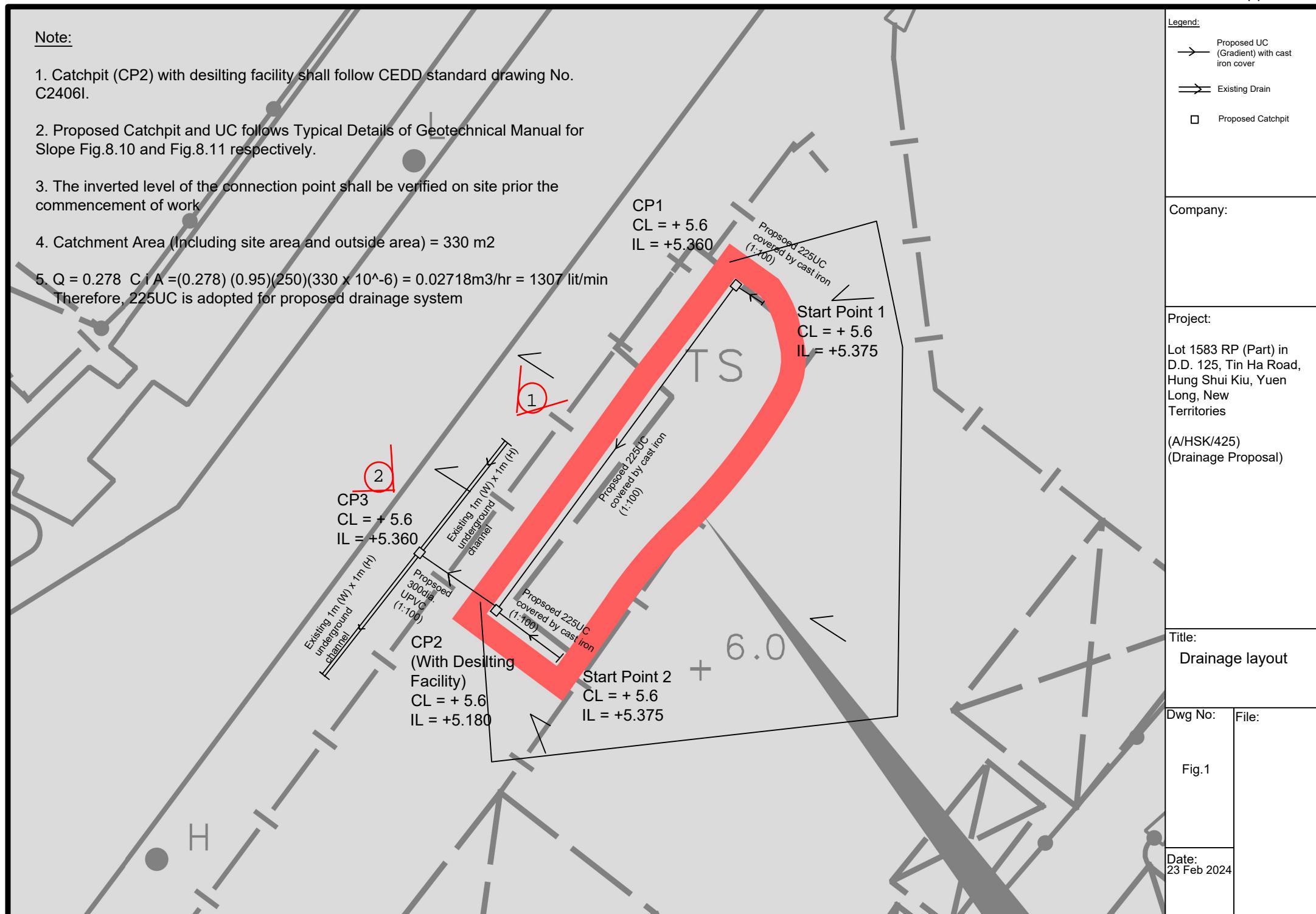
1. Catchpit (CP2) with desilting facility shall follow CEDD standard drawing No. C2406I.

