

2026年 1月 1 5日

此文件在 _____ 收到。城市規劃委員會
只會在此日期及時間後才正式確認收到
申請。

The application is received on 2026-01-15.
The Planning Board will formally acknowledge
the 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

260058 12/1 by hand

Form No. S16-III 表格第 S16-III 號

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A17C-MP 1405 |
| | Date Received 收到日期 | 2026-01-15 |

- 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)

峰源(香港)科技有限公司 FUNG YUEN (HK) TECHNOLOGY LIMITED

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)

全堅土地規劃有限公司 Allgain Land Planning Limited

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 3278 RP in D.D. 104, Mai Po, Yuen Long 元朗米埔丈量約份第 104 約地段第 3278 號餘段 |
| (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 267 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 236 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | N/A sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | 米埔及錦綉花園分區計劃大綱圖核准圖編號 S/YL-MP/8 APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/8 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Commercial/Residential" 「商業/住宅」 |
| (f) Current use(s) 現時用途 | 臨時汽車維修工場 (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 04/12/2025-18/12/2025 (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 12/01/2026 (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 | Temporary Vehicle Repair Workshop with Ancillary Office and Storage Use for a Period of 3 Years 臨時汽車維修工場連附屬辦公室及儲物用途 (臨時3年) (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 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 |
| (c) Development Schedule 發展細節表 | |
| Proposed uncovered land area 擬議露天土地面積 | 47sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 220sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | 6 |
| Proposed domestic floor area 擬議住用樓面面積 | 0sq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 236sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 236sq.m <input checked="" type="checkbox"/> 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) Please refer to list of Structures | |
| 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 | 1 |
| Motorcycle Parking Spaces 電單車車位 | 0 |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | 0 |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | 0 |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | 0 |
| Others (Please Specify) 其他 (請列明) | 0 |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | |
| Taxi Spaces 的士車位 | 0 |
| Coach Spaces 旅遊巴車位 | 0 |
| Light Goods Vehicle Spaces 輕型貨車車位 | 0 |
| Medium Goods Vehicle Spaces 中型貨車車位 | 0 |
| Heavy Goods Vehicle Spaces 重型貨車車位 | 0 |
| Others (Please Specify) 其他 (請列明) | 1個私家車上落客 |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|--------------------------------|
| Proposed operating hours 擬議營運時間 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 營運時間為星期一至星期六早上10時至下午6時，不包括公眾假期。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | <p>Yes 是 <input checked="" type="checkbox"/> 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)) 從錦繡花園大道轉入</p> <p><input type="checkbox"/> 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)</p> <p>No 否 <input type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (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？ | <p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ | <p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 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</p> <p><input type="checkbox"/> Excavation of land 挖土 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</p> <p>No 否 <input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|--|---|
| | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|---|

| (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 | <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ 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 | <input type="checkbox"/> year(s) 年 <input type="checkbox"/> 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。

請參考附件的申請報告書及擬議發展的計劃細節

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

Ms Hermose Chong

Manager

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 **Allgain Land Planning Limited**

代表

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

Date 日期

12/01/2026

(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畫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 3278 RP in D.D. 104, Mai Po, Yuen Long 元朗米埔丈量約份第 104 約地段第 3278 號餘段 |
| Site area 地盤面積 | 267 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | 米埔及錦綉花園分區計劃大綱圖核准圖編號 S/YL-MP/8 APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/8 |
| Zoning 地帶 | "Commercial/Residential" 「商業/住宅」 |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規畫許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Temporary Vehicle Repair Workshop with Ancillary Office and Storage Use for a Period of 3 Years 臨時汽車維修工場連附屬辦公室及儲物用途 (臨時3年) |

| | | | |
|--|---|--|---|
| (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 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 236 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.88 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | 0 | |
| | Non-domestic 非住用 | 6 | |
| (iii) Building height/No. of storeys 建築物高度/層數 | Domestic 住用 | 0 | <input type="checkbox"/> (Not more than m 米 不多於) |
| | | 0 | <input type="checkbox"/> (Not more than Storeys(s) 層 不多於) |
| | Non-domestic 非住用 | 8 | <input checked="" type="checkbox"/> (Not more than m 米 不多於) |
| | | 2 | <input checked="" type="checkbox"/> (Not more than Storeys(s) 層 不多於) |
| (iv) Site coverage 上蓋面積 | | 82 % | <input checked="" type="checkbox"/> About 約 |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | | 1 |
| | Private Car Parking Spaces 私家車車位 | | 1 |
| | Motorcycle Parking Spaces 電單車車位 | | 0 |
| | Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | | 0 |
| | Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | | 0 |
| | Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | | 0 |
| | Others (Please Specify) 其他 (請列明) | | 0 |
| | _____ | | |
| | _____ | | |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 | | 1 |
| | Taxi Spaces 的士車位 | | 0 |
| | Coach Spaces 旅遊巴車位 | | 0 |
| | Light Goods Vehicle Spaces 輕型貨車車位 | | 0 |
| | Medium Goods Vehicle Spaces 中型貨車位 | | 0 |
| | Heavy Goods Vehicle Spaces 重型貨車車位 | | 0 |
| | Others (Please Specify) 其他 (請列明) | | 1 |
| | 1個私家車上落客位 | | |
| | _____ | | |
| | _____ | | |

| 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 |
| <u>Plans and Drawings 圖則及繪圖</u> | | |
| 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 type="checkbox"/> |
| <hr/> | | |
| Site plan, Location Plan with vehicular access | | |
| <hr/> | | |
| Swept path analysis | | |
| <hr/> | | |
| <u>Reports 報告書</u> | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> |
| <hr/> | | |
| 預計私家車進出流量報告 | | |
| <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。

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

元朗米埔丈量約份第 104 約地段第 3278 號餘段
臨時汽車維修工場連附屬辦公室及儲物用途 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P. 1
2. 申請原因-----P. 2
3. 補充說明-----P. 3
4. 擬議發展計劃的各方面影響-----P.4-5

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關元朗米埔丈量約份第 104 約地段第 3278 號餘段的規劃申請，擬在上述地段申請為期三年的臨時汽車維修工場連附屬辦公室及儲物用途。
2. 申請地點位於錦繡花園大道附近，在《米埔及錦綉花園分區計劃大綱圖核准圖編號 S/YL-MP/8》上劃為「商業/住宅」。
3. 申請地盤面積為約 267 米，上蓋面積約 220 平方米，露天地方面積為 47 平方米，上蓋覆蓋率約 82%。
4. 申請地點將設有 6 個臨時構築物，總樓面面積約 236 平方米，用途如下：
構築物 1：辦公室及儲物室，每層面積約 16 平方米，2 層高，高度不多於 7 米，總面積約 32 平方米；
構築物 2：儲物室，面積約 16 平方米，1 層高，高度不多於 3.5 米；
構築物 3：儲物室，面積約 16 平方米，1 層高，高度不多於 3.5 米；
構築物 4：接待處，面積約 16 平方米，1 層高，高度不多於 3.5 米；
構築物 5：儲物室，面積約 16 平方米，1 層高，高度不多於 3.5 米；
構築物 6：金屬遮雨蓬，面積約 220 平方米，1 層高，高度不多於 8 米；
5. 擬議發展的臨時汽車維修工場主要維修私家車，為附近駕車的居民服務。
6. 申請地點涉及 1 個臨時私家車停泊車位 (位於維修工場內)，主要是給維修車輛在維修時臨時停泊。
7. 申請地點涉及 1 個臨時私家車上落貨車位 (構築物 1 前面)，主要是給待維修車輛臨時上落的。
8. 擬議發展的營運時間為星期一至星期六早上 10 時至下午 6 時，不包括公眾假期。

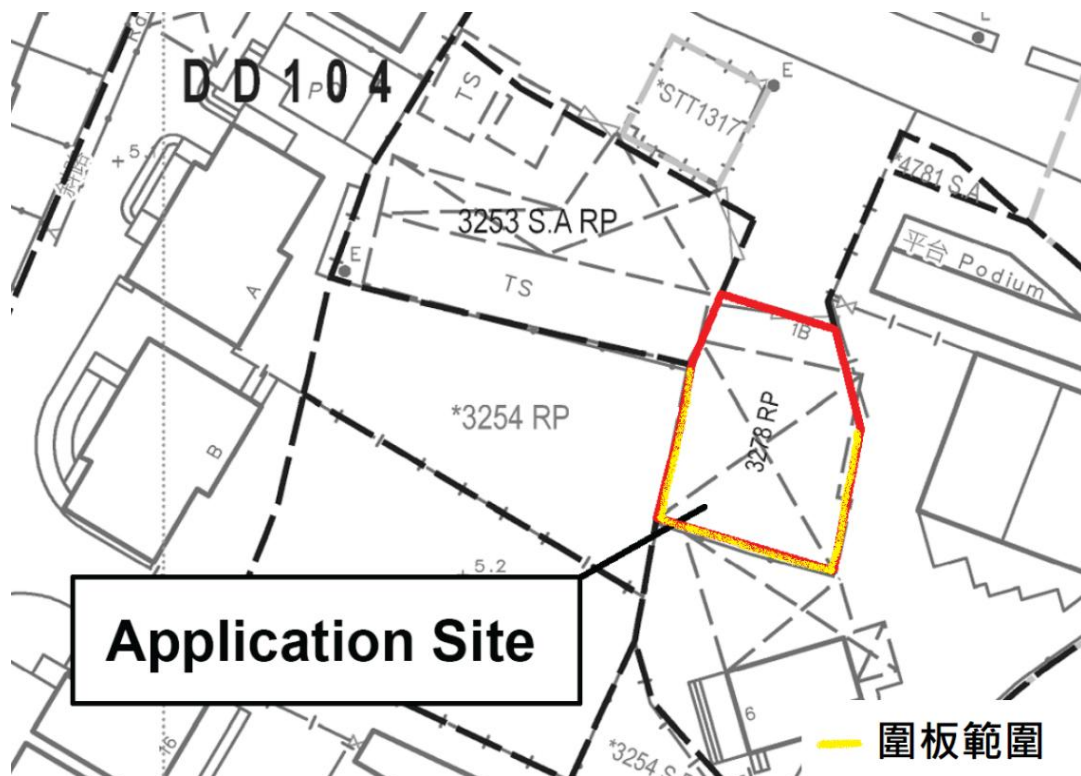
申請原因

1. 申請地點涉及一個先前的規劃申請：A/YL-MP/366，由於之前因為早前申請人未能如期履行規劃許可附帶的規劃條件（渠務工程及消防裝置建議書），在18個月後申請就被撤銷，不夠時間落實渠務工程及消防工程，於是申請人重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可，希望貴處能重新考慮，申請人承諾這次會履行所有附帶條件。
2. 申請地點的面積約為267平方米，根據米埔及錦綉花園分區計劃大綱圖核准圖編號S/YL-MP/8，申請地點現時被規劃為「商業/住宅」。
3. 擬議申請用途為臨時汽車維修工場，不屬於第一或第二欄的准許用途，須先向城規會申請。
4. 擬議發展並非貨倉或露天存放用途，屬小規模運作，與規劃意向「商業/住宅」並無衝突，與周遭的土地用途並非不協調。
5. 擬議發展是在申請地點上設5個已存在的由貨櫃改建的臨時上蓋構築物及1個金屬Shelter，不涉及大型基建工程。
6. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
7. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
8. 申請地點的工作人員約2-3人，不會有人在留宿，他們只在營業時間內上班。
9. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
 - * 附近有大量民居，大部份都有駕駛，擬議申請的汽車維修工場能提供服務給他們，提供方便；
 - * 符合「商業/住宅」地帶的規劃意向；
 - * 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
 - * 附近亦有大量維修車房，與附近的環境協調；
 - * 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
 - * 符合有關環境考慮的相關條例 / 指引。

根據以上各點，申請人誠懇求城市規劃委員會寬大批准元朗米埔丈量約份第104約地段第3278號餘段作為期三年的臨時汽車維修工場連附屬辦公室及儲物用途。

補充說明

1. 申請人確認不會在 open area 進行任何汽車維修工作，申請人只會在 Repair Workshop Area 進行汽車維修工作。
2. 在同一時段，每次只有一輛汽車在 Repair Workshop Area 內進行維修。
3. 申請地點不會有重型車輛駛入。
4. 申請地點會用圍板圍起，圍板高度不高於 3 米 (10 呎)，圍板範圍見下圖，並會加設隔音物料，減少噪音。
5. 申請人會在營業時間內進行維修，在營業時間以外不會有任何汽車維修工作，盡量將噪音減少，不會影響附近環境。
6. 申請人不會在申請地點使用公共廣播系統、吹哨子、使用手提揚聲器或任何形式的擴音系統。



擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及 1 個私家地段，擬議發展涉及 6 個上蓋構築物。申請人早前已向地政處申請短期豁免書，正在等部門批准。

2. 擬議發展的入口

申請地點可以錦鏞花園大道轉入。

3. 擬議發展的交通安排

申請地點涉及 1 個臨時私家車停泊車位（位於維修工場內），主要是給維修車輛在維修時臨時停泊；申請地點涉及 1 個臨時私家車上落貨車位（構築物 1 前面），主要是給待維修車輛臨時上落的。

申請用途是車輛維修工場，是採取預約制的，如客人想把車輛駛過來維修，需預先致電預約，看是否有空位。由於地方有限，申請人每次也只能維修一輛私家車，因此沒有預約的車輛是不能駛進，也不能在工場外等候，申請人會安排他們在安全的情況下掉頭離開，確保不會影響周邊交通。

4. 環境方面

申請人會按照環保署對臨時汽車維修工場的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時汽車維修工場，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時汽車維修工場，不會帶來重大的噪音影響。

7. 排污方面

申請用途涉及一個流動洗手間，位於構築物 1 內，申請人會租用流動洗手間，並安排承辦商定期來吸糞和清潔。

8. 渠務方面

申請人會按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

**申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准
元朗米埔丈量約份第 104 約地段第 3278 號餘段作為期不超過三年的臨時
汽車維修工場連附屬辦公室及儲物用途。**

List of Structures

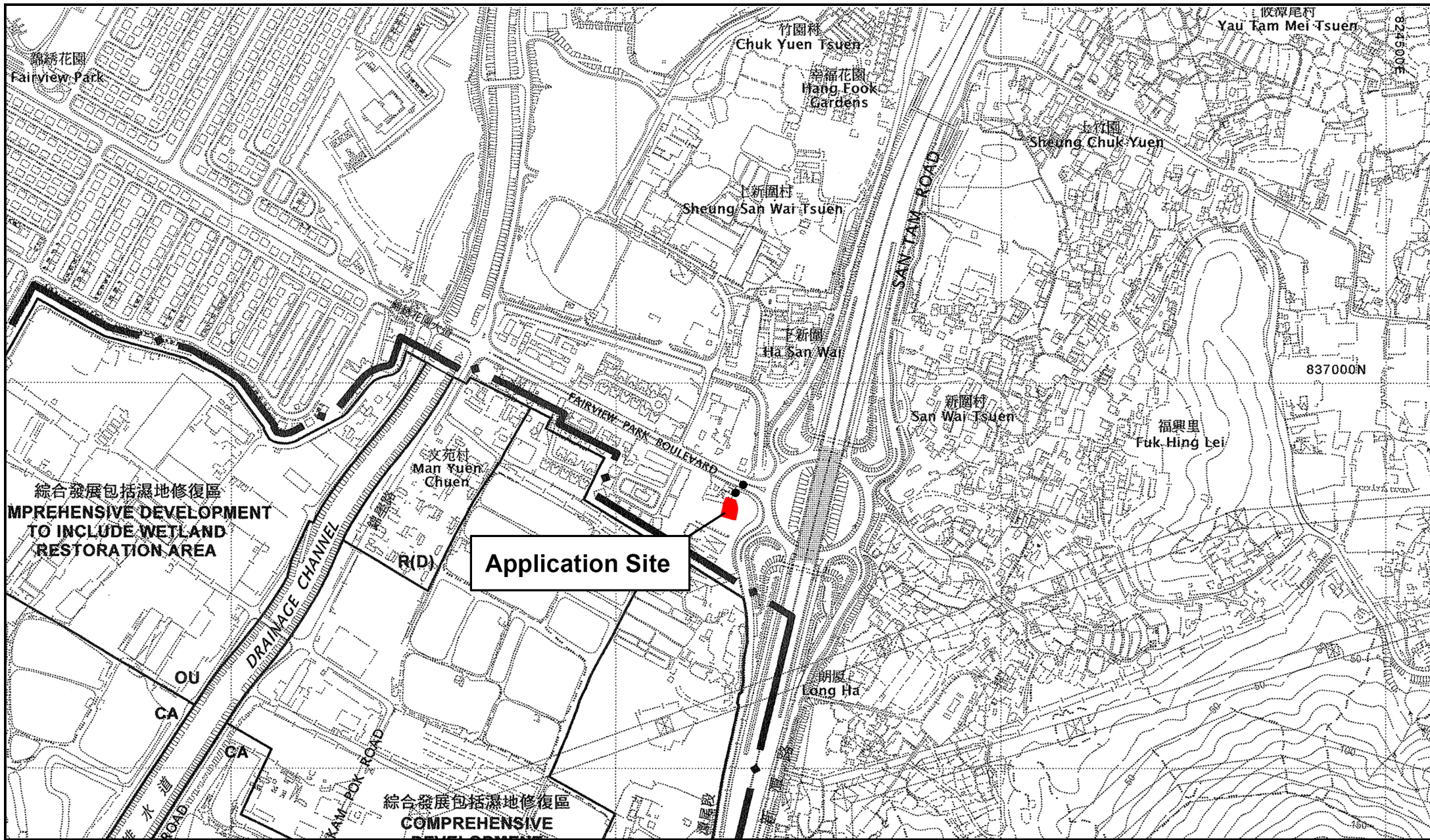
| Structure No. | Usage | Coverage | GFA (m ²) | Proposed Height |
|---------------|--------------------|--------------------------|--------------------------|--------------------------------|
| 1 | Office and Storage | overlap with structure 6 | 16 | Not Exceeding 7 m ; 2 Storey |
| 2 | Storage | overlap with structure 6 | overlap with structure 6 | Not Exceeding 3.5 m ; 1 Storey |
| 3 | Storage | overlap with structure 6 | overlap with structure 6 | Not Exceeding 3.5 m ; 1 Storey |
| 4 | Reception | overlap with structure 6 | overlap with structure 6 | Not Exceeding 3.5 m ; 1 Storey |
| 5 | Storage | overlap with structure 6 | overlap with structure 6 | Not Exceeding 3.5 m ; 1 Storey |
| 6 | Metal Heat Shelter | 220 | 220 | Not Exceeding 8 m ; 1 Storey |
| Total | | 220 | 236 | |

