

This document is received on 24 MAR 2026  
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](https://www.tpb.gov.hk/en/plan_application/apply.html)

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

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& 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

2600519

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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/605
	Date Received 收到日期	24 MAR 2026

- 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)

WU Siu Sing 胡肇陞

### 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)

Lots 73 S.A, 73 S.B, 73 S.C, 73 S.D, 73 S.E, 73 S.F, 73 S.G, 73 S.H, 73 S.I, 73 S.J, 74 S.A, 74 S.B, 74 S.C, 74 S.D, 75 S.B and 75 S.C in D.D. 128; Lots 3217 S.A, 3217 S.B, 3217 S.C, 3217 S.D, 3217 S.E, 3217 S.F, 3217 S.G, 3217 S.H, 3217 S.I, 3217 S.J, 3217 S.K, 3217 S.L, 3217 S.M, 3217 S.N, 3217 S.O and 3217 RP in D.D. 129, Fung Kong Tsuen, Yuen Long, New Territories

(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積

Site area 地盤面積 ..... 3,037 ..... sq.m 平方米  About 約  
 Gross floor area 總樓面面積 ..... 163 ..... sq.m 平方米  About 約

(c) Area of Government land included (if any)  
所包括的政府土地面積 (倘有)

..... N/A ..... sq.m 平方米  About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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	Public Vehicle Park (Excluding Container Vehicle)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- posted notice in a prominent position on or near application site/premises on  
16/01/2026 - 30/01/2026 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 09/03/2026 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	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

<b>(ii) For Type (ii) application 供第(ii)類申請</b>	
(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 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 style="font-size: small; margin-top: 10px;">(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	

<b>(iii) For Type (iii) application 供第(iii)類申請</b>													
(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 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 <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 35%; text-align: center; font-size: small;">Name/type of installation 裝置名稱/種類</th> <th style="width: 15%; text-align: center; font-size: small;">Number of provision 數量</th> <th style="width: 50%; text-align: center; font-size: small;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td style="height: 40px;"></td><td></td><td></td></tr> <tr><td style="height: 40px;"></td><td></td><td></td></tr> <tr><td style="height: 40px;"></td><td></td><td></td></tr> </tbody> </table> <p style="font-size: small; margin-top: 10px;">(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</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 闊 x 高)									
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 闊 x 高)											

**(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 地積比率限制 From 由 ..... to 至 .....
- Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....
- Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- Non-building area restriction 非建築用地限制 From 由 .....m to 至 .....
- 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

Renewal for Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) 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)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 .....163..... sq.m 平方米  About 約
- Proposed plot ratio 擬議地積比率 .....0.05.....  About 約
- Proposed site coverage 擬議上蓋面積 .....4..... %  About 約
- Proposed no. of blocks 擬議座數 .....3.....
- Proposed no. of storeys of each block 每座建築物的擬議層數 .....1-2..... 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  
.....3.5-6.5..... m 米  About 約

Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米  About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 .....sq. m 平方米  About 約  
 estimated number of residents 估計住客數目 .....

Non-domestic part 非住用部分

GFA 總樓面面積

eating place 食肆 ..... sq. m 平方米  About 約  
 hotel 酒店 ..... sq. m 平方米  About 約  
 (please specify the number of rooms  
 請註明房間數目) .....

office 辦公室 ..... sq. m 平方米  About 約  
 shop and services 商店及服務行業 ..... sq. m 平方米  About 約

Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積/總  
 樓面面積)  
 .....  
 .....

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面面積/總  
 樓面面積)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	CARETAKER OFFICE	42m <sup>2</sup> (ABOUT)	42m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	SITE OFFICE	27m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	6.5m (ABOUT)(2-STOREY)
B3	COVERED PARKING SPACES	67m <sup>2</sup> (ABOUT)	67m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>136m<sup>2</sup> (ABOUT)</b>	<b>163m<sup>2</sup> (ABOUT)</b>	

Open space 休憩用地 (please specify land area(s) 請註明地面面積)  
 private open space 私人休憩用地 ..... sq. m 平方米  Not less than 不少於  
 public open space 公眾休憩用地 ..... sq. m 平方米  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	CARETAKER OFFICE	42m <sup>2</sup> (ABOUT)	42m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	SITE OFFICE	27m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	6.5m (ABOUT)(2-STOREY)
B3	COVERED PARKING SPACES	67m <sup>2</sup> (ABOUT)	67m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>136m<sup>2</sup> (ABOUT)</b>	<b>163m<sup>2</sup> (ABOUT)</b>	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Parking spaces and Circulation space .....