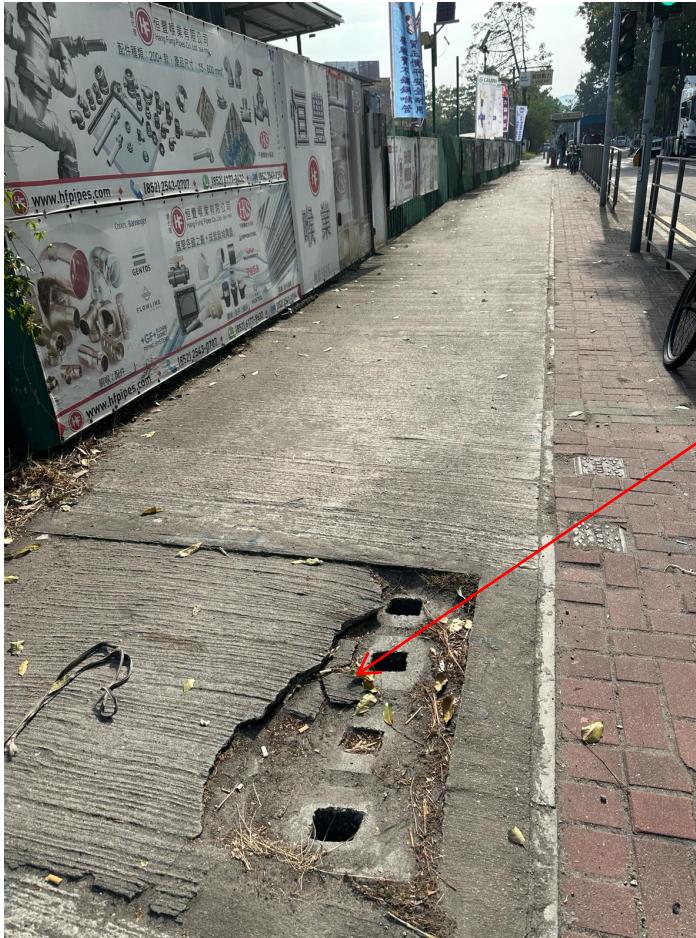
2. Proposed Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. The inverted level of the connection point shall be verified on site prior the commencement of work

4. Catchment Area (Including site area and outside area) = 330 m²

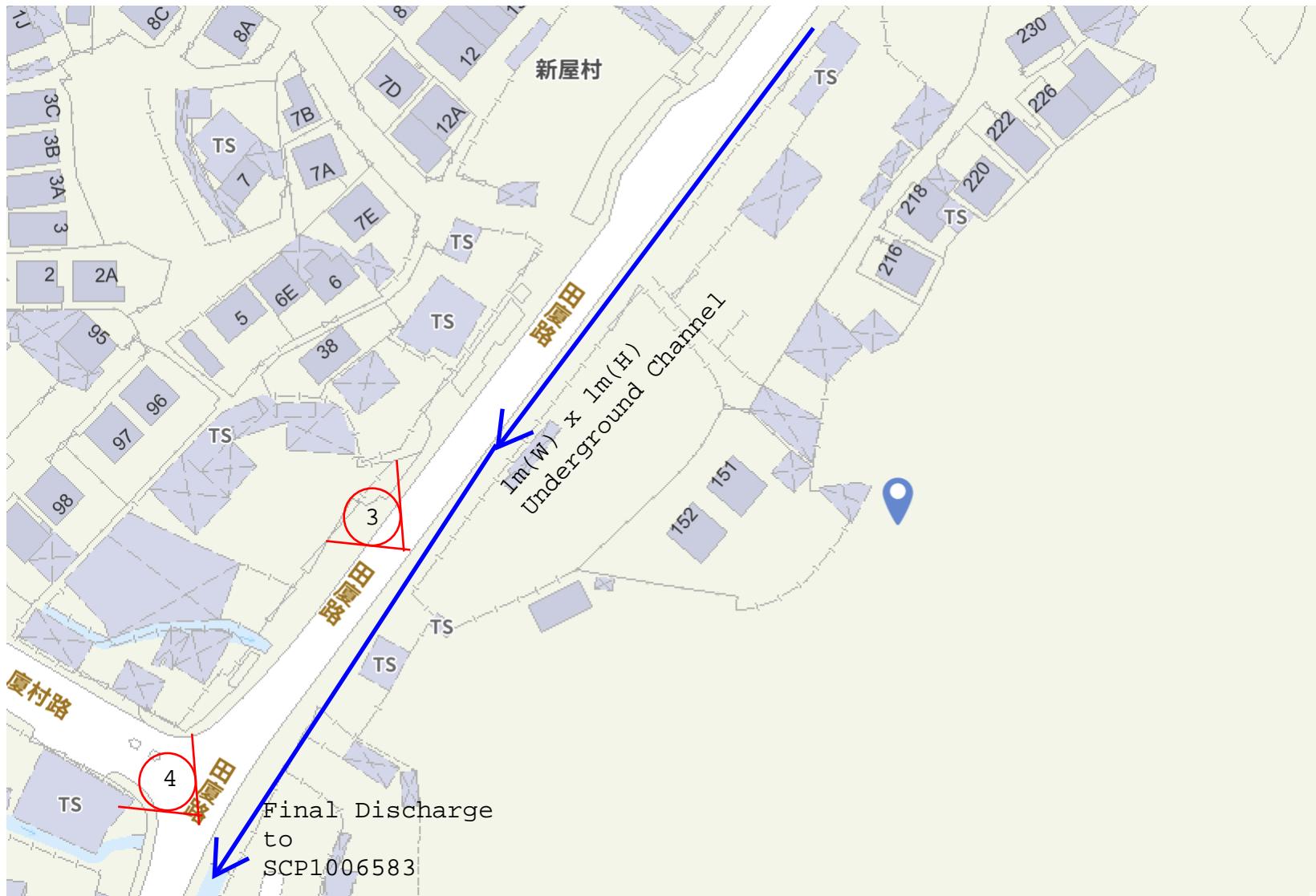
5. $Q = 0.278 \text{ C i A} = (0.278) (0.95)(250)(330 \times 10^{-6}) = 0.02718 \text{ m}^3/\text{hr} = 1307 \text{ lit/min}$
Therefore, 225UC is adopted for proposed drainage system