根據城市規劃條例第 16 條作出規劃許可申請
擬在元朗米埔丈量約份第 104 約地段第 3278 號餘段
作為期三年的臨時汽車維修工場連附屬辦公室及儲物用途

預計私家車進出流量報告

(星期一至星期六)

| 時間 | 進入 (輛) | 離開 (輛) |
|-------------------|----------|----------|
| 10 : 00 - 11 : 00 | 0 | 0 |
| 11 : 00 - 12 : 00 | 1 | 0 |
| 12 : 00 - 13 : 00 | 0 | 0 |
| 13 : 00 - 14 : 00 | 1 | 1 |
| 14 : 00 - 15 : 00 | 0 | 0 |
| 15 : 00 - 16 : 00 | 0 | 0 |
| 16 : 00 - 17 : 00 | 0 | 1 |
| 17 : 00 - 18 : 00 | 0 | 0 |
| 合計(輛) | 2 | 2 |

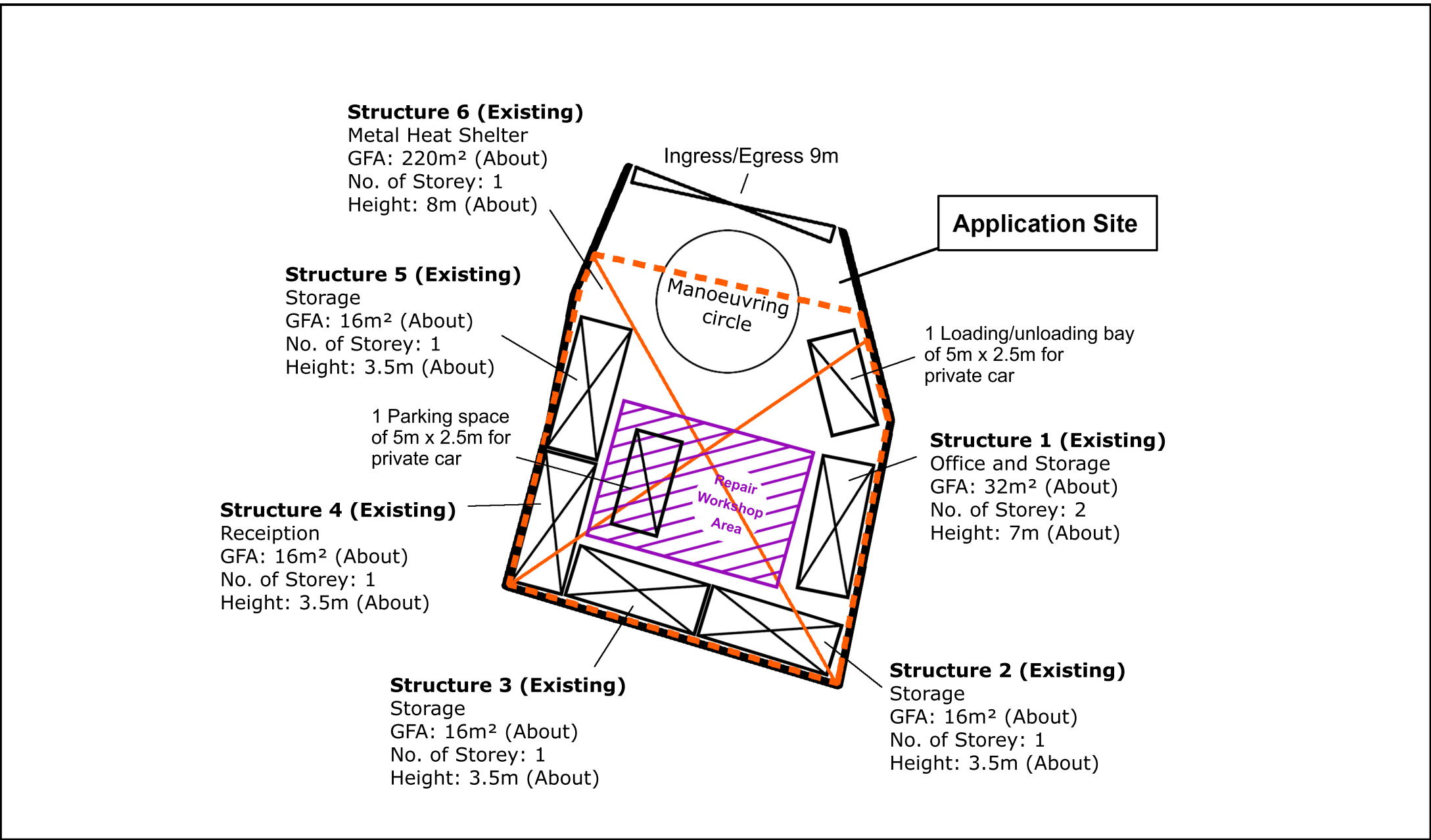


Project 項目名稱:
Proposed Temporary Vehicle Repair Workshop with Ancillary Office and Storage Use for a Period of 3 Years at Lot 3278 RP in D.D. 104, Mai Po, Yuen Long

Drawing Title 圖紙標題:
Location Plan

Drawing No. 圖號:

Remarks 備註:
 ●●● Vehicular access leading from Fairview Park Boulevard






Project 項目名稱:
Proposed Temporary Vehicle Repair Workshop with Ancillary Office and Storage Use for a Period of 3 Years at Lot 3278 RP in D.D. 104, Mai Po, Yuen Long

Drawing Title 圖紙標題:
Layout Plan

Drawing No. 圖號:

Remarks 備註:

-  Metal Heat Shelter
-  Structure
-  Private Car

Urgent Return receipt Expand Group Restricted Prevent Copy

Chloe Kit Ying LEUNG/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月20日星期二 11:18
收件者: tpbpd/PLAND
副本: Chloe Kit Ying LEUNG/PLAND
主旨: 規劃申請編號 A/YL-MP/405 : 補充文件 (Swept Path Analysis)
附件: A_YL-MP_405_Swept Path.pdf
類別: Internet Email

城規會/規劃處：

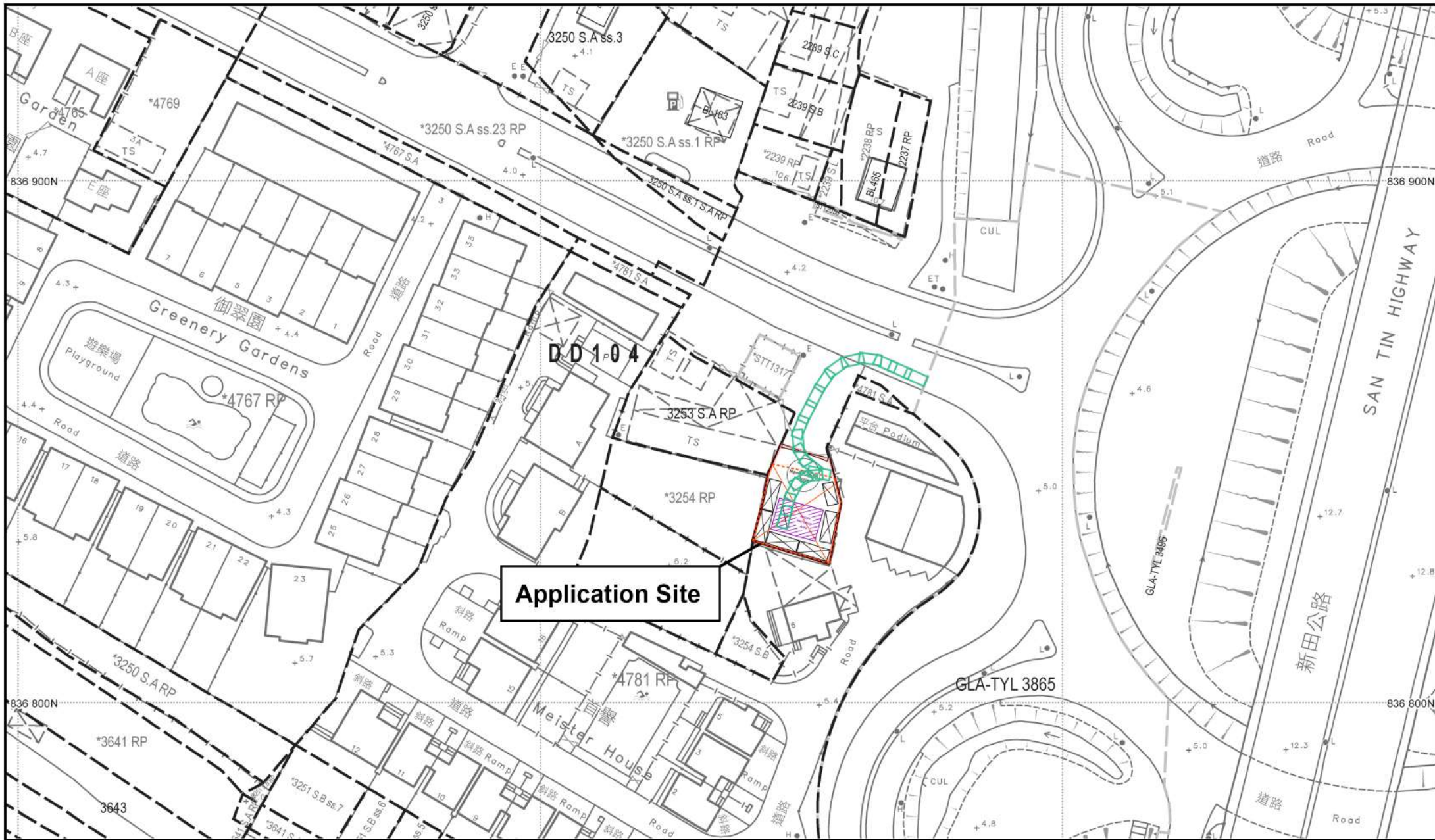
大家好。

有關規劃申請編號： A/YL-MP/405，現附上補充文件，請查收。

如有什麼問題，請隨時聯絡我。

謝謝。

Ms Chong
[REDACTED]



Application Site



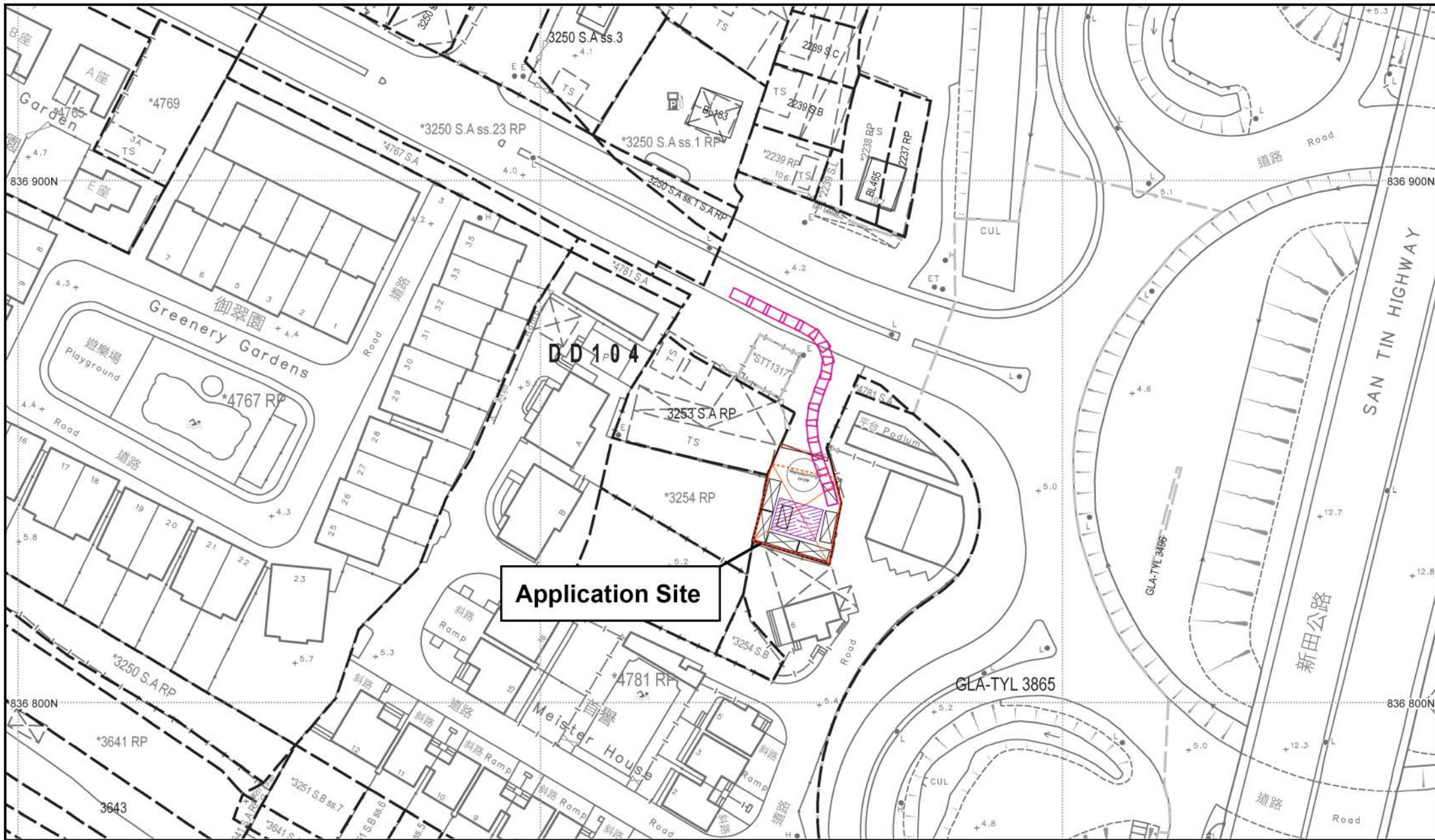
Project 項目名稱:
Proposed Temporary Vehicle Repair Workshop with Ancillary Office and Storage Use for a Period of 3 Years at Lot 3278 RP in D.D. 104, Mai Po, Yuen Long

Drawing Title 圖紙標題:
Swept Path (IN) 2

Drawing No. 圖號:
20240519

Remarks 備註:

- Private car In
- Private car Out



Application Site



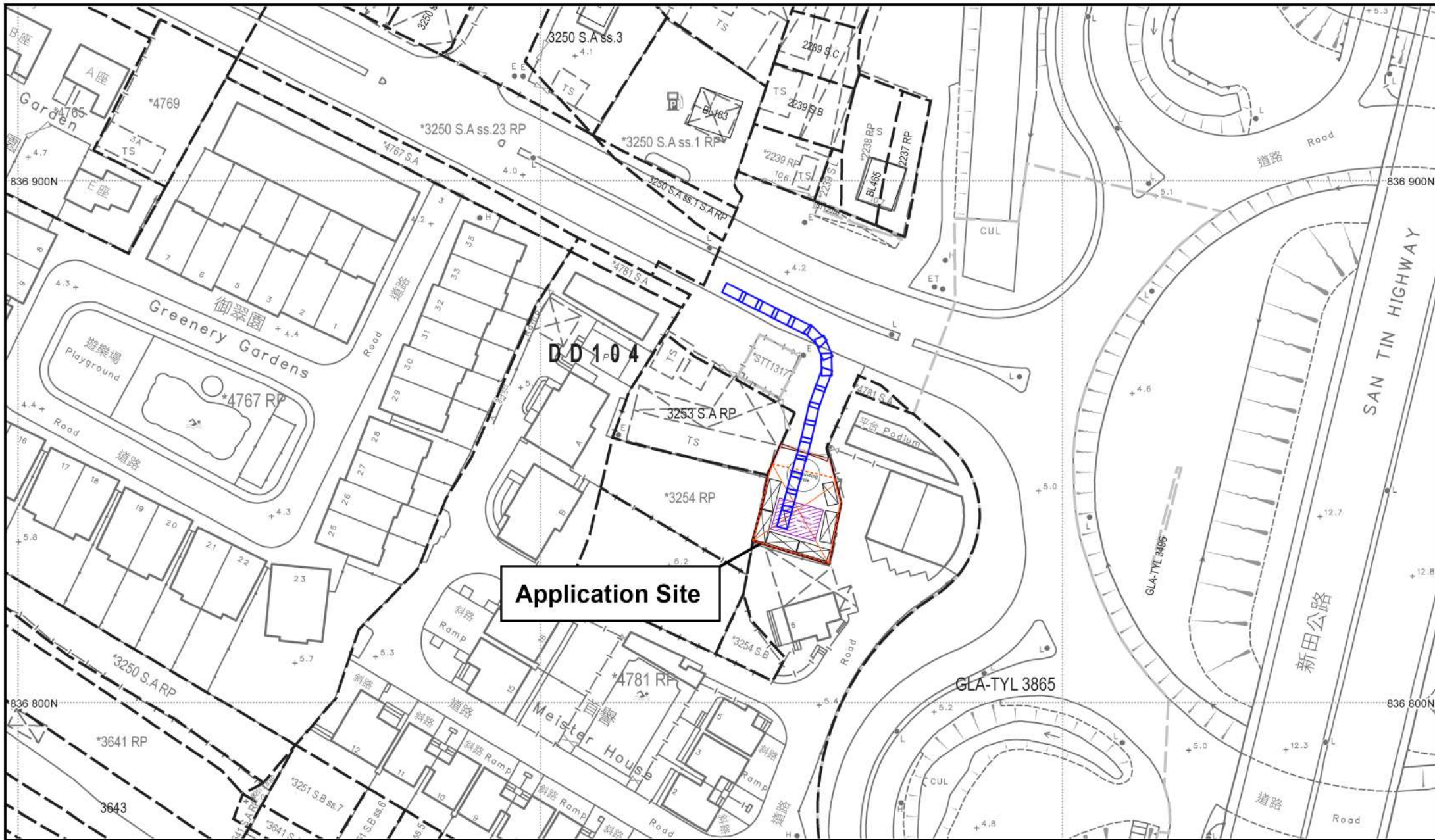
Project 項目名稱:
Proposed Temporary Vehicle Repair Workshop with Ancillary Office and Storage Use for a Period of 3 Years at Lot 3278 RP in D.D. 104, Mai Po, Yuen Long