.....

.....

.....

.....

<b>7. Anticipated Completion Time of the Development Proposal</b> 擬議發展計劃的預計完成時間
<p>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)</p> <p>Existing .....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

<b>8. Vehicular Access Arrangement of the Development Proposal</b> 擬議發展計劃的行人通道安排																	
<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<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))</p> <p><u>Fung Kong Tsuen Road via a local access</u> .....</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><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是 <input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Private Car Parking Spaces 私家車車位</td> <td style="text-align: right; border-top: 1px solid black;">40</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right; border-top: 1px solid black;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right; border-top: 1px solid black;">12</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right; border-top: 1px solid black;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right; border-top: 1px solid black;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right; border-top: 1px solid black;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right; border-top: 1px solid black;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right; border-top: 1px solid black;">_____</td> </tr> </table> <p>No 否 <input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	40	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	12	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)	_____	_____	_____	_____	_____
Private Car Parking Spaces 私家車車位	40																
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Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A																
Others (Please Specify) 其他 (請列明)	_____																
_____	_____																
_____	_____																
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是 <input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Taxi Spaces 的士車位</td> <td style="text-align: right; border-top: 1px solid black;">N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right; border-top: 1px solid black;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right; border-top: 1px solid black;">N/A</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right; border-top: 1px solid black;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right; border-top: 1px solid black;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right; border-top: 1px solid black;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right; border-top: 1px solid black;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right; border-top: 1px solid black;">_____</td> </tr> </table> <p>No 否 <input checked="" type="checkbox"/></p>	Taxi Spaces 的士車位	N/A	Coach Spaces 旅遊巴車位	N/A	Light Goods Vehicle Spaces 輕型貨車車位	N/A	Medium Goods Vehicle Spaces 中型貨車車位	N/A	Heavy Goods Vehicle Spaces 重型貨車車位	N/A	Others (Please Specify) 其他 (請列明)	_____	_____	_____	_____	_____
Taxi Spaces 的士車位	N/A																
Coach Spaces 旅遊巴車位	N/A																
Light Goods Vehicle Spaces 輕型貨車車位	N/A																
Medium Goods Vehicle Spaces 中型貨車車位	N/A																
Heavy Goods Vehicle Spaces 重型貨車車位	N/A																
Others (Please Specify) 其他 (請列明)	_____																
_____	_____																
_____	_____																



**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. ....

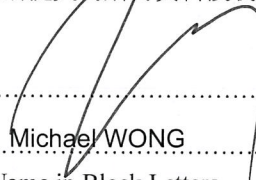


**11. Declaration 聲明**

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  
.....  
Name in Block Letters  
姓名（請以正楷填寫）

Applicant 申請人 /  Authorised Agent 獲授權代理人

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- Member 會員 /  Fellow of 資深會員  
 HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /  
 HKIS 香港測量師學會 /  HKIE 香港工程師學會 /  
 HKILA 香港園境師學會 /  HKIUD 香港城市設計學會  
 RPP 註冊專業規劃師  
 Others 其他 .....

on behalf of  
代表

R-riches Planning Limited 盈卓規劃有限公司



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

Date 日期

24/02/2026

(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**

- 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。
- 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用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

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

<sup>@</sup> 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	Lots 73 S.A, 73 S.B, 73 S.C, 73 S.D, 73 S.E, 73 S.F, 73 S.G, 73 S.H, 73 S.I, 73 S.J, 74 S.A, 74 S.B, 74 S.C, 74 S.D, 75 S.B and 75 S.C in D.D. 128; Lots 3217 S.A, 3217 S.B, 3217 S.C, 3217 S.D, 3217 S.E, 3217 S.F, 3217 S.G, 3217 S.H, 3217 S.I, 3217 S.J, 3217 S.K, 3217 S.L, 3217 S.M, 3217 S.N, 3217 S.O and 3217 RP in D.D. 129, Fung Kong Tsuen, Yuen Long, New Territories		
Site area 地盤面積	3,037	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
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	Renewal for Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) 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	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	163	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3	
	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 - 6.5 (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 - 2	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	4	% <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	52
	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)	40 N/A 12 N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	N/A
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	N/A N/A N/A N/A N/A