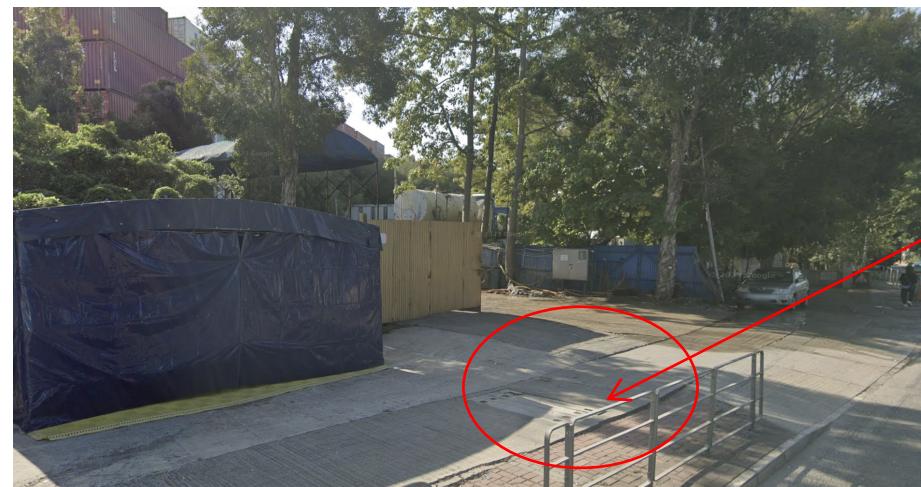
1m (W) x 1m(H)
Underground channel

VIEW 1 1m(W) x 1m(H) underground channel





VIEW 2 1m(W) x 1m(H) underground channel