Drawing Title 圖紙標題:
Swept Path (OUT)

Drawing No. 圖號:
20240519

Remarks 備註:

- Private car In
- Private car Out



Application Site



Project 項目名稱:
Proposed Temporary Vehicle Repair Workshop with Ancillary Office and Storage Use for a Period of 3 Years at Lot 3278 RP in D.D. 104, Mai Po, Yuen Long

Drawing Title 圖紙標題:
Swept Path (OUT) 2

Drawing No. 圖號:
20240519

Remarks 備註:
□ Private car In
□ Private car Out

From: [REDACTED]
Sent: 2026年03月05日星期四 9:31
To: tpbpd/PLAND
Cc: Jessie Sin Yee LAU/PLAND
Subject: s16 No. A/YL-MP/405 : 補充文件
Attachments: Approved Drainage Proposal.pdf; Approved FS Plan.pdf
Categories: Internet Email

城規會/規劃處：

大家好。

有關規劃申請編號：A/YL-MP/405，現附上補充文件，請查收。
(之前批准的排水建議書和消防裝置建議書。)

如有什麼問題，請隨時聯絡我。

謝謝。

[REDACTED]

Temporary Drainage Proposal (Issue 2)

1. Comments from DSD/MN

| | Comments | Response |
|-----|---|--|
| 1. | Please advise with supporting guideline why North District Area is adopted. | Noted and revised to HKO headquarter. |
| 2. | SDM Corrigendum No. 1/2022 and 1/2024 should be considered. | Noted with thanks. |
| 3. | Peripheral drains should be provided for the application site to collect surface runoff. | Noted and surface channel UC3A is added. Please refer to updated Appendix D. |
| 4. | Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected. | Please be advised that no site formation/ land filling will be carried out. |
| 5. | Please advise and indicate where is CP3. | Noted and appendix D is updated. |
| 6. | Please provide evidence to show the dimension of existing 475UC. | Please refer to updated Appendix C. |
| 7. | The cover and invert levels of the proposed u-channels and catchpits should be shown on the drainage plan. | Noted and appendix D is updated. |
| 8. | The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, Drainage Services Department noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction /improvement /modification works and the operation of the drainage can be practicably implemented. | Noted and the owner of the existing drainage facilities will be identified and notified. |
| 9. | Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site. | Noted and adequate opening will be provided to intercept the existing overland flow passing through the site |
| 10. | Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. | Noted and please refer to updated Appendix D. |
| 11. | The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. | Noted with thanks. |
| 12. | The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek Lands Department's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s). | Noted with thanks. |

TEMPORARY DRAINAGE PROPOSAL



Temporary Drainage Proposal for
Proposed Temporary Vehicle Repair Workshop with Ancillary
Office and Storage Use for a Period of 3 Years at
Lot 3278 RP in D.D 104, Mai Po Yuen Long, New Territories

Approved Drainage Proposal
s16 No. : A/YL-MP/405

Content Page

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| 1.2. | Report Structure | 3 |
| 2. | Development Proposal | 4 |
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| 3.3. | Summary of Assessment Assumptions | 6 |
| 4. | Potential Drainage Impact | 7 |
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Appendix

Appendix A Site Location

Appendix B Layout Plan

Appendix C Location and Photos of the Existing Drainage System

Appendix D1 Proposed Drainage Arrangement

Appendix D2 Sections of Proposed Drainage Arrangement

Appendix E1 Design Calculation on proposed U channel

Appendix E2 Design Checking on Existing U channel

Appendix F Typical designs of the U-channels and Catchpits

1. Introduction

This report presents the temporary drainage proposal for proposed vehicle repair workshop with ancillary office and storage use for a period of 3 years at Lot 3278 RP in D.D 104, Mai Po, Yuen Long, New Territories. For site location, please refer to **Appendix A**.

1.1. Objectives of the Report

This report shall be prepared to include the following:

- Identify the potential drainage impact assessment from the proposed application site
- Recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

1.2. Report Structure

The report contains the following sections:

- Section 1 on Introduction;
- Section 2 on Development Proposal;
- Section 3 on Assessment Methodology;
- Section 4 on Potential Drainage Impact; and /
- Section 5 on Conclusion

2. Development Proposal

2.1. Existing Site Conditions

The application site is located in Mai Po, Yuen Long, New Territories, with a total area of around 267 m^2 . The existing ground level varying between + 5.51 mPD and + 4.38 mPD. The site layout plan is provided in **Appendix B**.

The applied development is for vehicle repair workshop with ancillary office and storage use. The type of application is the temporary use/development in rural areas for a period of 3 years. The application site is located at Lot 3278 RP in D.D 104, Mai Po, Yuen Long, New Territories.

The application site is less than 1 ha in size and neither fall within flood prone areas such as lowlying areas and flooding blackspots nor involve pond filling and substantial earth filling, so it is regarded as simple site. There is an existing 475mm U channel in vicinity of the site that can be discharged to, the location and photos of the existing 475m U channel is shown in **Appendix C** .

3. Assessment Methodology

3.1. Calculation Methodology for Runoff

According to **Section 6.6.2 of the Storm Drainage Manual (SDM)**, an "Urban Drainage Branch System" refers to a network of interconnected drains that collect rainwater runoff from an urban area and transport it to a trunk drain, river, or sea. In simpler terms, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.

Referring to SDM, since the proposed U-channels have dimensions smaller than 1.8m, the drainage system would be classified as an urban drainage branch. It is recommended to design the system with a return period of 50 years to ensure its adequacy in managing stormwater drainage.

To calculate the peak instantaneous runoff values before and after the development, the Rational Method with recommended physical parameters including runoff coefficient (C) and storm constants for different return periods are adopted referred to the SDM.

The Rational Method is adopted for hydraulic analysis and the peak runoff is calculated based on the following equation:

$$Q_p = 0.278 Ci A$$

where Q_p = Peak Runoff, m^3/s

C = Runoff Coefficient

i = Rainfall Intensity, mm/hr

A = Catchment Area, km^2

The total area of the site will account for $267 m^2$. The runoff coefficient of 1 is assumed.

Based on the storm constants for the 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix E**.

3.2. Calculation Methodology for Capacity Checking

Since the catchment areas are less than 1ha, surface U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the existing 475m U channel and then the urban drainage system in vicinity of the site via the proposed U-channel.

For the worst-case scenario, bad condition of concrete u channel is assumed for the Manning's roughness coefficient i.e coefficient value is 0.016 for calculating capacities of concrete U-channel using Manning's Equation. The recommended roughness values k_s for concrete channels with float finish is 3.3 mm under normal condition.

Manning's Equation for calculating the channel and pipe capacities is adopted for this analysis:

$$V = \frac{R^{2/3} S^{1/2}}{n}$$

where V = mean velocity, m/s

S = slope of the total energy line

n = Manning's roughness coefficient

R = hydraulic radius, m

3.3. Summary of Assessment Assumptions

The assumptions of the Drainage Proposal are summarized below for ease of reference:

- 50 years return period is adopted;
- Runoff coefficient of 1 for the paved area is assumed;
- Storm constants for 50 years return periods of HKO Headquarter
- Manning's roughness coefficient of 0.016 for the proposed concrete U-channels and concrete pipe are adopted; and

4. Potential Drainage Impact

4.1. Change in Drainage Characteristics

There is no recorded existing drainage provision inside the current site, the collected stormwater was discharged as surface runoff leading to the existing U channel near the site before the development.

The total area of the site will account for 267 m^2 . For conservative approach, it will count as 1 catchment area for the whole development area and peripheral drains are proposed for the application site.

The adjacent sites have adequate drainage facilities and no record of flooding for the application site has been found. To manage the stormwater flows after developing the site, this drainage proposal detailed the proposed drainage system consisting of a set of U-channels for diverting stormwater flows to avoid causing flooding to the site.

Since there are no changes in drainage characteristics, it is considered that the drainage discharge from the application site will not cause adverse impact to the entire downstream drainage system. For conservative approach, calculation for demonstrating the existing drainage system has adequate spare capacity is attached in **Appendix E2**.

4.2. Potential Drainage Impact

The runoff from the application site is proposed to be collected by U-channels along the boundary of the low sides and discharged to the terminate catchpit with sand trap, and eventually lead to the existing 475mm U channel in vicinity of the site. The details of the proposed drainage works are illustrated in **Appendix D1 and D2**.

For conservative approach, the critical scenario is considered for collecting all the flow in the catchment area leading to the 200 mm U-channel. The design calculations of the proposed U- channels are calculated as detailed in **Appendix E1**. Typical designs of the U-channels and Catchpits are shown in **Appendix F**.

The design runoff arising from the proposed application site is to be discharged into the proposed 200 mm U-channel. The calculations is summarized in **Table 1**

| U -channel | Catchment Area¹ (m²) | Proposed U-channel Size (mm) | Estimated Peak Runoff (m³/s) | Capacity (%) |
|-------------------|---|-------------------------------------|--|---------------------|
| UC1 | 267 | 200 | 0.022 | 26% |
| UC2 | 267 | 200 | 0.022 | 45% |
| UC3A | 267 | 200 | 0.022 | 27% |
| UC3 | 267 | 200 | 0.023 | 35% |
| UC4 | 267 | 200 | 0.024 | 64% |

Table 1 Summary of Estimated Runoffs and Proposed U-channel Size

¹Assume catchment area is equal to site area for conservative approach

5. Conclusion

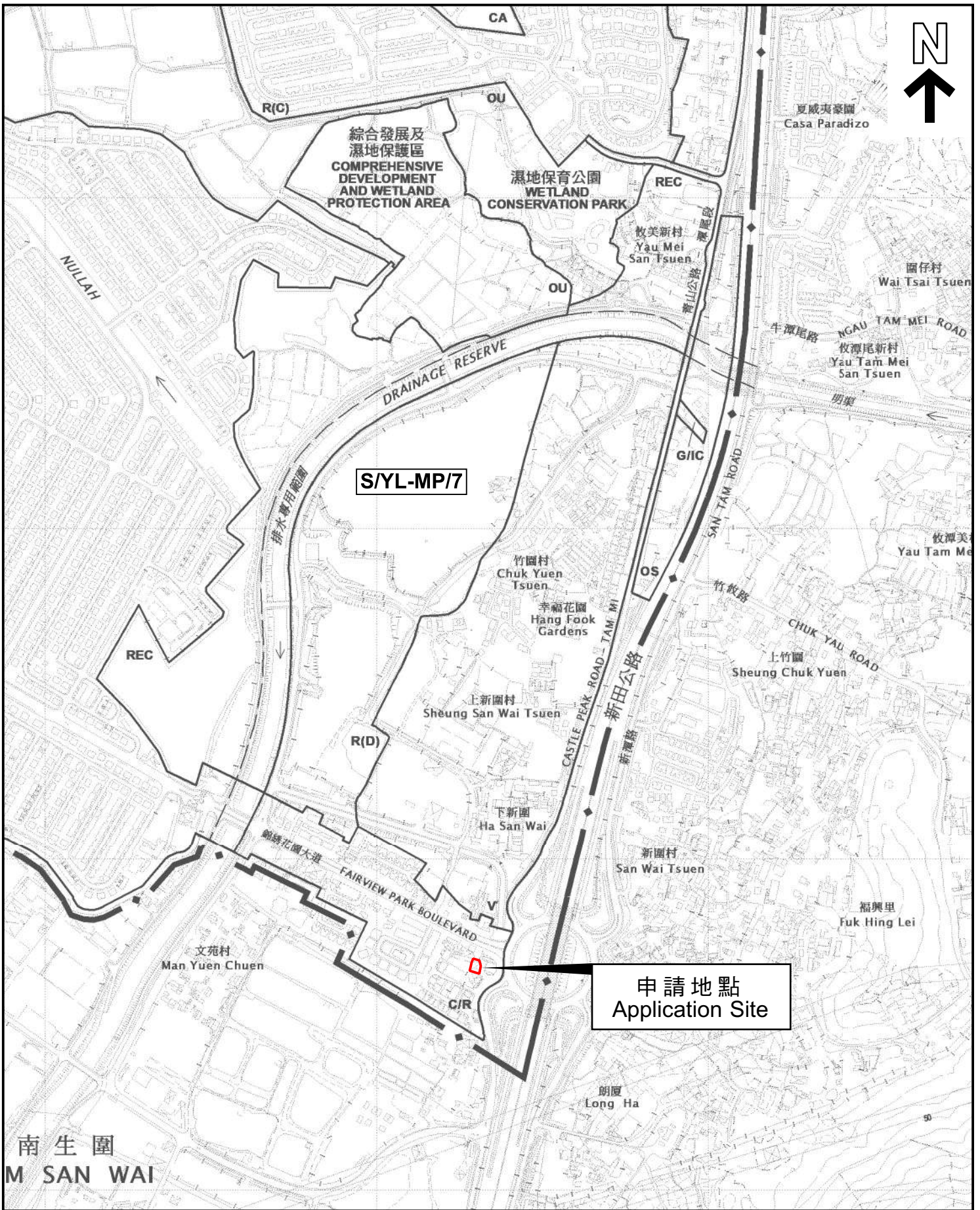
A temporary drainage proposal has been designed for proposed vehicle repair workshop with ancillary office and storage use for a period of 3 years at Lot 3278 RP in D.D 104, Mai Po, Yuen Long, New Territories.

In the design calculation, 200 mm U-channel found adequate and proposed to convey at the peak runoff under the 50 years return period from the application site.

The adjacent sites have adequate drainage facilities, and no record of flooding has been found. The stormwater collected from this application site is proposed to be discharged to the existing 475 U channel in vicinity of the site without overloading the existing drainage system.

To manage the stormwater flows after developing the site, this drainage proposal detailed the proposed drainage system consisting of a set of U-channels and catchpits diverting stormwater flows to avoid causing flooding to the site.