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<b>Chinese</b> 中文	<b>English</b> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plans showing location/zoning/land status of the Site; Fire service installations proposal; Approved drainage proposal, and Implemented drainage facilities under the previous application No. A/HSK/308.</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

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## Henry Ming Him TO/PLAND

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寄件者: Danny Ng [REDACTED]  
寄件日期: 2026年3月23日星期一 上午 9:50  
收件者: tpbpd/PLAND  
副本: Sherry Man Wa KONG/PLAND; Henry Ming Him TO/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Grace Wong  
主旨: [SI] S.16 Planning Application No. A/HSK/605 - Supplementary Information  
附件: SI for A\_HSK\_605 (20260323).pdf

Dear Sir,

We write to submit supplementary information upon the subject application (*attached*).

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

**Danny NG** | Town Planner  
**R-riches Group (HK) Limited**

Our Ref.: DD128 Lot 73 S.A & VL  
Your Ref.: TPB/A/HSK/605

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

**By Email**

23 March 2026

Dear Sir,

**Supplementary Information**

**Temporary Public Vehicle Park (Excluding Container Vehicle)  
for a Period of 5 Years in “Village Type Development” Zone,  
Various Lots in D.D. 128 and D.D. 129, Fung Kong Tsuen, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/605)**

We are writing to submit a set of photographic records of the implemented drainage facilities and a set of valid Certificate of Fire Service Installations and Equipment (F. S. 251) at the application site for the consideration of government department(s) (**Appendices I and II**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

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



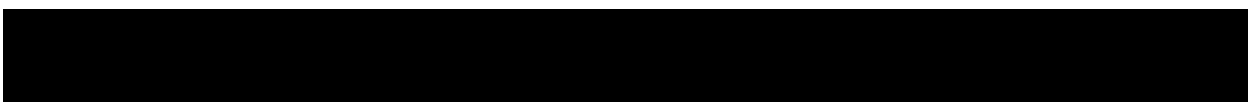
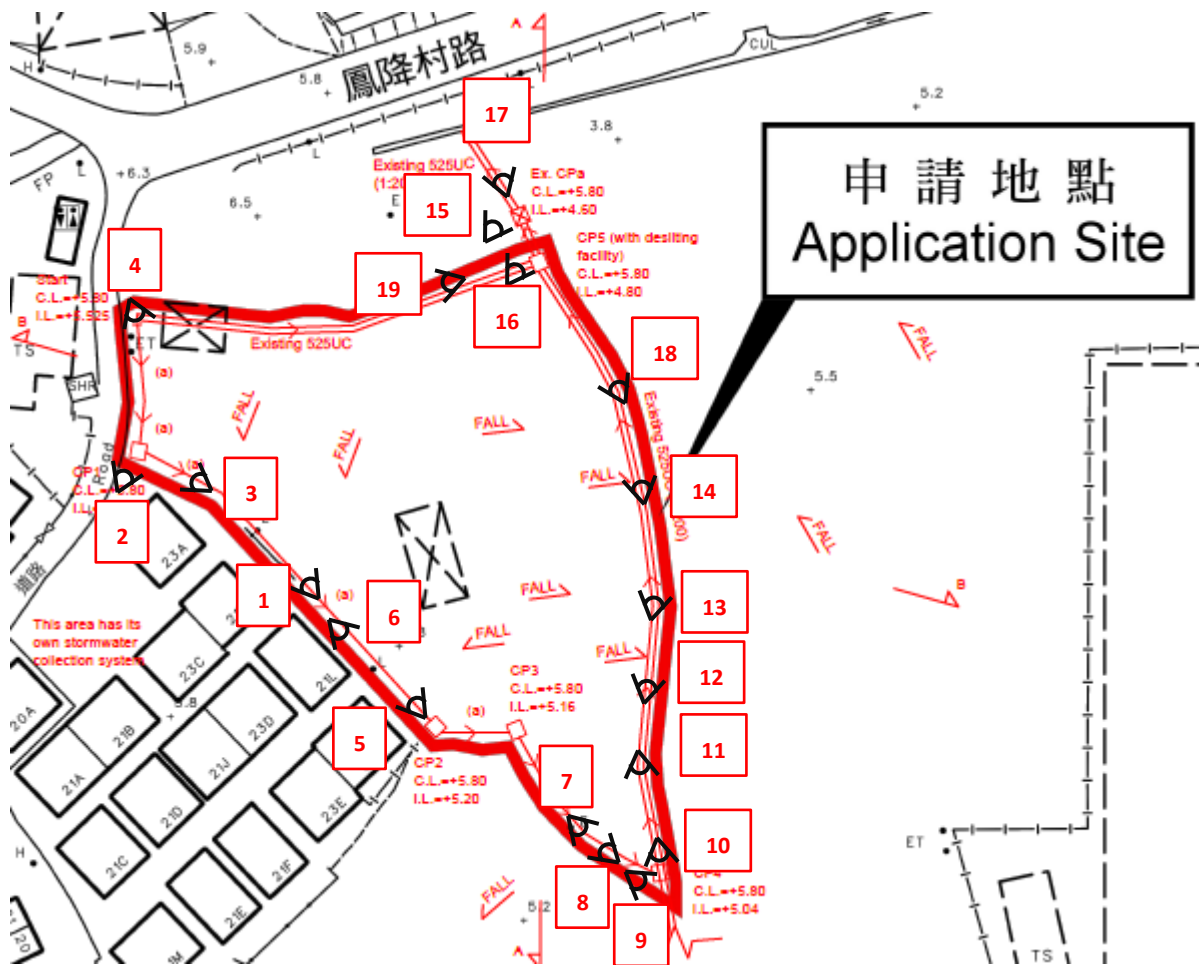
**Danny NG**  
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Sherry KONG  
(Attn.: Mr. Henry TO