VIEW 3 1m(W) x 1m(H) underground channel along Tin Ha Road

1m (W) x 1m(H)
Underground channel

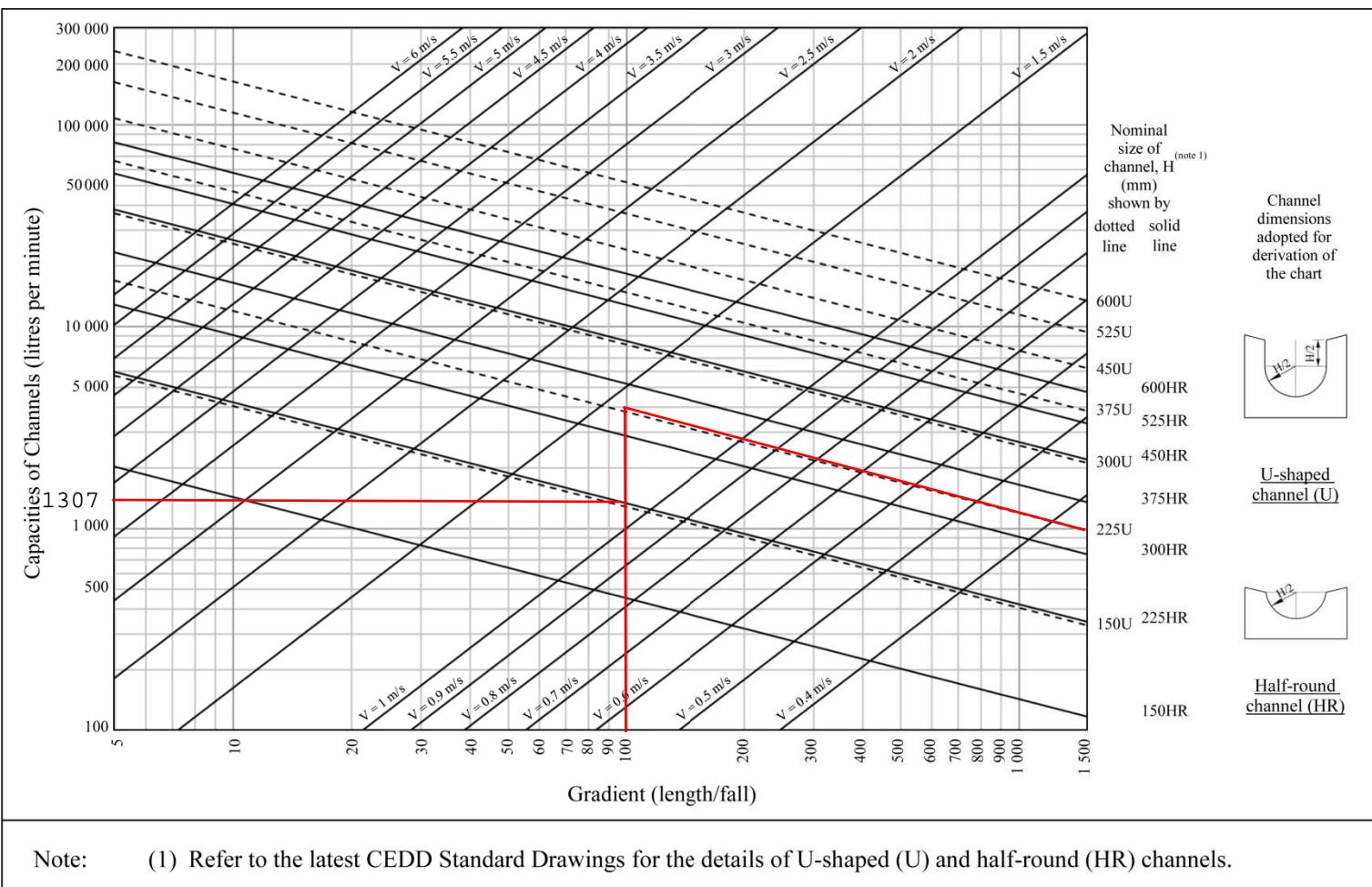
Final Discharge