APPENDIX A



本摘要圖於2024年5月27日擬備，
 所根據的資料為於2024年3月8日
 展示的分區計劃大綱圖編號 S/YL-MP/7
 EXTRACT PLAN PREPARED ON 27.5.2024
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-MP/7 EXHIBITED ON 8.3.2024

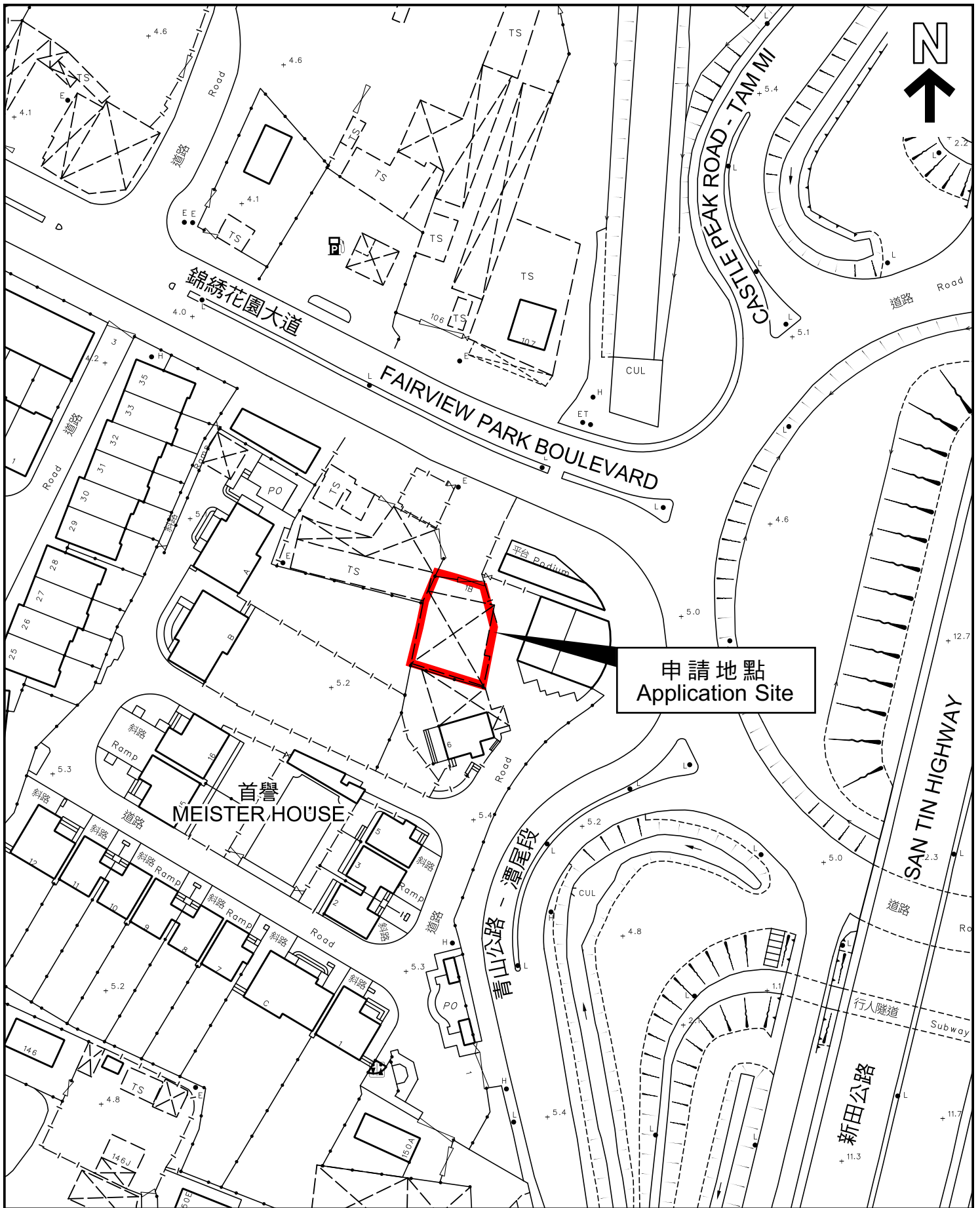
位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
 METRES

申請地點界線只作識別用
 APPLICATION SITE BOUNDARY
 FOR IDENTIFICATION PURPOSE ONLY

參考編號
 REFERENCE No.
A/YL-MP/366



申請地點
Application Site

本摘要圖於2024年5月27日擬備，
所根據的資料為測量圖編號2-SE-21B
EXTRACT PLAN PREPARED ON
27.5.2024 BASED ON SURVEY SHEET
No. 2-SE-21B

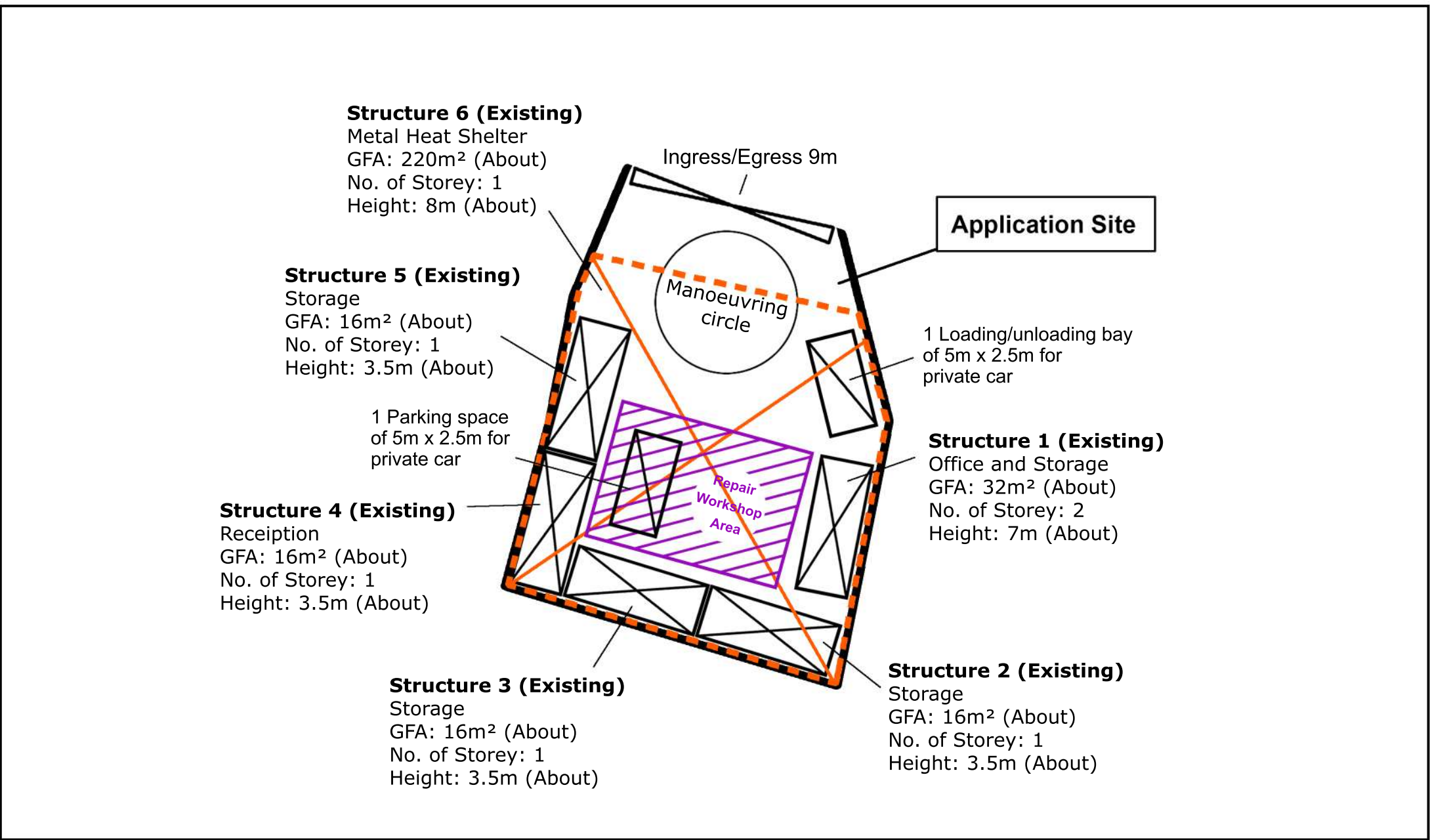
平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-MP/366

APPENDIX B



Structure 6 (Existing)
 Metal Heat Shelter
 GFA: 220m² (About)
 No. of Storey: 1
 Height: 8m (About)

Structure 5 (Existing)
 Storage
 GFA: 16m² (About)
 No. of Storey: 1
 Height: 3.5m (About)

1 Parking space
 of 5m x 2.5m for
 private car

Structure 4 (Existing)
 Reception
 GFA: 16m² (About)
 No. of Storey: 1
 Height: 3.5m (About)

Structure 3 (Existing)
 Storage
 GFA: 16m² (About)
 No. of Storey: 1
 Height: 3.5m (About)

Application Site

1 Loading/unloading bay
 of 5m x 2.5m for
 private car

Structure 1 (Existing)
 Office and Storage
 GFA: 32m² (About)
 No. of Storey: 2
 Height: 7m (About)

Structure 2 (Existing)
 Storage
 GFA: 16m² (About)
 No. of Storey: 1
 Height: 3.5m (About)






Project 項目名稱:
 Proposed Temporary Vehicle Repair Workshop with
 Ancillary Office and Storage Use for a Period of 3 Years
 at Lot 3278 RP in D.D. 104, Mai Po, Yuen Long

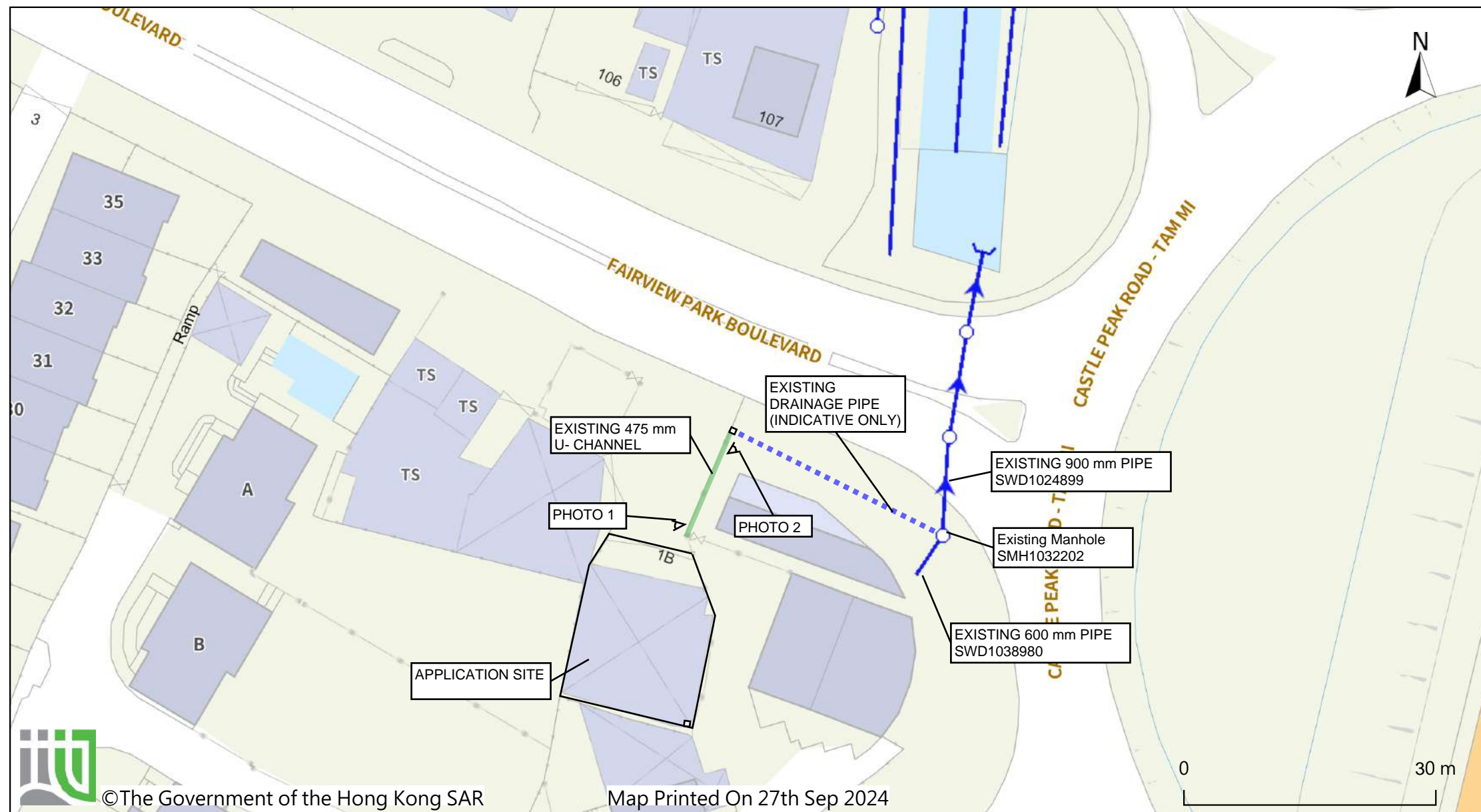
Drawing Title 圖紙標題:
 Layout Plan

Drawing No. 圖號:
 20240322

Remarks 備註:

-  Metal Heat Shelter
-  Structure
-  Private Car

APPENDIX C





EXISTING 475 mm U-CHANNEL

PHOTO 1



EXISTING 775 mm U-CHANNEL

PHOTO 2



井蓋·梳冷渠蓋
及其他產品類

合豐鐵工廠有限公司

HOP FUNG IRON WORKS LTD.

專營生鐵排污產品

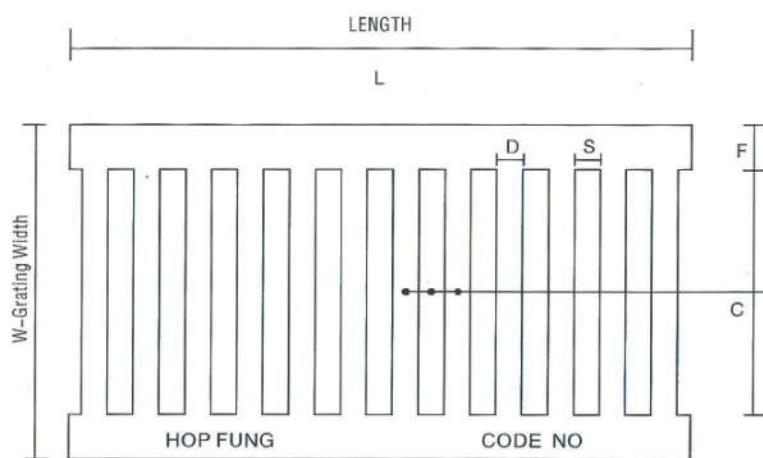
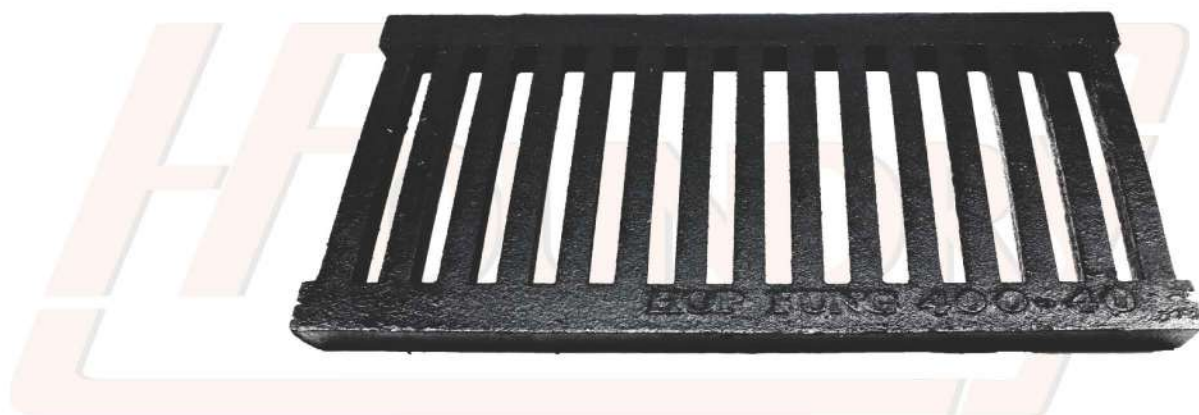
Cast Iron Drainage Product Specialist

生鐵排骨型疏冷

Cast iron channel surface grating (slot type)



* Cast iron material conform with tensile test
BS1452 grade 150
BSEN 1561 grade EN-GJL 150