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

Appendix I - Photographic Records of the Implemented Drainage Facilities at the Site



1



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4



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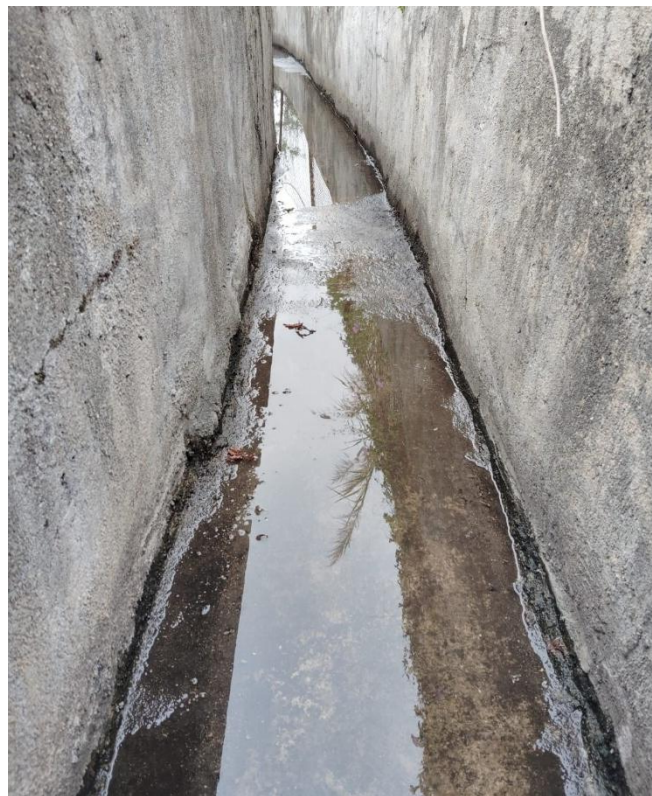
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Appendix II - Certificate of Fire Service Installations and Equipment (F.S. 251)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處編號

消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)

A 9818000

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client: 顧客姓名  
 Name of Building: 樓宇名稱  
 Street No./Town Lot: 門牌號數/市地段 **Lots in D.D.128 and D.D.129** Street/Road/Estate Name: 街道/屋苑名稱 **鳳崗村路**  
 Block: 座 District: 分區 **元朗** Area: 地區  HK 香港  K 九龍  NT 新界  
 Type of Building 樓宇類型:  Industrial 工業  Commercial 商業  Domestic 住宅  Composite 綜合  Licensed premises 持牌處所  Institutional 社團

Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項		In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。			
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMMYY)
11	Emergency Light	G/F	Conforms with FSD requirements	05-03-2026	04-03-2027
12	Exit Sign	G/F	Conforms with FSD requirements	05-03-2026	04-03-2027