to SCP1006583

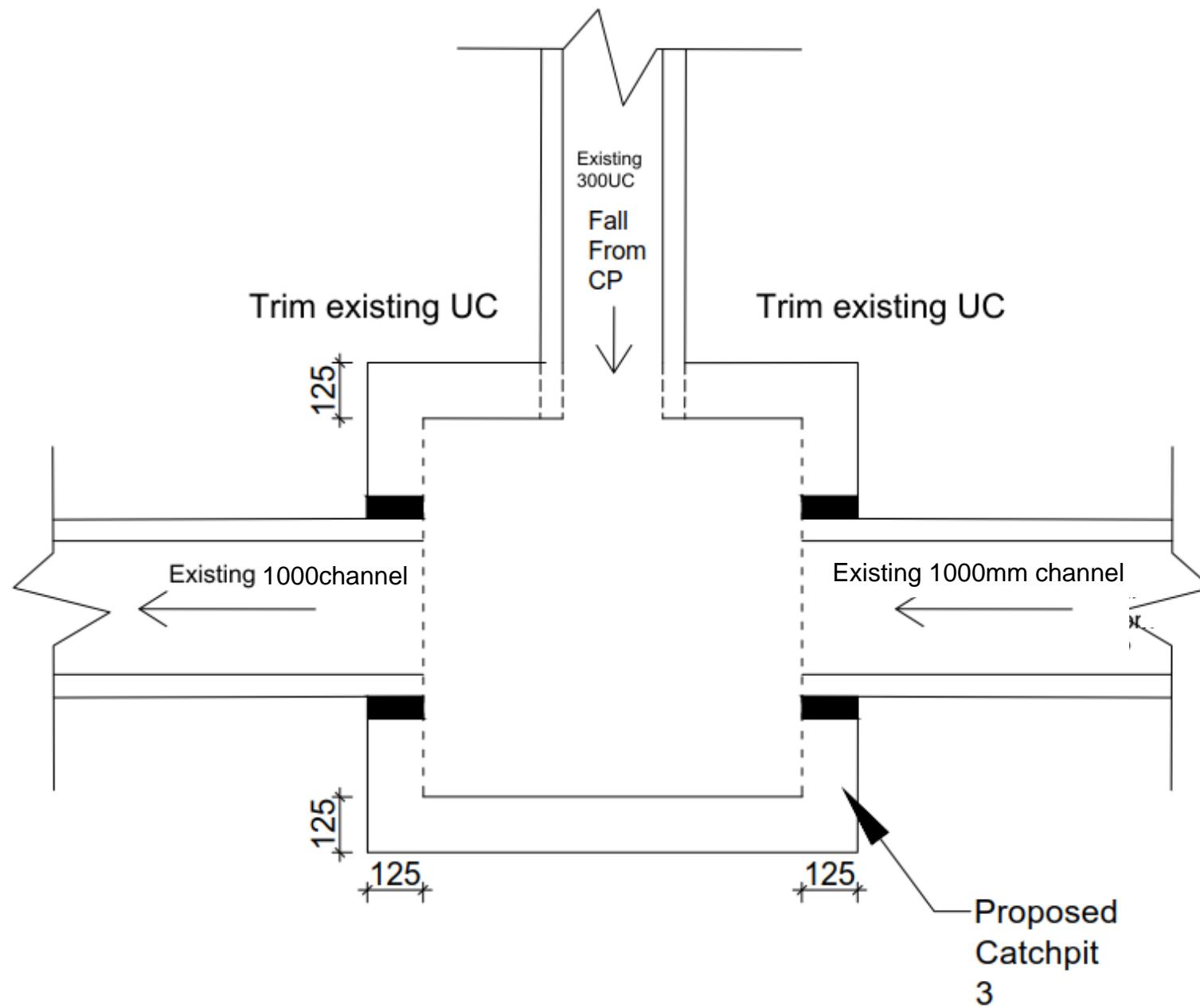


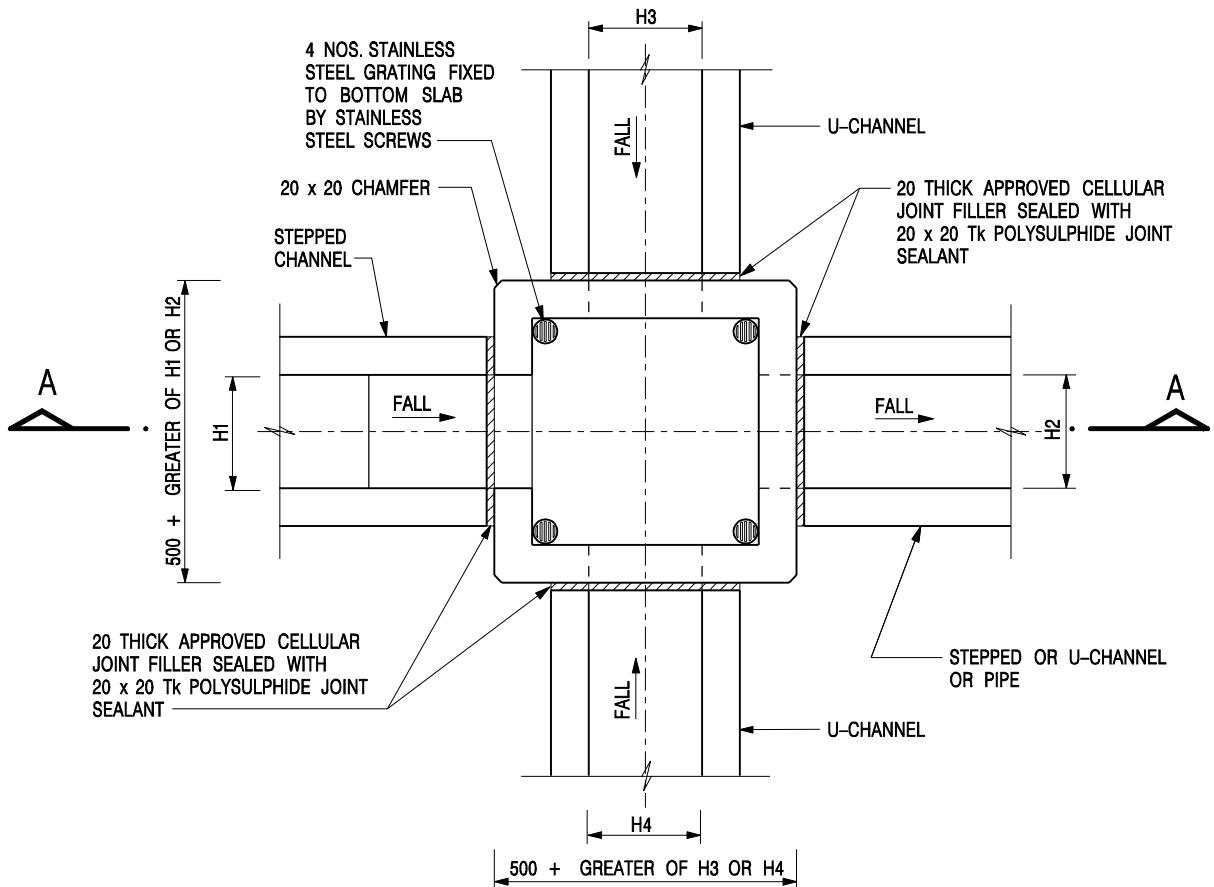
VIEW 4 1m(W) x 1m(H) underground channel along Tin Ha Road