* 生鐵疏冷尺寸繁多未能盡錄，歡迎來電查詢。

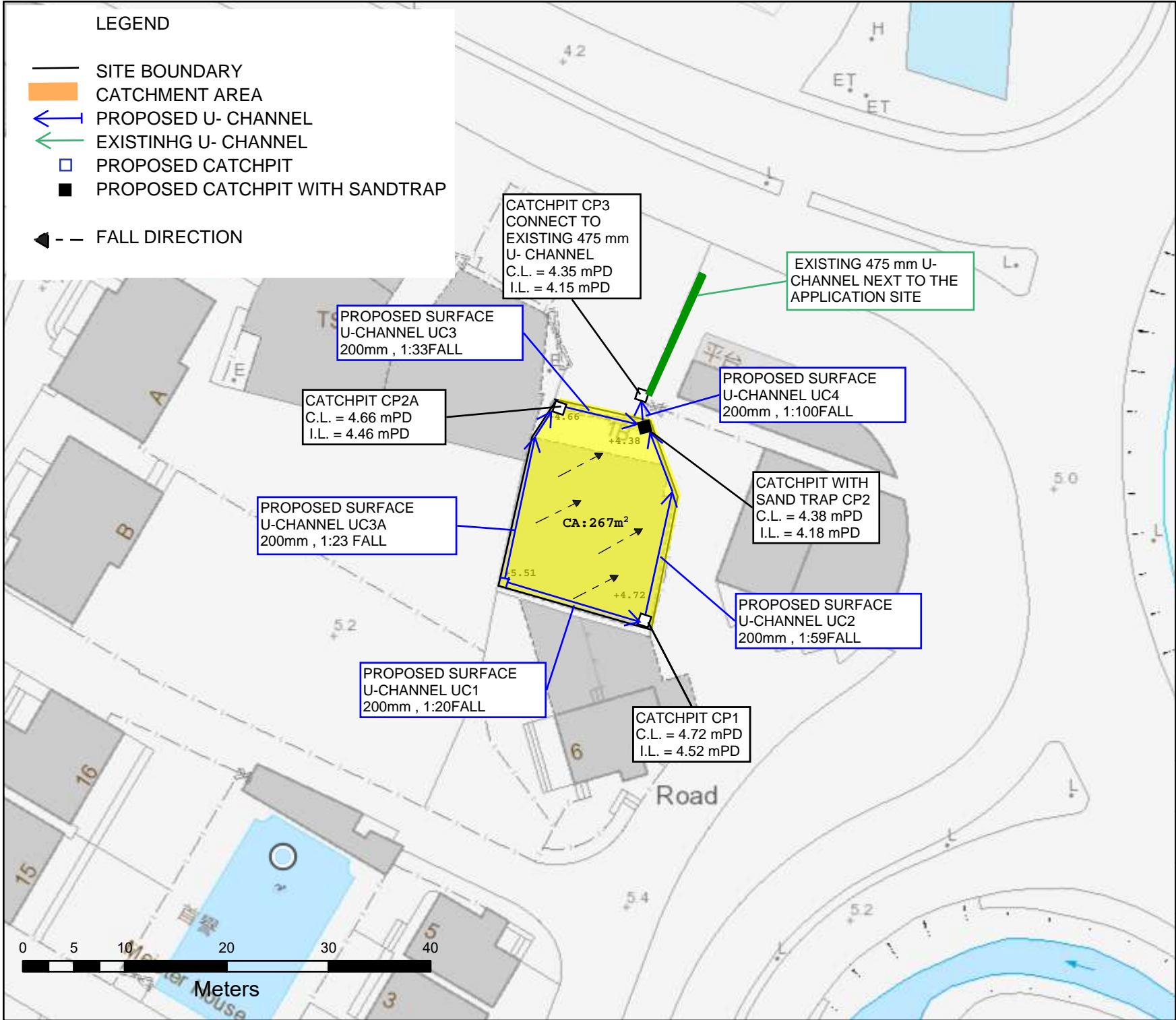
| 貨品編號 Item code | 貨品名稱 Item name | 寬 Width (W) | 長 Length (L) | 厚 Thickness (T) | 渠寬 Width of U-Channel (C) | 鐵位 Bar (D) | 去水 Slot (S) | 覆位 Fringe (F) |
|-------------------|---|-------------------|--------------------|-----------------------|------------------------------------|------------------|-------------------|---------------------|
| G15060013 | 疏冷 150 x 600 x 13mm Cast iron grating (slot type) 150 x 600 x 13mm | 150 | 600 | 13 | 110 | 13 | 10 | 20 |
| G15060020 | 疏冷 150 x 600 x 20mm Cast iron grating (slot type) 150 x 600 x 20mm | 150 | 600 | 20 | 90 | 15 | 17 | 30 |
| G20060013 | 疏冷 200 x 600 x 13mm Cast iron grating (slot type) 200 x 600 x 13mm | 200 | 600 | 13 | 140 | 13 | 10 | 30 |
| G20060020 | 疏冷 200 x 600 x 20mm Cast iron grating (slot type) 200 x 600 x 20mm | 200 | 600 | 20 | 150 | 15 | 15 | 25 |
| G20060025 | 疏冷 200 x 600 x 25mm Cast iron grating (slot type) 200 x 600 x 25mm | 200 | 600 | 25 | 144 | 20 | 20 | 28 |
| G25060013 | 疏冷 250 x 600 x 13mm Cast iron grating (slot type) 250 x 600 x 13mm | 250 | 600 | 13 | 160 | 13 | 10 | 45 |
| G25060020 | 疏冷 250 x 600 x 20mm Cast iron grating (slot type) 250 x 600 x 20mm | 250 | 600 | 20 | 190 | 15 | 17 | 30 |
| G25060025 | 疏冷 250 x 600 x 25mm Cast iron grating (slot type) 250 x 600 x 25mm | 250 | 600 | 25 | 180 | 20 | 20 | 35 |
| G30060020 | 疏冷 300 x 600 x 20mm Cast iron grating (slot type) 300 x 600 x 20mm | 300 | 600 | 20 | 224 | 20 | 20 | 38 |
| G30060025 | 疏冷 300 x 600 x 25mm Cast iron grating (slot type) 300 x 600 x 25mm | 300 | 600 | 25 | 224 | 20 | 20 | 38 |
| G31560013 | 疏冷 315 x 600 x 13mm Cast iron grating (slot type) 315 x 600 x 13mm | 315 | 600 | 13 | 225 | 13 | 10 | 45 |
| G31560020 | 疏冷 315 x 600 x 20mm Cast iron grating (slot type) 315 x 600 x 20mm | 315 | 600 | 20 | 225 | 20 | 20 | 45 |
| G31560025 | 疏冷 315 x 600 x 25mm Cast iron grating (slot type) 315 x 600 x 25mm | 315 | 600 | 25 | 225 | 20 | 20 | 45 |
| G31560050 | 疏冷 315 x 600 x 50mm Cast iron grating (slot type) 315 x 600 x 50mm | 315 | 600 | 50 | 225 | 20 | 20 | 45 |
| G39060013 | 疏冷 390 x 600 x 13mm Cast iron grating (slot type) 390 x 600 x 13mm | 390 | 600 | 13 | 300 | 13 | 10 | 45 |
| G39060025 | 疏冷 390 x 600 x 25mm Cast iron grating (slot type) 390 x 600 x 25mm | 390 | 600 | 25 | 300 | 20 | 20 | 45 |
| G39060050 | 疏冷 390 x 600 x 50mm Cast iron grating (slot type) 390 x 600 x 50mm | 390 | 600 | 50 | 300 | 20 | 20 | 45 |
| G46560013 | 疏冷 465 x 600 x 13mm Cast iron grating (slot type) 465 x 600 x 13mm | 465 | 600 | 13 | 375 | 13 | 10 | 45 |
| G46560020 | 疏冷 465 x 600 x 20mm Cast iron grating (slot type) 465 x 600 x 20mm | 465 | 600 | 20 | 375 | 20 | 20 | 45 |
| G46560050 | 疏冷 465 x 600 x 50mm Cast iron grating (slot type) 465 x 600 x 50mm | 465 | 600 | 50 | 375 | 20 | 20 | 45 |
| G54060025 | 疏冷 540 x 600 x 25mm Cast iron grating (slot type) 540 x 600 x 25mm | 540 | 600 | 25 | 450 | 20 | 20 | 45 |
| G61560025 | 疏冷 615 x 600 x 25mm Cast iron grating (slot type) 615 x 600 x 25mm | 615 | 600 | 25 | 525 | 20 | 20 | 45 |

* 鑄造產品存在誤差，以上數據僅供參考，所有尺寸以實物為準。

APPENDIX D

LEGEND

- SITE BOUNDARY
- ▭ CATCHMENT AREA
- ← PROPOSED U- CHANNEL
- ← EXISTING U- CHANNEL
- ▭ PROPOSED CATCHPIT
- PROPOSED CATCHPIT WITH SANDTRAP
- ◀ -- FALL DIRECTION



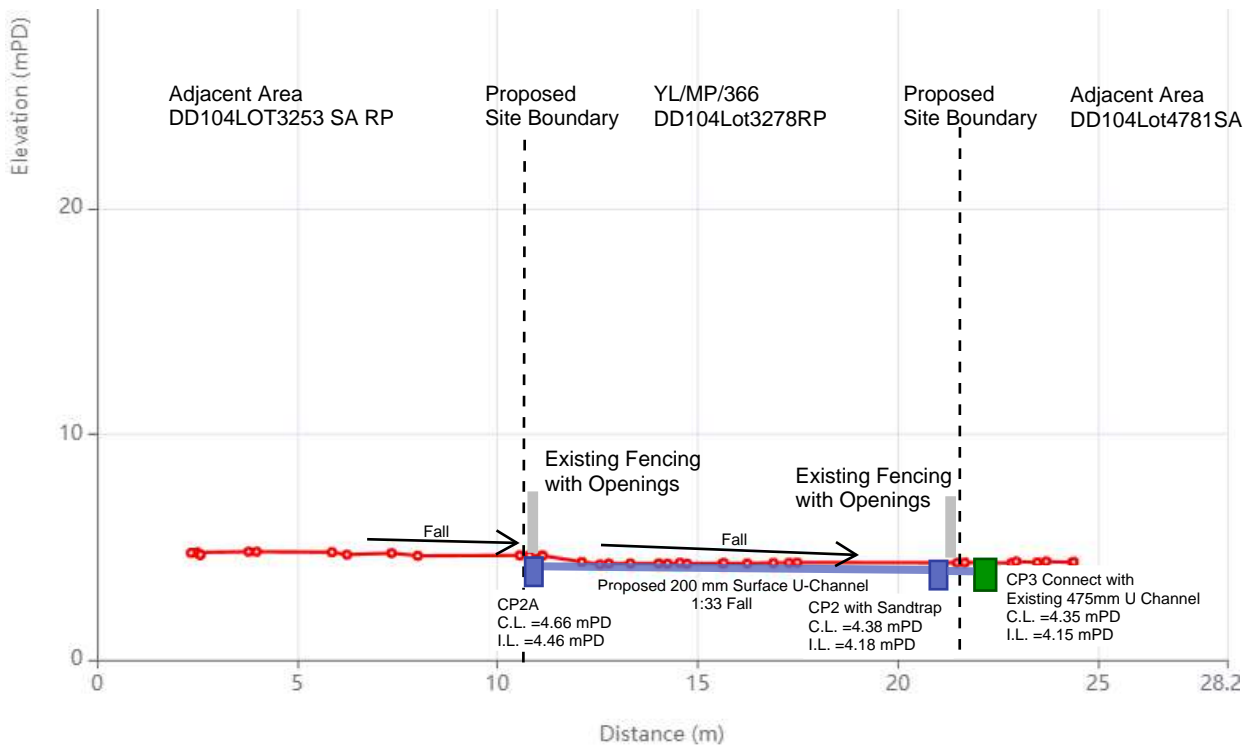
SITE PLAN

PROJECT :
TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE AND STORAGE USE FOR A PERIOD OF 3 YEARS IN LOT 3278 RP IN D.D. 104, MAI PO, YUEN LONG

DRAWING TITLE:
PROPOSED DRAINAGE WORKS

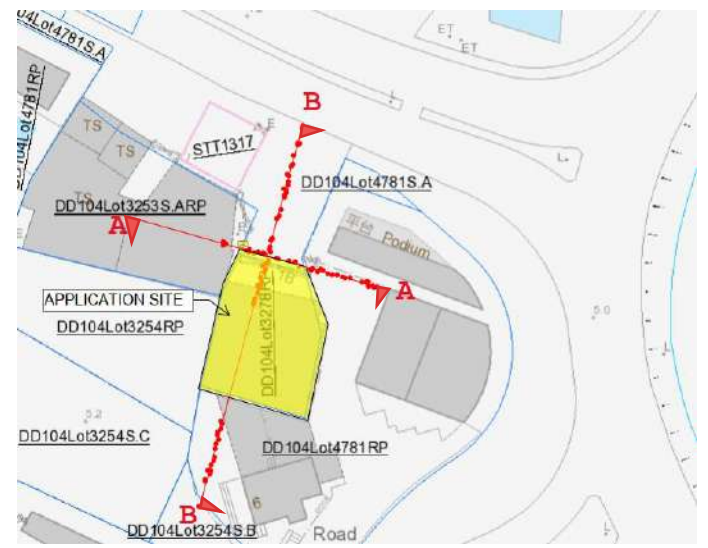
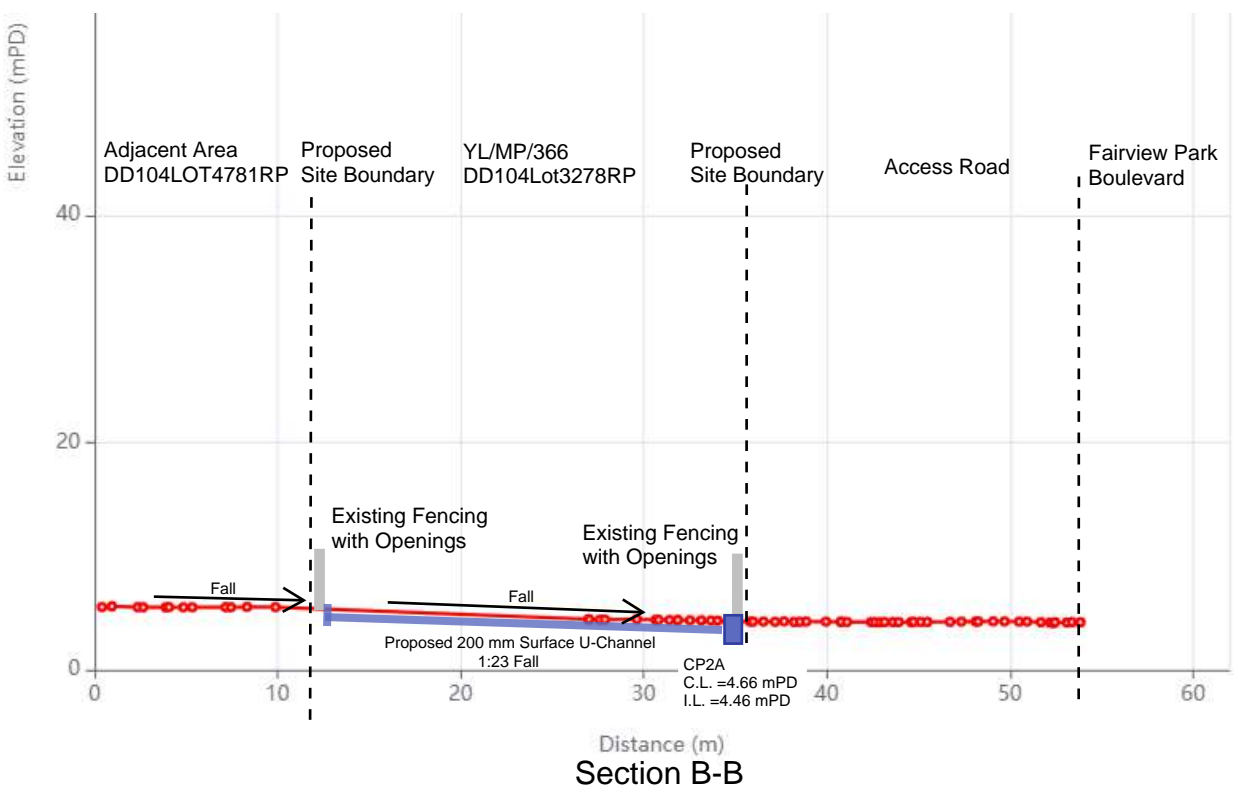
ISSUE 2

| | |
|--------------|------------|
| Scale | 1:500 |
| Date | 25/11/2024 |



Appendix D2 Sections of Application site

Survey Data from
<https://ginfo.cedd.gov.hk/3DGInfo/index.html>
 30 Nov 2024



APPENDIX E1

| | | | |
|---|--|--------------|------------|
| Calculation Sheet | | Date: | 2024-12-03 |
| Project Title: | | Project No.: | YL-MP-336 |
| Temporary Vehicle Repair Workshop with Ancillary Office and Storage Use for a Period of 3 Years in Lot 3278 RP in D.D. 104, Mai Po, Yuen Long | | Designed by: | RF |
| | | Appendix : | E |
| | | Sheet No.: | 1 |

Design for Proposed U Channel for Development Area

| Catchpit No. | | Catchment | | | | Level | | | | U Channel | | | | | | | | | | Manning's Equation | | | | | | |
|--------------|----------|------------------------------|-------------------------------|----------------|-------------------|----------------|----------------|----------------|----------------|-----------|------------|------------|----------|--------------|------------------------------------|--------------------|--------------------|---------------|---------------------------|---|----------------|------------------------------------|------------------------------|------------------------------|--------------------------------|----------------|
| From (U/S) | To (D/S) | Incr. Area (m ²) | Accum. Area (m ²) | Runoff Coef. C | Ave. Slope / 100m | U/S G.L. (mPD) | D/S G.L. (mPD) | U/S I.L. (mPD) | D/S I.L. (mPD) | Material | Width (mm) | Depth (mm) | Lgth (m) | Grad. (1 in) | U Channel Area A (m ²) | Wetted Peri.P (mm) | Hyd. Radius R (mm) | Mng's Coef. n | Vel. V at Full Bore (m/s) | Cap. Q _o (m ³ /s) | Velocity Check | Time of Conc. t _c (min) | Rainfall Intensity i (mm/hr) | Runoff Q (m ³ /s) | Capacity % (Q/Q _o) | Capacity Check |
| - | CP1 | 0 | 267 | 1 | 2 | 5.51 | 4.72 | 5.31 | 4.52 | CO | 200 | 200 | 15.6 | 20 | 0.04 | 0.51 | 0.07 | 0.016 | 2.376 | 0.085 | OK | 1.124 | 298.42 | 0.022 | 26% | OK |
| CP1 | CP2 | 0 | 267 | 1 | 1 | 4.72 | 4.38 | 4.52 | 4.18 | CO | 200 | 200 | 20.1 | 59 | 0.04 | 0.51 | 0.07 | 0.016 | 1.373 | 0.049 | OK | 1.152 | 297.73 | 0.022 | 45% | OK |
| - | CP2A | 0 | 267 | 1 | 2 | 5.51 | 4.66 | 5.31 | 4.46 | CO | 200 | 200 | 19.4 | 23 | 0.04 | 0.51 | 0.07 | 0.016 | 2.210 | 0.079 | OK | 1.397 | 292.11 | 0.022 | 27% | OK |
| CP2A | CP2 | 0 | 267 | 1 | 1 | 4.66 | 4.38 | 4.46 | 4.18 | CO | 200 | 200 | 9.3 | 33 | 0.04 | 0.51 | 0.07 | 0.016 | 1.832 | 0.065 | OK | 0.769 | 307.41 | 0.023 | 35% | OK |
| CP2 | CP3 | 0 | 267 | 1 | 1 | 4.38 | 4.35 | 4.18 | 4.15 | CO | 200 | 200 | 3 | 100 | 0.04 | 0.51 | 0.07 | 0.016 | 1.056 | 0.038 | OK | 0.248 | 322.78 | 0.024 | 64% | OK |