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作					
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DDMMYY)
			NIL		

Part 3 第三部 Defects 損壞事項				
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 1/2016)

Authorized Signature: 受權人簽署

Name: 姓名

FSD/RC No.: 消防處註冊號碼

Company Name: 公司名稱

Telephone: 聯絡電話

Date: 日期

  
 Ng Chun Man  
 RC1/309 RC2/459  
 East Power Engineering Ltd  
 東力工程有限公司  
 06-03-2026

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9838175

FSD Ref.:  
消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client: 顧客姓名: \_\_\_\_\_  
 Name of Building: 樓宇名稱: \_\_\_\_\_  
 Street No./Town Lot: 門牌號數/市地段: **Lots in D.D.128 and D.D.129** Street/Road/Estate Name: 街道/屋苑名稱: **鳳崗村路**  
 Block: 座: \_\_\_\_\_ District: 分區: **元朗** Area: 地區:  HK 香港  K 九龍  NT 新界  
 Type of Building 樓宇類型:  Industrial 工業  Commercial 商業  Domestic 住宅  Composite 綜合  Licensed premises 持牌處所  Institutional 社團

Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項		In accordance with Regulation 9(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。			
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMMYY)
24	7 x 4Kg Dry Powder F.E.	G/F	Conforms with FSD requirements	05-03-2026	04-03-2027

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作					
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DDMMYY)
			NIL		

Part 3 第三部 Defects 損壞事項				
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 1/2016)

Authorized Signature: 授權人簽署:   
 Name: 姓名: **Hui Chi Hang**  
 FSD/RC No.: 消防處註冊號碼: **RC3/676**  
 Company Name: 公司名稱: **East Power Engineering Ltd 東力工程有限公司**  
 Telephone: 聯絡電話: \_\_\_\_\_  
 Date: 日期: **06-03-2026**

For FSD use only:  
 Inspected:   
 Key-in:   
 Verified:

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks permission for renewal of planning approval from the Town Planning Board (the Board) to use *Lots 73 S.A, 73 S.B, 73 S.C, 73 S.D, 73 S.E, 73 S.F, 73 S.G, 73 S.H, 73 S.I, 73 S.J, 74 S.A, 74 S.B, 74 S.C, 74 S.D, 75 S.B and 75 S.C in D.D. 128; Lots 3217 S.A, 3217 S.B, 3217 S.C, 3217 S.D, 3217 S.E, 3217 S.F, 3217 S.G, 3217 S.H, 3217 S.I, 3217 S.J, 3217 S.K, 3217 S.L, 3217 S.M, 3217 S.N, 3217 S.O and 3217 RP in D.D. 129, Fung Kong Tsuen, Yuen Long, New Territories* (the Site) for '**Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years**' (the development) (Plan 1).
- 1.2 The Site is located in close vicinity of some existing residential developments (i.e. Fung Kong Tsuen, Mountain Royal, etc.), which demand for public parking spaces has always been high. There is currently no public transport services provided along Fung Kong Tsuen Road. The nearest public transport (public minibuses and MTR bus services) stop is at Ping Ha Road, which is about 500m away from the Site. Noting the inconveniences, surrounding locals rely mostly on private cars for daily commuting due to the limited destinations of the services and their own travelling destinations to remote villages. On the other hand, the applicant has been receiving enquiries for available parking spaces continuously, which shows the demand for legal parking spaces around the area has always been high.
- 1.3 In view of the above, the applicant would like to continue to operate the applied use to alleviate the pressing demand for legal parking spaces in the area and bring convenience to the surrounding locals.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2 (Plan 2). According to the Notes of the OZP, '*public vehicle park (excluding container vehicle)*' is a column two use within the "V" zone, which requires planning permission from the Board.
- 2.2 The Site is surrounded mostly by warehouses, open storage yards, residential development formed by groups of village houses, formed and vacant land; the development with a few low-rise temporary structures is considered not incompatible with the surroundings.

Furthermore, the development is intended to serve the needs of nearby residents and in support of village developments, hence, it is considered in line with the planning intention of the "V" zone and would better utilise precious land resources in the New Territories.