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on
Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

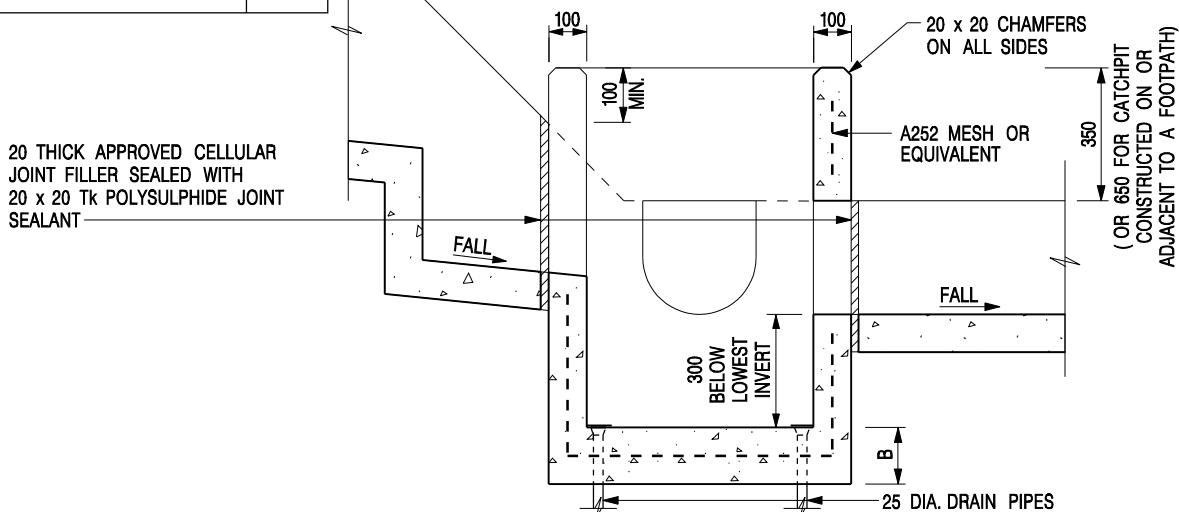






NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

PLAN



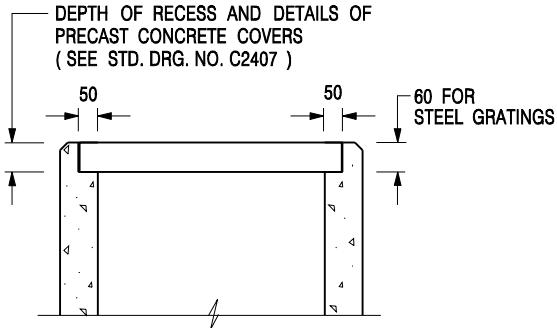
SECTION A - A

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		DRAWING NO.	
DATE JAN 1991			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.

REF.	SCALE	DATE	FORMER DRG. NO. C2406J.	REVISION	SIGNATURE	Original Signed	03.2015
CATCHPIT WITH TRAP (SHEET 2 OF 2)	 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	DRAWING NO. C2406 /2					