Formulae:

$t_c = t_o + t_f$
 where t_o = Inlet Time = 1.124 min
 t_f = Flow Time = $\frac{\text{Pipe Length}}{\text{Flow Velocity}}$

$V = \frac{R^{2/3} s^{1/2}}{n}$ for Manning's Equation
 where g = Gravitational Acceleration = 9.81 m/s²
 R = Hydraulic Radius
 s = Frictional Slope
 k_s = Surface Roughness =

| | | | |
|------|--------|--------------|----|
| 3.3 | mm for | concrete | CO |
| 0.06 | mm for | cast iron | CI |
| 0.6 | mm for | ductile iron | DI |

 Ref. DSD SDM Table 14
 n = Kine. Viscosity = 1.141E-06 m²/s
 n = Manning's Coef. =

| | | | |
|-------|-----|--------------|----|
| 0.016 | for | concrete | CO |
| 0.015 | for | cast iron | CI |
| 0.015 | for | ductile iron | DI |

 Ref. DSD SDM Table 13

$Q_o = (\rho D^2/4)V$

$i = \frac{a}{(t_c + b)^c}$ for **HKO Headquarters**
 where a = 505.5 for a return period of 50 years
 b = 3.29
 c = 0.355 Ref. DSD SDM Table 3d

$Q = 0.278 * C_i A$
 where C = Runoff Coefficient
 A = Catchment Area

APPENDIX E2

| | | | |
|---|--|--------------|------------|
| Calculation Sheet | | Date: | 2024-09-27 |
| Project Title: | | Project No.: | YL-MP-336 |
| Temporary Vehicle Repair Workshop with Ancillary Office and Storage Use for a Period of 3 Years in Lot 3278 RP in D.D. 104, Mai Po, Yuen Long | | Designed by: | RF |
| | | Appendix : | E |
| | | Sheet No.: | 2 |

Design for Proposed U Channel for Development Area

| Catchpit No. | | Catchment | | | | Level | | | | | U Channel | | | | | | | Manning's Equation | | | | | | | | | |
|--------------|----------|------------------------------|-------------------------------|----------------|-------------------|----------------|----------------|----------------|----------------|----------|------------|------------|----------|--------------|------------------------------------|--------------------|--------------------|--------------------|---------------------------|---|----------------|------------------------------------|------------------------------|------------------------------|--------------------------------|----------------|--|
| From (U/S) | To (D/S) | Incr. Area (m ²) | Accum. Area (m ²) | Runoff Coef. C | Ave. Slope / 100m | U/S G.L. (mPD) | D/S G.L. (mPD) | U/S I.L. (mPD) | D/S I.L. (mPD) | Material | Width (mm) | Depth (mm) | Lgth (m) | Grad. (1 in) | U Channel Area A (m ²) | Wetted Peri.P (mm) | Hyd. Radius R (mm) | Mng's Coef. n | Vel. V at Full Bore (m/s) | Cap. Q _o (m ³ /s) | Velocity Check | Time of Conc. t _c (min) | Rainfall Intensity i (mm/hr) | Runoff Q (m ³ /s) | Capacity % (Q/Q _o) | Capacity Check | |
| EXISTING | EXISTING | 800 | 800 | 1 | 5 | 5 | 4.89 | 4.53 | 3.63 | CO | 475 | 475 | 16.2 | 18 | 0.20 | 1.22 | 0.16 | 0.016 | 4.431 | 0.892 | OK | 0.870 | 233.42 | 0.052 | 6% | OK | |
| CP3 | EXISTING | 267 | 1067 | 1 | 5 | 5 | 4.89 | 4.53 | 3.63 | CO | 475 | 475 | 16.2 | 18 | 0.20 | 1.22 | 0.16 | 0.016 | 4.431 | 0.892 | OK | 0.846 | 233.61 | 0.069 | 8% | OK | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Formulae:

$t_c = t_o + t_f$
 where t_o = Inlet Time = 0.870 min
 t_f = Flow Time = $\frac{\text{Pipe Length}}{\text{Flow Velocity}}$

$V = \text{Pipe Flow Velocity}$
 $= (R)^{2/3} s^{1/2} / n$ for Manning's Equation
 where g = Gravitational Acceleration = 9.81 m/s²
 R = Hydraulic Radius
 s = Frictional Slope
 k_s = Surface Roughness = 3.3 mm for concrete CO, 0.06 mm for cast iron CI, 0.6 mm for ductile iron DI (Ref. DSD SDM Table 14)

n = Kine. Viscosity = 1.141E-06 m²/s
 n = Manning's Coef. = 0.016 for concrete CO, 0.015 for cast iron CI, 0.015 for ductile iron DI (Ref. DSD SDM Table 13)

$Q_o = \text{Pipe Flow Capacity} = (\pi D^2 / 4) V$

$i = \text{Rainfall Intensity}$ for Northern District Area
 $= a / (t_c + b)^c$ where $a = 1167.6$, $b = 16.76$, $c = 0.561$ for a return period of 50 years (Ref. DSD SDM Table 3d)

$Q = \text{Runoff} = 0.278 * C_i A$
 where C = Runoff Coefficient
 A = Catchment Area

LEGEND

- SITE BOUNDARY
- █ CATCHMENT AREA
- ← PROPOSED U- CHANNEL
- ← EXISTING U- CHANNEL
- PROPOSED CATCHPIT
- PROPOSED CATCHPIT WITH SANDTRAP
- ◀ -- FALL DIRECTION

SITE PLAN

PROJECT :

TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE AND STORAGE USE FOR A PERIOD OF 3 YEARS IN LOT 3278 RP IN D.D. 104, MAI PO, YUEN LONG

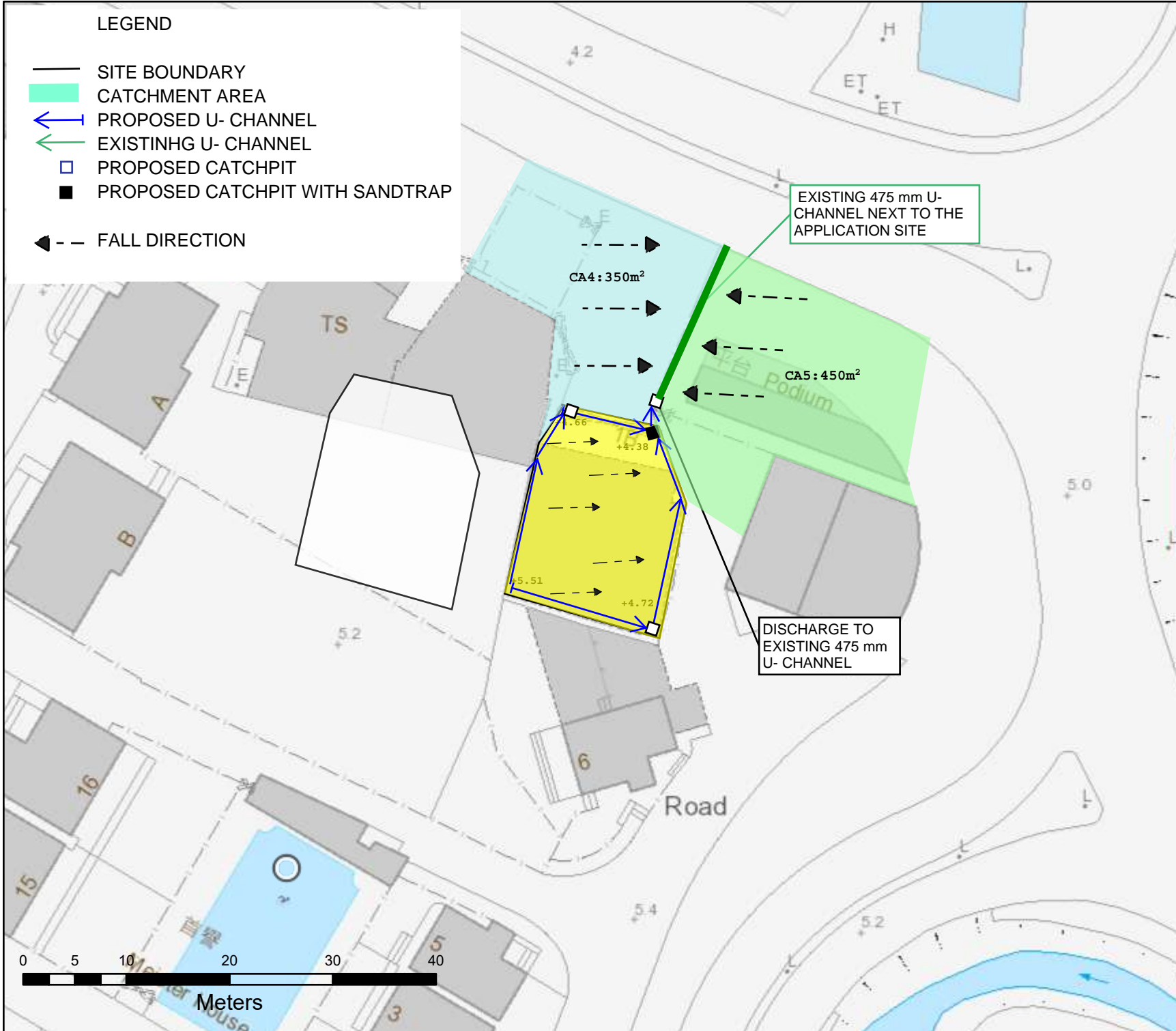
DRAWING TITLE:

CAPACITY CHECKING OF EXISTING 475MM U- CHENNEL

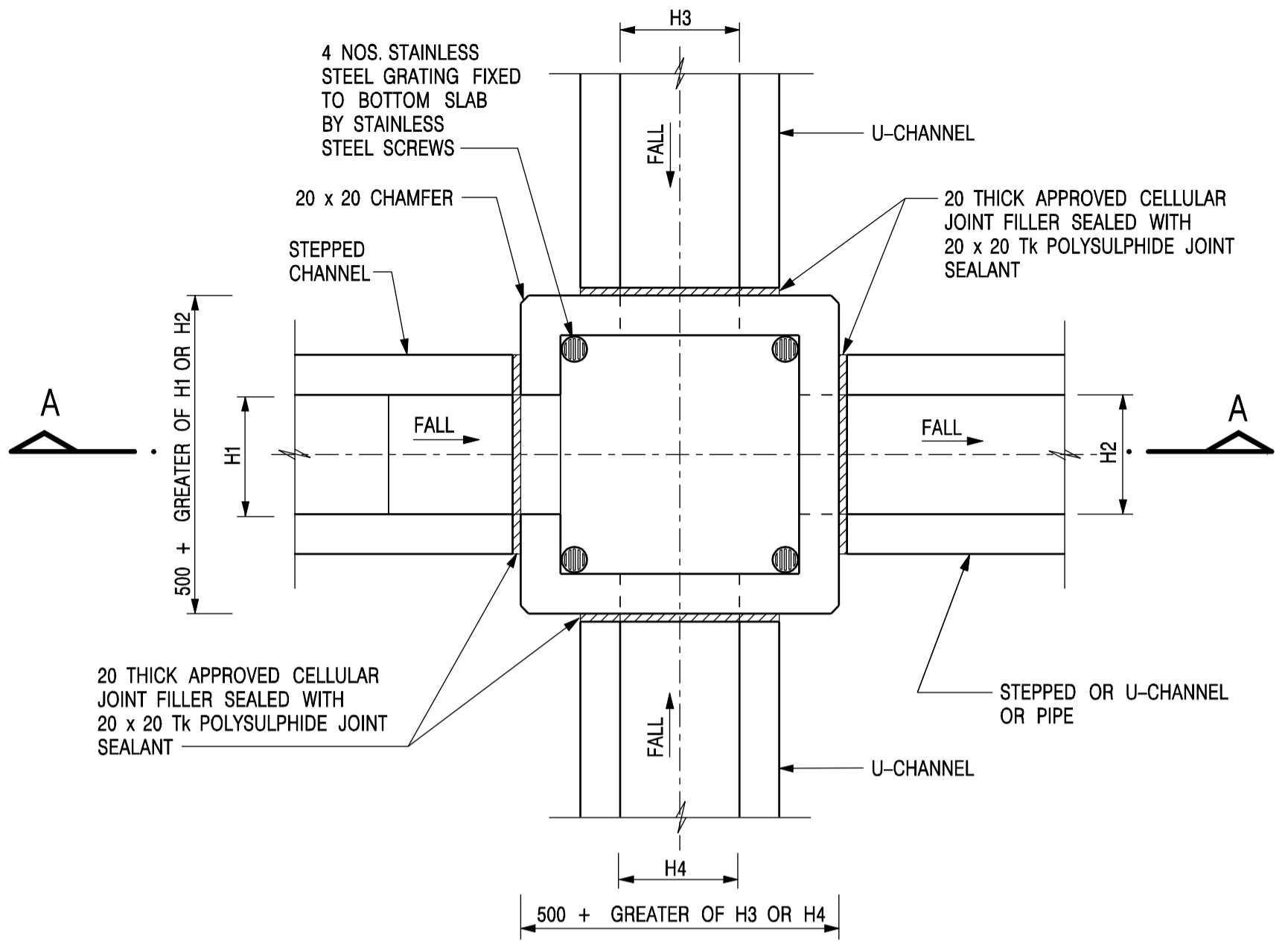
ISSUE 1

Scale 1:500

Date 25/9/2024

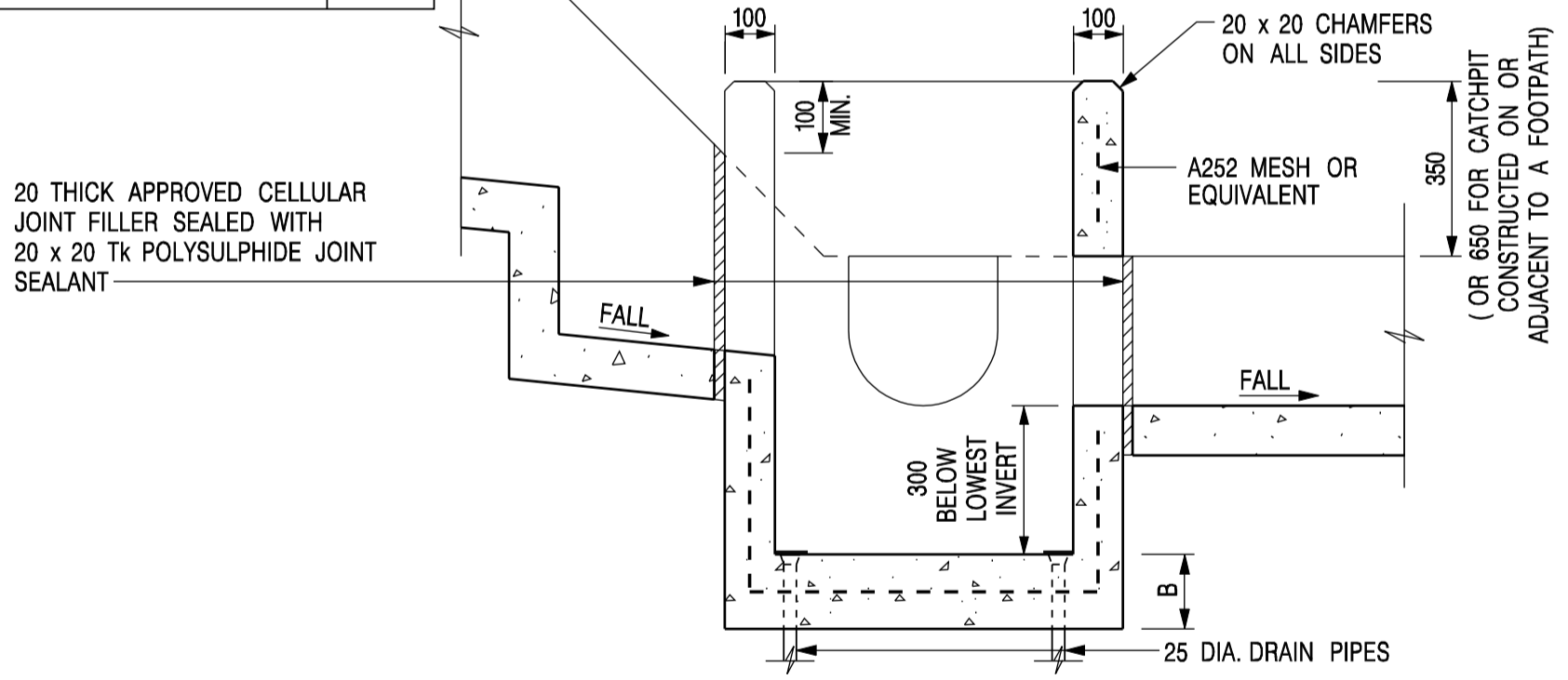


APPENDIX F



PLAN

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



SECTION A - A

NOTES:

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

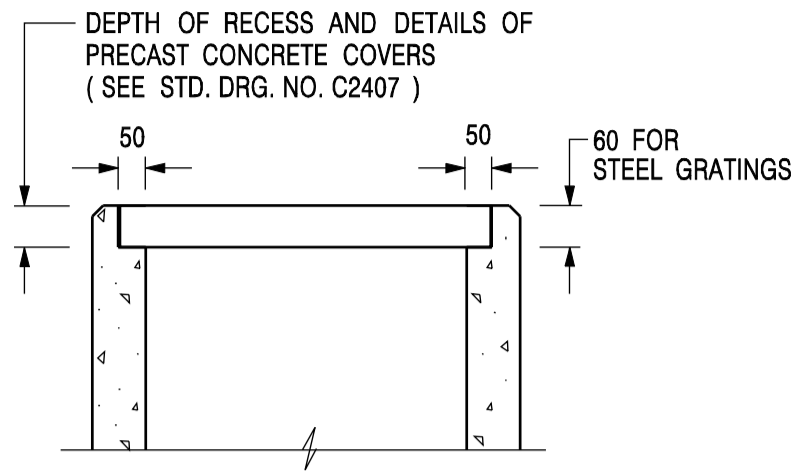
| | | | |
|------|-------------------------|-----------------|---------|
| - | FORMER DRG. NO. C2406J. | Original Signed | 03.2015 |
| REF. | REVISION | SIGNATURE | DATE |

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20
DATE JAN 1991

DRAWING NO.
C2406 / 1



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



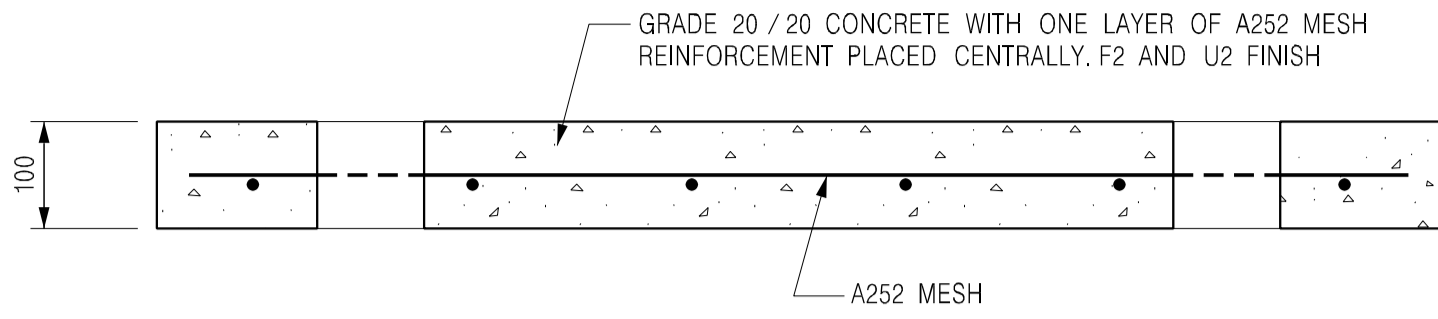
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

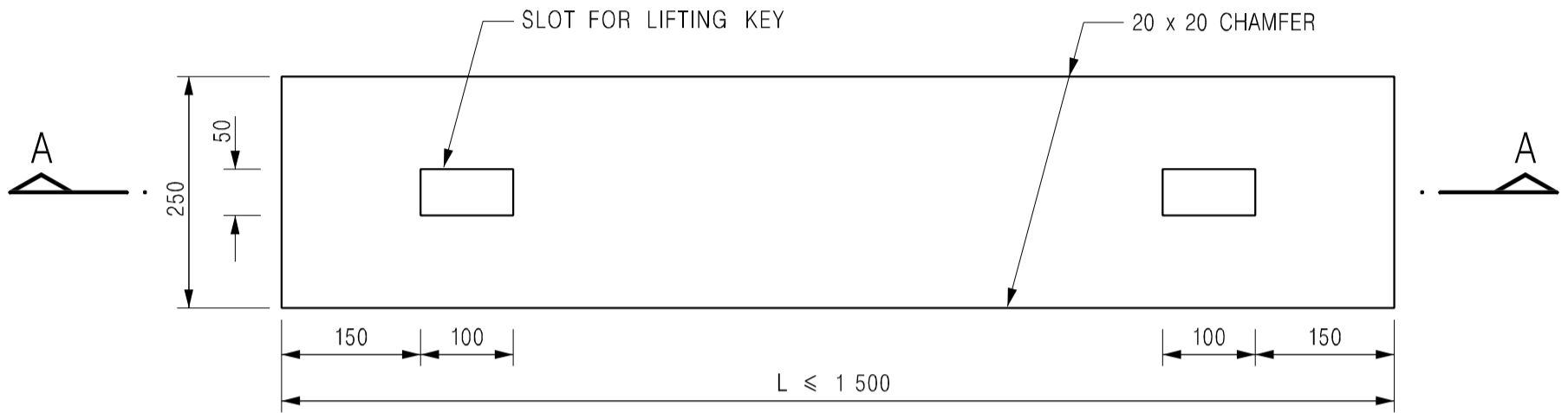
DRAWING NO.

DATE JAN 1991

C2406 /2A

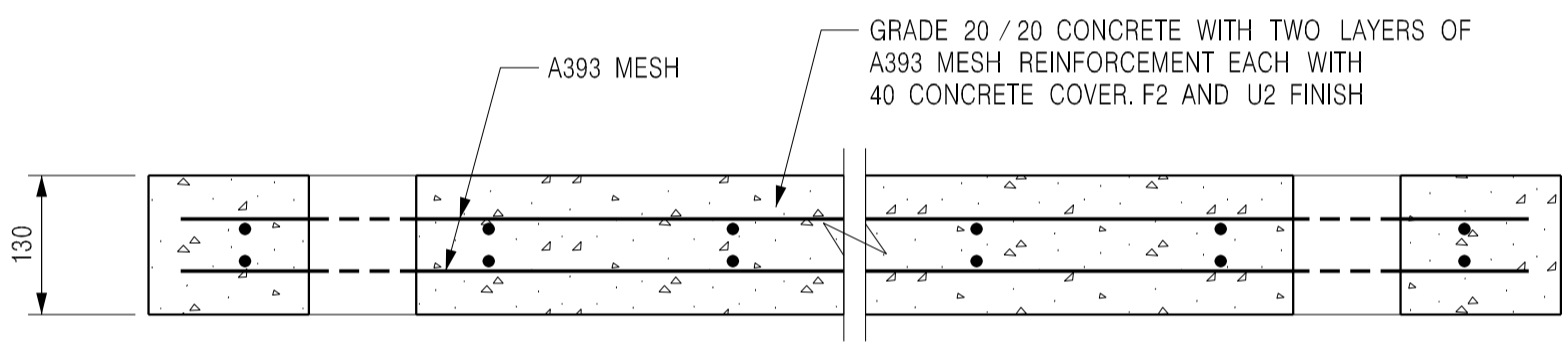


SECTION A - A

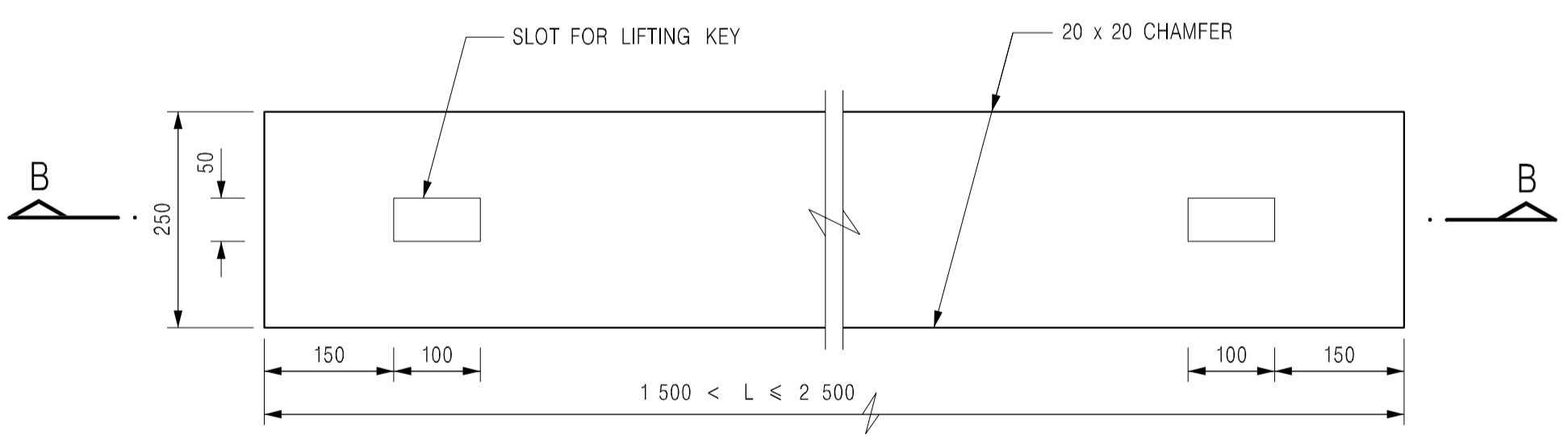


PLAN

TYPE 1 - FOR SPAN UP TO 1.5 m



SECTION B - B



PLAN

TYPE 2 - FOR SPANS 1.5 m TO 2.5 m

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL EXTERNAL EDGES OF THE COVERS SHALL BE 20mm CHAMFERED.

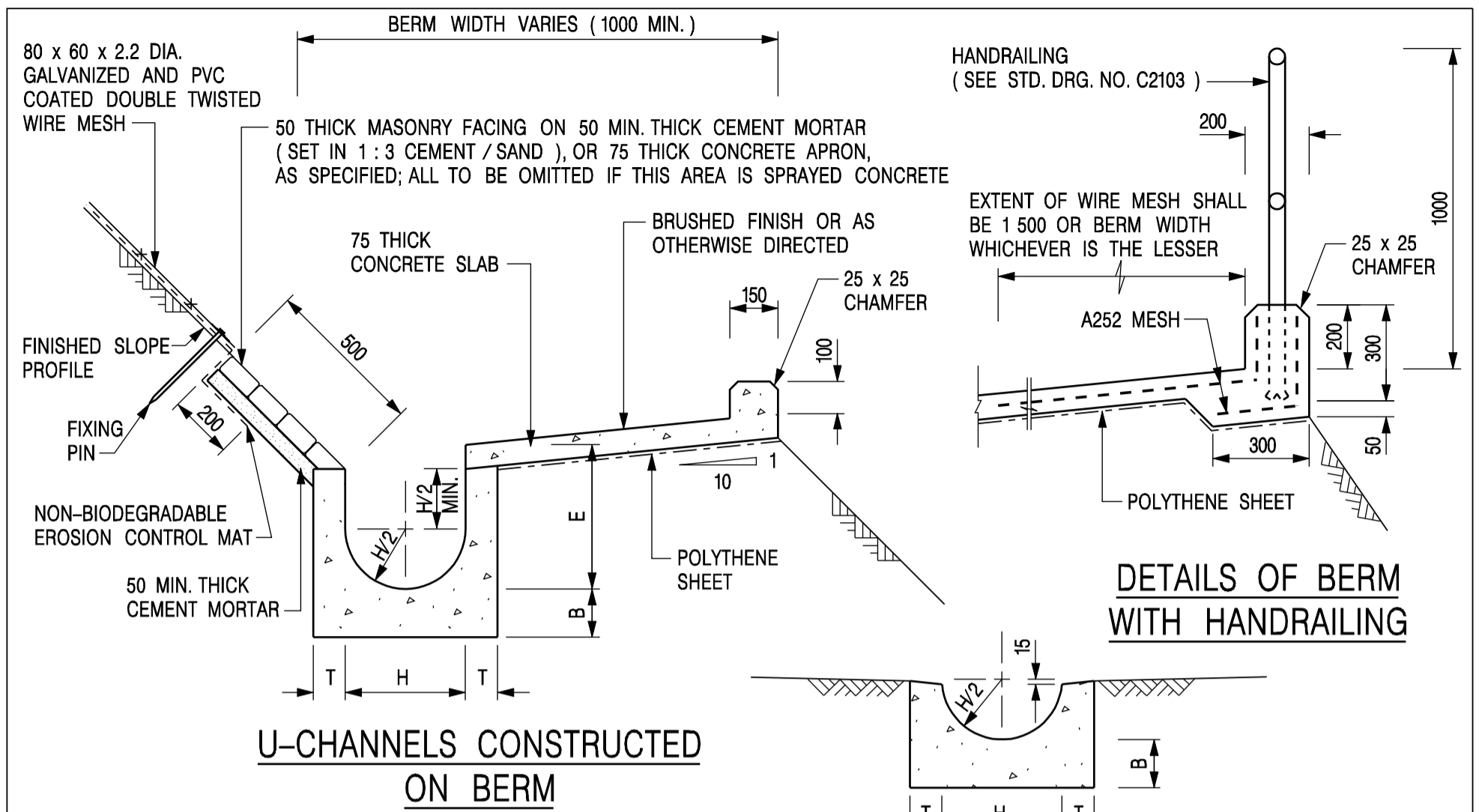
| | | | |
|-------------|-----------------------------|------------------|-------------|
| B | NAME OF DEPARTMENT AMENDED. | Original Signed | 01.2005 |
| A | GENERAL REVISION | Original Signed | 12.2002 |
| REF. | REVISION | SIGNATURE | DATE |

**PRECAST CONCRETE COVERS
FOR CATCHPIT AND SAND TRAP**

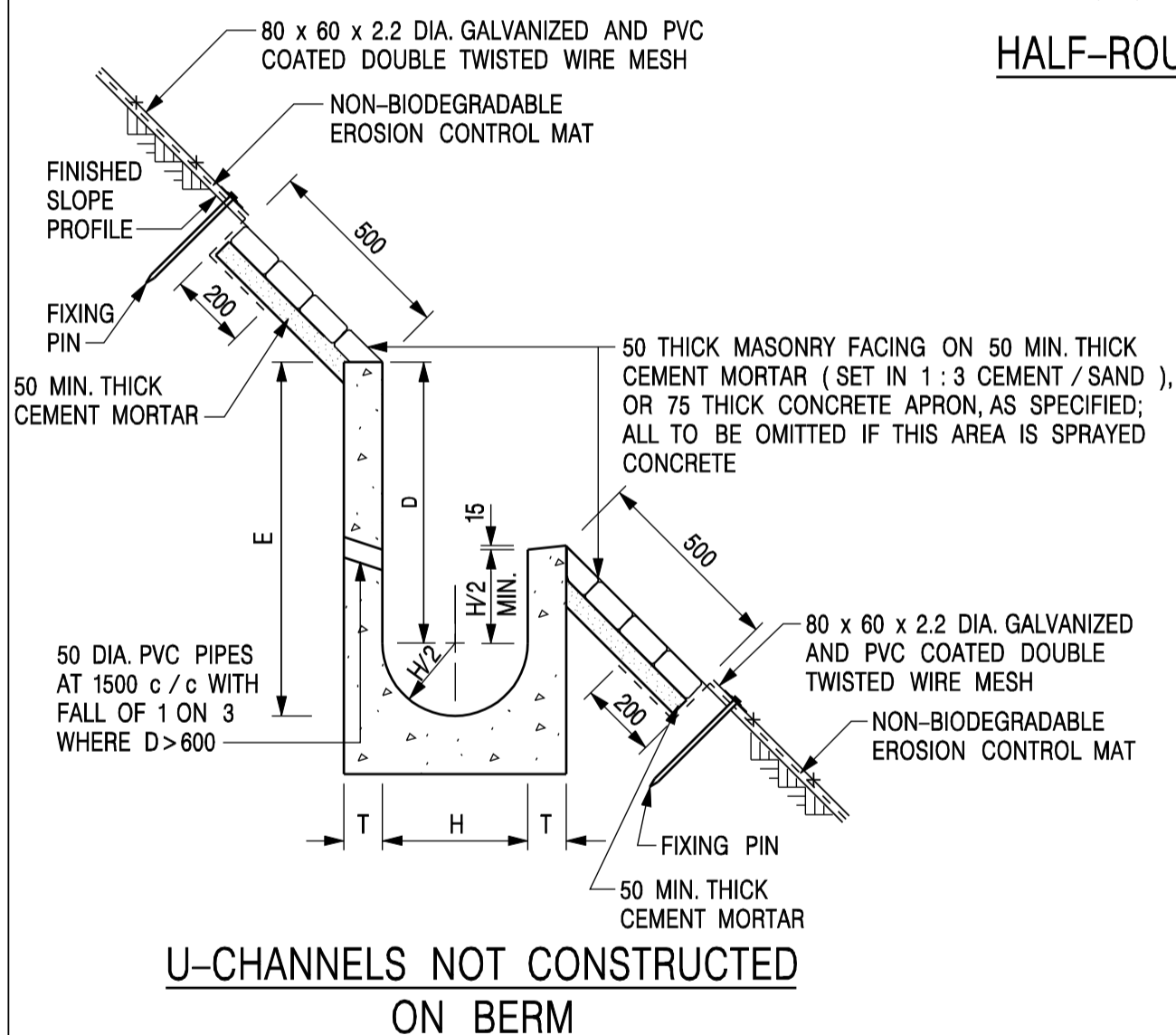
**CEDD CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 10
DATE JAN 1991

DRAWING NO.
C2407B



HALF-ROUND CHANNEL



- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. ALL CONCRETE TO BE GRADE 20 / 20.
 3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
 4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
 5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
 6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
 7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
 8. CONCRETE TO BE COLOURED AS SPECIFIED.
 9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
 10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

| NOMINAL SIZE H | T | B | REINFORCEMENT |
|----------------|-----|-----|---|
| 300 | 80 | 100 | A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650 |
| 375 - 600 | 100 | 150 | |
| 675 - 900 | 125 | 175 | A252 MESH PLACED CENTRALLY |