- 2.3 The Site is the subject of three previous S.16 planning applications of the same 'public vehicle park' use, of which the latest application (No. A/HSK/308) is submitted by the same applicant with the same use as the current application, which was approved by the Board in 2021. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the latest application (No. A/HSK/308), all development parameters (including but not limited to site area, plot ratio (PR), gross floor area (GFA), building height, etc.) remained the same. The applicant has made effort to comply with approval conditions of the latest application, details are shown at **Table 1** below:

**Table 1** - Details of Compliance with Approval Conditions of the Latest Application

Approval Conditions of Application No. A/HSK/308		Date of Compliance
(e)	The submission of a drainage proposal	18.04.2024
(f)	The implementation of the drainage proposal	27.03.2025
(h)	The submission of a fire service installations (FSIs) proposal	06.06.2022
(i)	The implementation of the FSIs proposal	10.03.2023

- 2.4 During the approval period of the latest application, the applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. All time-limited approval conditions are successfully complied with.
- 2.5 In support of the current application, the applicant has submitted a FSIs proposal, the previously accepted drainage proposal and implemented drainage facilities within the Site 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 to III**). For information, the same FSIs proposal was also accepted by the Director of Fire Services during the latest application period (A/HSK/308).

### 3) Development Proposal

- 3.1 The Site occupies an area of 3,037 m<sup>2</sup> (about) (**Plan 1**). 3 structures are provided at the Site for caretaker office, site office and covered parking spaces with total gross floor area (GFA) of 163 m<sup>2</sup> (about) (**Plan 4**). The caretaker office and site office are intended for staff to support the daily operation of the Site. It is estimated that the site would accommodate 4 nos. of staff. Details of development parameters are shown at **Table 2** below:

**Table 2 - Major Development Parameters**

<b>Application Site Area</b>	3,037 m <sup>2</sup> (about)
<b>Covered Area</b>	136 m <sup>2</sup> (about)
<b>Uncovered Area</b>	2,901 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.05 (about)
<b>Site Coverage</b>	
	4 % (about)
<b>Number of Structure(s)</b>	
	3
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	163 m <sup>2</sup> (about)
<b>Building Height</b>	
	3.5 m - 6.5 m (about)
<b>No. of Storey</b>	
	1 - 2

- 3.2 The Site is accessible from Fung Kong Tsuen Road via a local access (**Plan 1**). The operation hours of the public vehicle park are 24 hours daily, including public holidays. A total of 52 parking spaces will be provided at the Site, details of parking provisions are shown at **Table 3** below:

**Table 3 - Parking Provisions**

<b>Type of Space</b>	<b>No. of Space</b>
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	40
Light Goods Vehicles (LGV) Parking Space - 3.5 m (W) x 7 m (L)	12

- 3.3 Only PCs and LGVs are allowed to enter/exit the Site at any time during the planning approval period. Other vehicles, including medium and heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. The applicant will ensure no

queuing and/or waiting for motor vehicles from the Site onto Fung Kong Tsuen Road via the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Fung Kong Tsuen Road via the local access.

- 3.4 Furthermore, no vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period. The trip generation and attraction rates are as shown at **Table 4** below, adverse traffic impact to the surrounding road network should not be anticipated.

**Table 4** - Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction				2-Way Total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 - 09:00)	1	4	0	2	7
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	3	2	2	0	7
Traffic trip per hour (average)	2	2	1	1	6

- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.

#### 4) Conclusion

- 4.1 The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures have been provided by the applicant, i.e. submission of an updated FSIs proposal, the previously approved drainage proposal and implemented drainage facilities to mitigate any adverse impact arising from the development (**Appendices I to III**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years**'.

**R-riches Planning Limited**

**February 2026**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Zoning Plan
<b>Plan 3</b>	Land Status Plan
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis