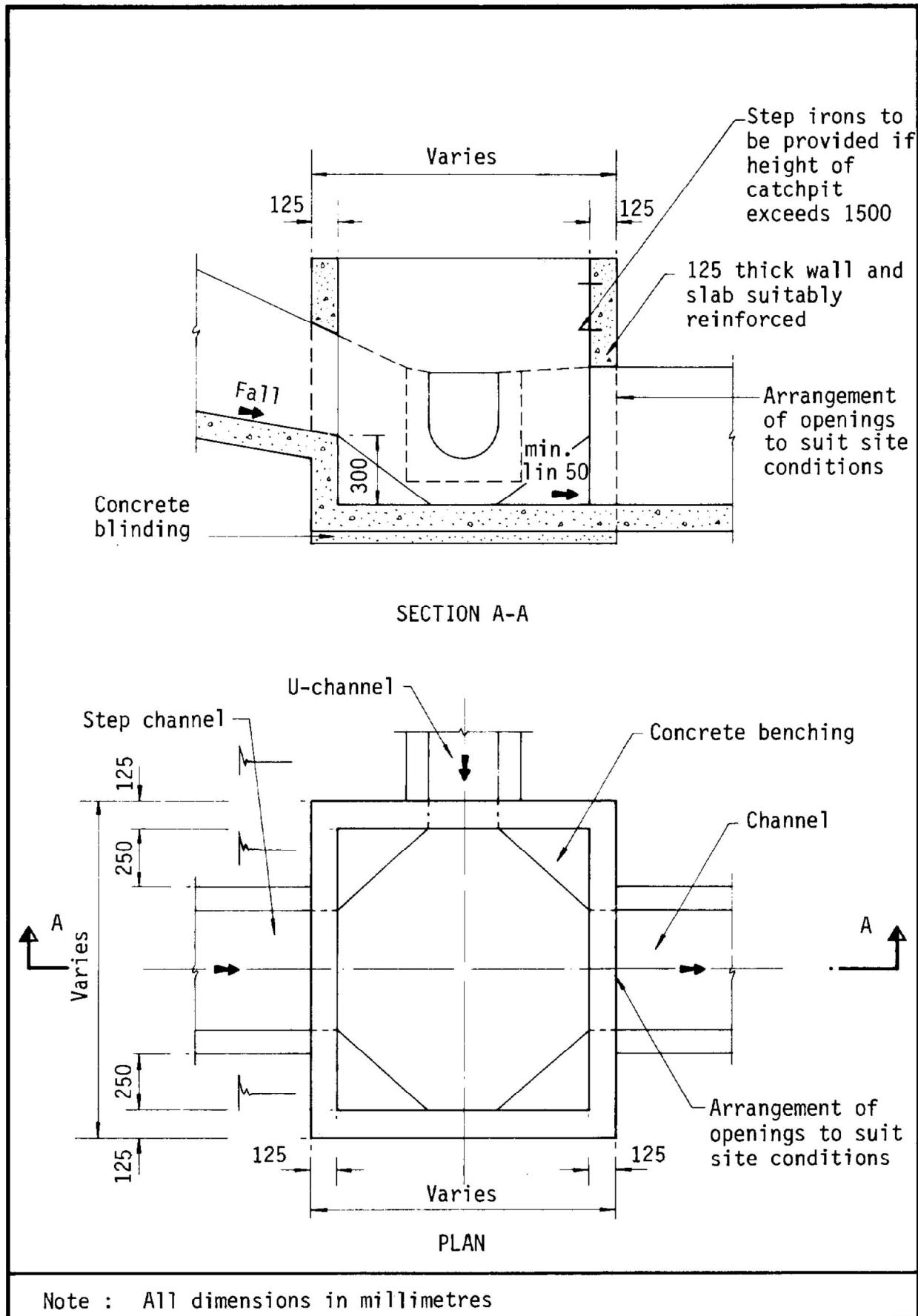
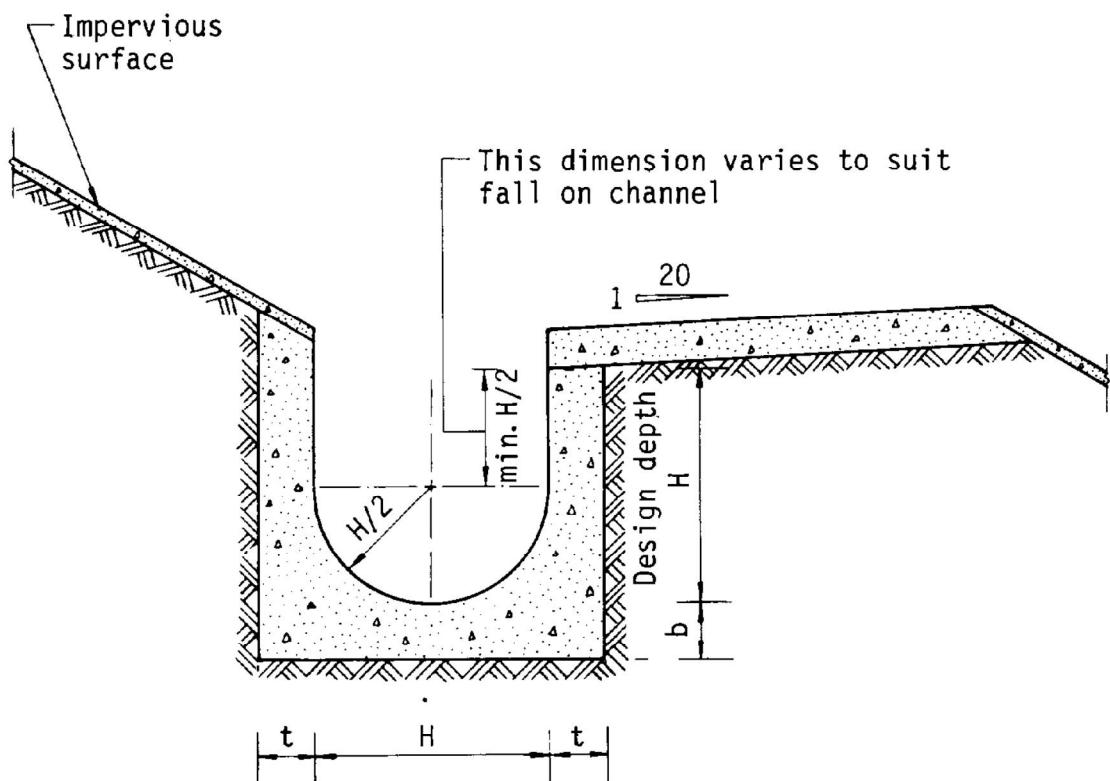