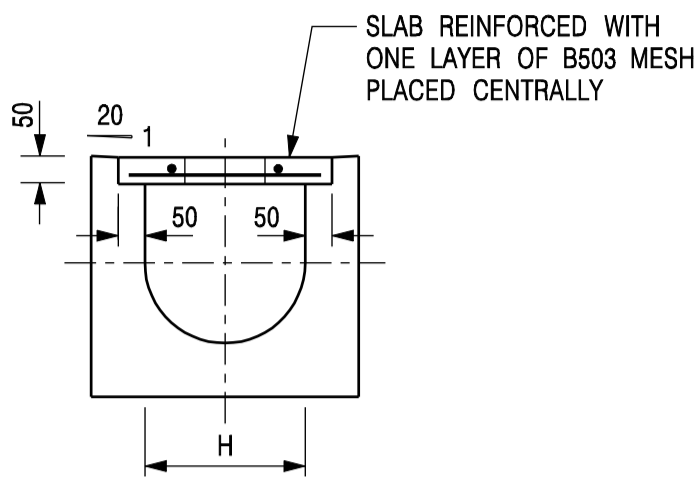
| REF. | REVISION | SIGNATURE | DATE |
|------|--------------------------------------|-----------------|---------|
| I | MINOR AMENDMENT. | Original Signed | 07.2018 |
| H | THICKNESS OF MASONRY FACING AMENDED. | Original Signed | 01.2005 |
| G | MINOR AMENDMENT. | Original Signed | 01.2004 |
| F | GENERAL REVISION. | Original Signed | 12.2002 |
| E | DRAWING TITLE AMENDED. | Original Signed | 11.2001 |
| D | MINOR AMENDMENT. | Original Signed | 08.2001 |
| C | 150 x 100 UPSTAND ADDED AT BERM. | Original Signed | 6.99 |
| B | MINOR AMENDMENTS. | Original Signed | 3.94 |

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)

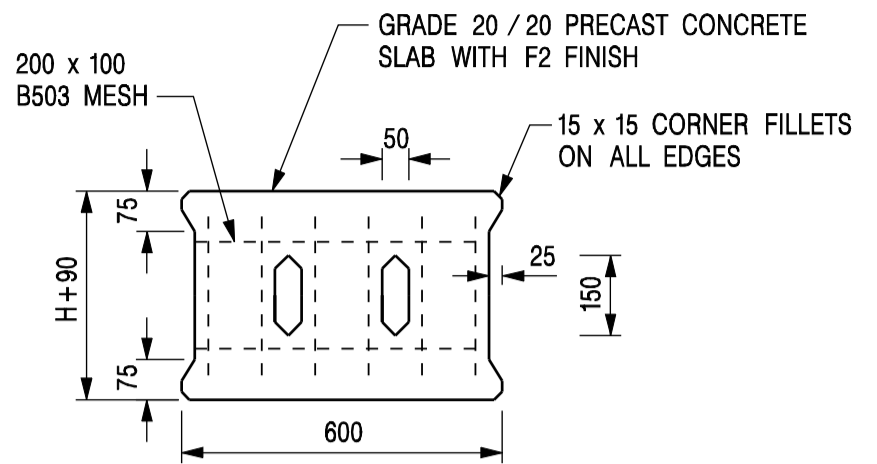
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25 **DRAWING NO.** C24091

DATE JAN 1991



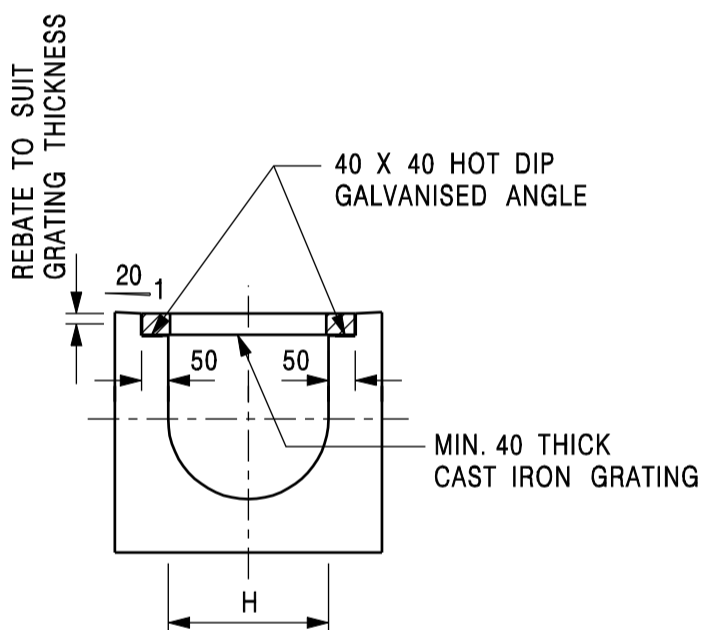
TYPICAL SECTION



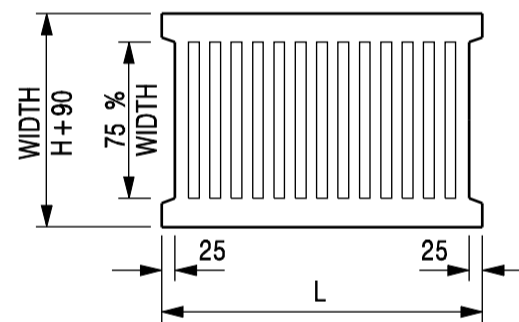
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON GRATING FOR CHANNELS



CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

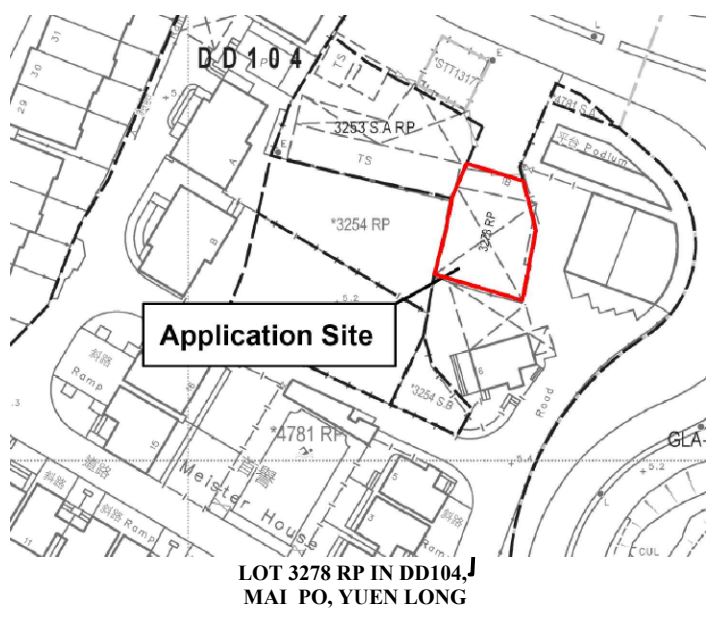
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E

FIRE SERVICES NOTES:

1. EMERGENCY LIGHTING
 - 1.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
2. EXIT SIGN
 - 2.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. MISCELLANEOUS F.S. INSTALLATION
 - 3.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.



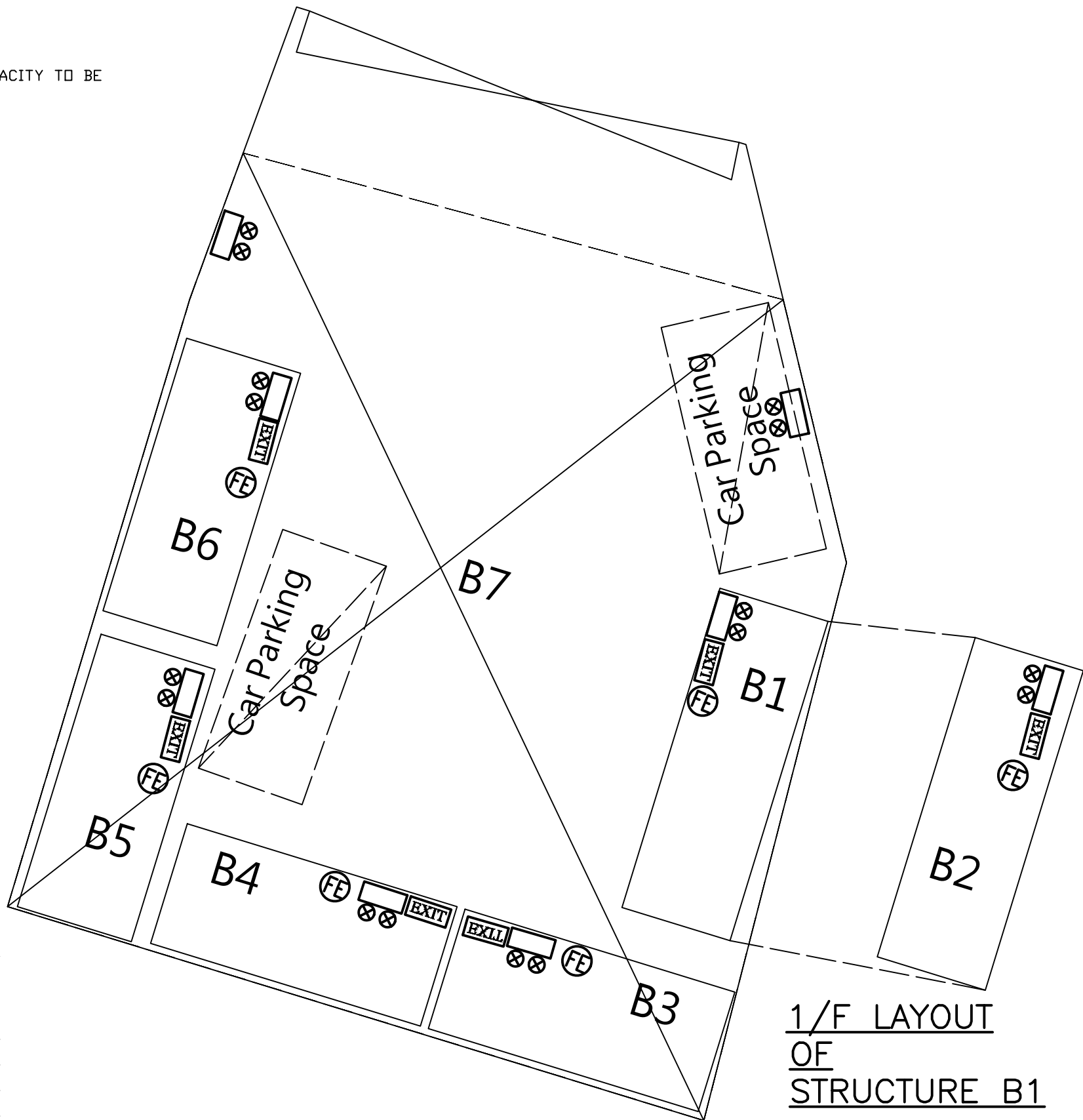
BLOCK PLAN (N.T.S)

LEGEND:

- Emergency Lighting complete with 2 hours battery backup
- Exit Sign complete with 2 hours battery backup
- 5KG CO² TYPE Fire Extinguisher

SUMMARY OF STRUCTURE CONTENT:

| NO. | STRUCTURE CONTENT: | HEIGHT: (M) | AREA: (M ²) | VOLUME: (M ³) |
|-----|--------------------|-------------|-------------------------|---------------------------|
| B1 | OFFICE AND STORAGE | 3.5 | 32 | 112 |
| B2 | OFFICE AND STORAGE | 3.5 | 32 | 112 |
| B3 | STORAGE | 3.5 | 16 | 56 |
| B4 | STORAGE | 3.5 | 16 | 56 |
| B5 | RECEPTION | 3.5 | 16 | 56 |
| B6 | STORAGE | 3.5 | 16 | 56 |
| B7 | METAL HEAT SHELTER | 8 | 220 | 1760 |



F.S. LAYOUT PLAN AT G/F

| REV. | DATE | DESCRIPTION | DRAWN |
|------|---------|----------------|-------|
| 0 | 05/2025 | 1ST SUBMISSION | LM |

PROJECT
 FIRE SERVICES INSTALLATION WORK AT LOT 3278 RP IN DD104, MAI PO, YUEN LONG, N.T.

TITLE
 FIRE SERVICE INSTALLATION LAYOUT PLAN

DRAWING NO.
 RP-DD104-FS01

SCALE
 1:100 @ A3

DATE
 MAY/2025

REVISION
 0

R.F.S.I.C.
 MAN LICK ENGINEERING AND TRADING CO. LTD.

FLAT 1, 4/F., KINGLET IND. BLDG.,
 21-23 SHING WAN RD., SHATIN, N.T.

TEL : 2380 1211
 2380 8139
 FAX : 23973069

Previous s.16 Application covering the Application Site

Approved Application

| Application No. | Use(s)/Development(s) | Date of Consideration (Rural and New Town Planning Committee (RNTPC)) |
|------------------------|---|--|
| A/YL-MP/366* | Temporary Vehicle Repair Workshop with Ancillary Office and Storage Use for a Period of Three Years | 24.5.2024 [revoked on 24.11.2025] |

* denotes permission revoked

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective; and
- advisory comments are detailed in **Appendix IV**.

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

- no comment on the application from highways maintenance point of view; and
- advisory comments are detailed in **Appendix IV**.

2. Drainage

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

- no objection to the application from drainage point of view;
- the drainage proposal submitted by the applicant is considered acceptable; and
- should the application be approved, approval conditions requiring the implementation and maintenance of the proposed drainage facilities at the application site (the Site) to the satisfaction of the Director of Drainage Services or of the Town Planning Board should be incorporated; and
- advisory comments are detailed in **Appendix IV**.

3. Fire Safety

Comments of the Director of Fire Services:

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

4. Environment

Comments of the Director of Environmental Protection:

- considering the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”, it is noted that the applied use would not involve traffic of heavy vehicle and dusty operations. Based on the above, he has no objection to the application from environmental planning perspective;
- three non-substantiated environmental complaints related to noise and waste aspects

of the Site were recorded in the past three years; and

- advisory comments are detailed in **Appendix IV**.

5. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2025, the Site is located in an area of comprehensive residential development landscape character comprising village houses, residential developments, temporary structures, ponds and tree clusters. The applied use is considered not entirely incompatible with the surrounding environment; and
- with reference to site photos taken on 23.1.2026, the Site is generally formed with a temporary structure. No distinctive landscape resources are observed within the Site. Significant adverse landscape impact arising from this application is not anticipated.

6. **Building Matters**

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

- no objection to the application; and
- advisory comments are detailed in **Appendix IV**.

7. **Other Departments**

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

- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) to resolve any land issues relating to the applied use with the concerned land owner(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to public road network via a section of local access which is not managed by his Department. The land status of the local access should be clarified with LandsD. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly; and
 - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of the access connecting the Site and Fairview Park Boulevard, including the local track; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' shall be followed;
 - (ii) sewage discharge from the Site should be directed to nearby public sewer;
 - (iii) in case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Note 1/23; and

- (iv) statutory requirements under relevant environmental legislation should be met;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- (i) the drainage system is required to be rectified by the applicant, if it is found to be inadequate or ineffective during operation;
 - (ii) the applied use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas;
 - (iii) the applicant shall be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iv) the applicant shall be liable for any adverse drainage impact due to the proposed works under the application; and
 - (v) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- (i) relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
- (i) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the Building Authority (BA) 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;
 - (ii) 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;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the application;

- (v) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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;
- (vi) any temporary shelters or converted containers for office, storage, washroom. or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月12日星期四 4:11
收件者: tpbpd/PLAND
主旨: A/YL-MP/405 DD 104 Mai Po
類別: Internet Email

A/YL-MP/405

Lot 3278 RP in D.D. 104, Mai Po

Site area: About 267sq.m

Zoning: "Commercial/Residential"

Applied use: Vehicle Repair Workshop / 2 Vehicle Parking

Dear TPB Members,

266 approved 24 May 2024. Conditions not fulfilled.

There are many reports of fires at these operations and the risk increases with the introduction of the more combustible EVs.

This is a dense residential area, approval should be withheld if the conditions have not already been fully implemented.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

tpbpd/PLAND

Seq-1 2

寄件者: [REDACTED]
寄件日期: 2026年04月07日星期二 1:58
收件者: tpbpd/PLAND
主旨: A/YL-MP/405 DD 104 Mai Po
類別: Internet Email

A/YL-MP/405

Lot 3278 RP in D.D. 104, Mai Po

Site area: About 267sq.m

Zoning: "Commercial/Residential"

Applied use: Vehicle Repair Workshop / 2 Vehicle Parking

Dear TPB Members,

366 approved 24 May 2024, revoked 24 Nov 2025 for failure to implement both drainage and fire conditions.

Now "The applicant hopes for a reconsideration and **promises** to fulfil all attached conditions this time."

Promises are not good enough. Members have to ensure that there are concrete proposals on the table and that work has already commenced on implementation. Otherwise, the application should be rejected.

It is quite clear from the ongoing investigation into the Tai Po Fire disaster that failure to respect regulations combined with a laissez-faire attitude on the part of persons responsible for ensuring timely implementation are the root cause of the far too many fatal events that occur in the territory.

Mary Mulvihill