## **APPENDICES**

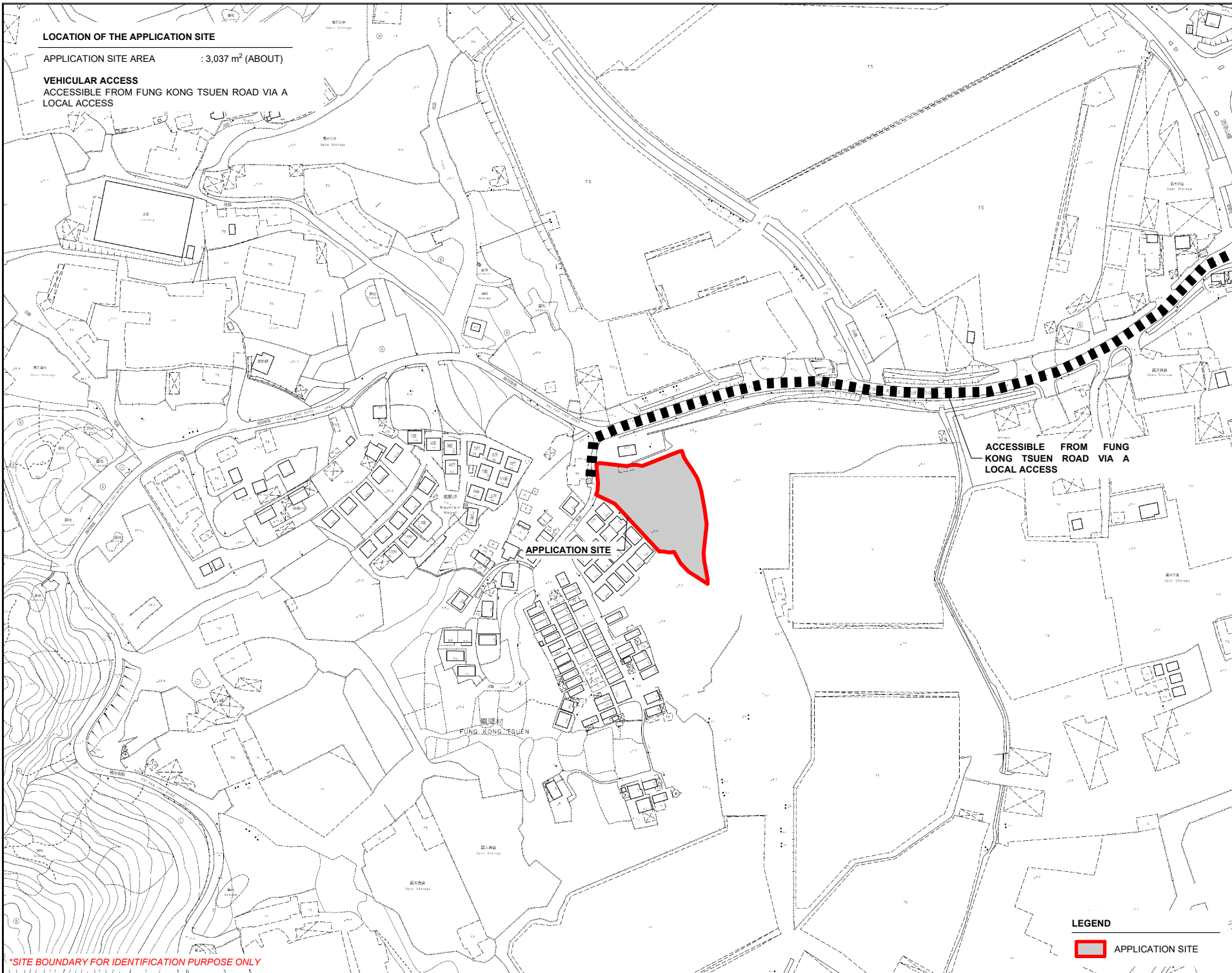
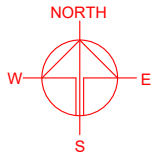
<b>Appendix I</b>	Fire Service Installations Proposal
<b>Appendix II</b>	Approved Drainage Proposal under the Latest Application No. A/HSK/308
<b>Appendix III</b>	Approved Implemented Drainage Facilities under the Latest Application No. A/HSK/308

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,037 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM FUNG KONG TSUEN ROAD VIA A LOCAL ACCESS



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ACCESSIBLE FROM FUNG  
KONG TSUEN ROAD VIA A  
LOCAL ACCESS

APPLICATION SITE

FUNG KONG TSUEN

**LEGEND**

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE  
PARK (EXCLUDING CONTAINER  
VEHICLE) FOR A PERIOD OF 5  
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND  
D.D. 129, FUNG KONG TSUEN,  
YUEN LONG, NEW TERRITORIES