Figure 8.10 - Typical Details of Catchpits



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

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 121 m ² (ABOUT)
COVERED AREA	: 81 m ² (ABOUT)
UNCOVERED AREA	: 40 m ² (ABOUT)
PLOT RATIO	: 0.67 (ABOUT)
SITE COVERAGE	: 67 % (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 81 m ² (ABOUT)
TOTAL GFA	: 81 m ² (ABOUT)
BUILDING HEIGHT	: 3.5 m (ABOUT)
NO. OF STOREY	: 1

NO PARKING AND LOADING/UNLOADING SPACE ARE PROVIDED AT THE APPLICATION SITE

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES AND WASHROOM	81 m ² (ABOUT)	81 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
		TOTAL	81 m² (ABOUT)	81 m² (ABOUT)

FIRE SERVICE INSTALLATIONS

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

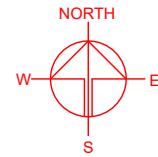
FS NOTES:

- 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
 ENTRANCE / EXIT



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
 TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

SITE LOCATION
 LOT 1583 RP (PART) IN D.D. 125, TIN HA ROAD, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 150 @ A4

DRAWN BY  DATE  15.10.2025

CHECKED BY  DATE 

APPROVED BY  DATE 

DWG. TITLE
 FSIs PROPOSAL

DWG. NO. APPENDIX II VER. 001

Previous S.16 Application covering the Application Site

Approved Application

Application No.	Uses/Development	Date of Consideration
A/HSK/425	Proposed Temporary Shop and Services for a Period of 5 Years	13.1.2023 (revoked on 13.10.2025)

Similar S.16 Application Within/Straddling the Subject “Village Type Development” Zone on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years

Approved Application

Application No.	Uses/Development	Date of Consideration
A/HSK/475	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years	25.8.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- no Small House application within the application site (the Site);
- the Site comprises Old Schedule Agricultural Lot 1583 RP in D.D. 125 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; and
- the following private lot is covered by Short Term Waiver (STW) as below:

<u>STW No.</u>	<u>Lot in D.D. 125</u>	<u>Purpose</u>
2169	1583 RP	Temporary Shop and Services and Ancillary Uses may be approved by DLO/YL

2. Drainage

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

- no in-principle objection to the application from drainage point of view; and
- should the application be approved, a condition should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities, and a condition should be stipulated requiring the applicant to maintain the proposed drainage facilities.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective; and
- there was no environmental complaint pertaining to the Site received in the past three years.

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; and
- no record of approval granted by the Building Authority for the existing structure.

6. 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.

7. Other Departments

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

- Commissioner for Transport;
- Chief Highway Engineer/New Territories West, Highways Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) 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 said 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 structure(s) will be considered;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the applicant should be responsible for the construction and maintenance of the run-in/out from Tin Ha Road to the Site. The run-in/out should be removed and the public road should be restored to the satisfaction of HyD after the use of the Site;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his expense;
 - the existing drainage system proposed for discharge of the runoff from the Site is not maintained by DSD. Consent from the owner/maintenance party, users of the drainage system and District Officer/Yuen Long (DO/YL) should be sought for the proposed drainage connection. Moreover, the applicant should ensure that the drainage system and the existing downstream drains/channels have adequate capacity to convey the additional runoff from the subject site. In addition, regular maintenance should be carried out by the lot owner/developer to avoid blockage of drain;
 - the applicant/owner that their drainage facilities shall be properly designed, constructed and maintained in good condition without causing adverse drainage impact to the adjacent area at all times, and the applicant is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the application. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the drainage systems caused by their application;
 - for works to be undertaken outside the lot boundary, prior consent and agreement from DLO/YL, DO/YL and/or relevant private lot owners should be sought;
 - the applicant/owner should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the lot owner/developer would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom;
 - a minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively; and

- the lot owner/developer should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot;

(e) 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;

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

- the installation/maintenance/modification/repair work of FSIs 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 temporary structure is 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;

(g) 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;
- if the existing structure is erected on leased land without the approval of the Building Authority (BA), it is unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for applied use under the application;
- for 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 BA 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

(h) to note the comments of the Commissioner of Police that in view of public safety, the applicant must maintain the smoothness of traffic flow in Tin Ha Road and provide sufficient safety precautions to avoid obstruction or danger caused to any person or vehicle on the road.