SCALE  
1 : 3000 @ A4

DRAWN BY	DATE
MN	23.2.2026

REVISED BY	DATE

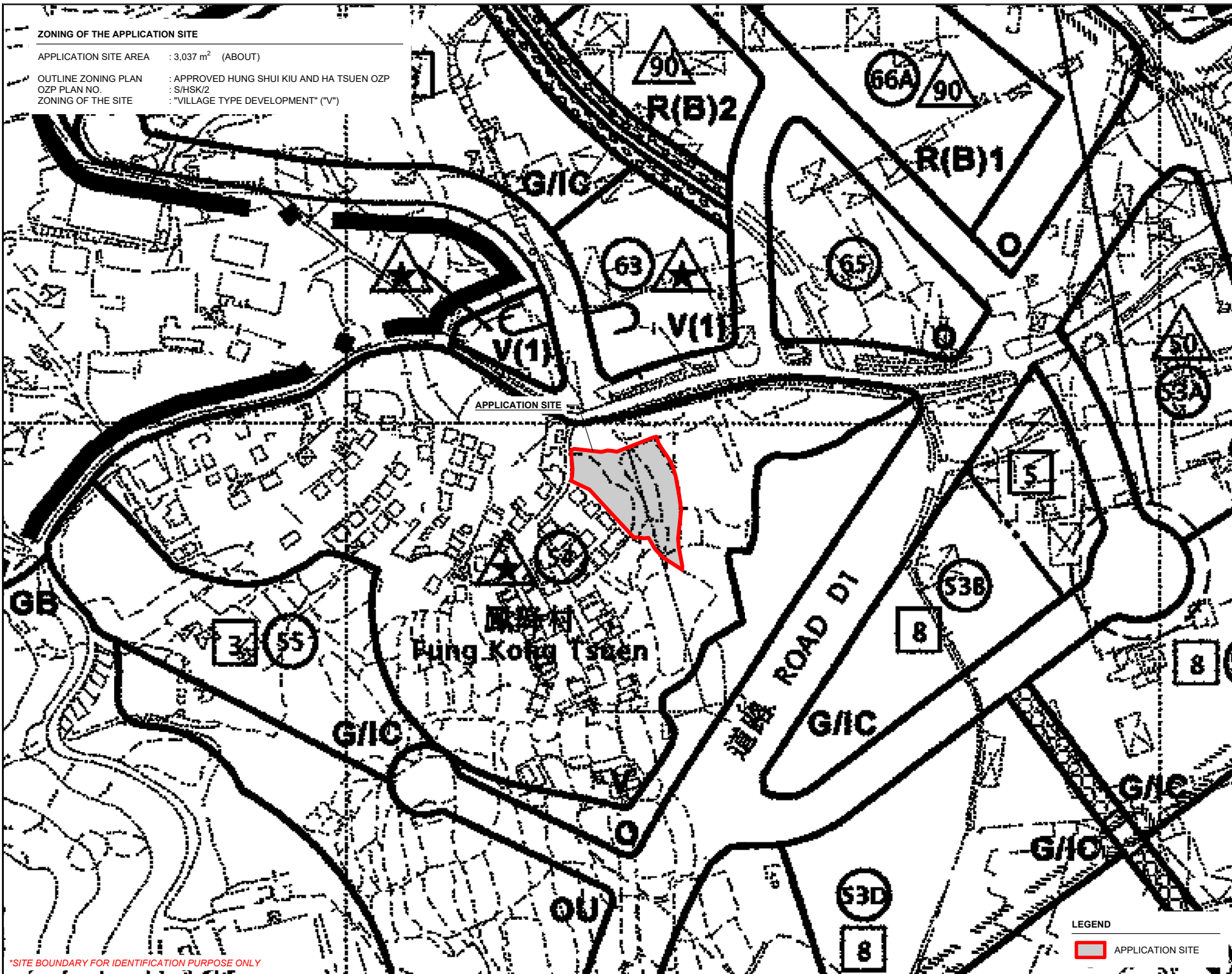
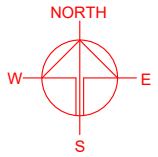
APPROVED BY	DATE

DWG. TITLE  
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,037 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP  
 OZP PLAN NO. : S/HSK/2  
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**  
 APPLICATION SITE

PLANNING CONSULTANT  
 R-RICHES PLANNING LIMITED

PROJECT  
 TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 128 AND D.D. 129, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES

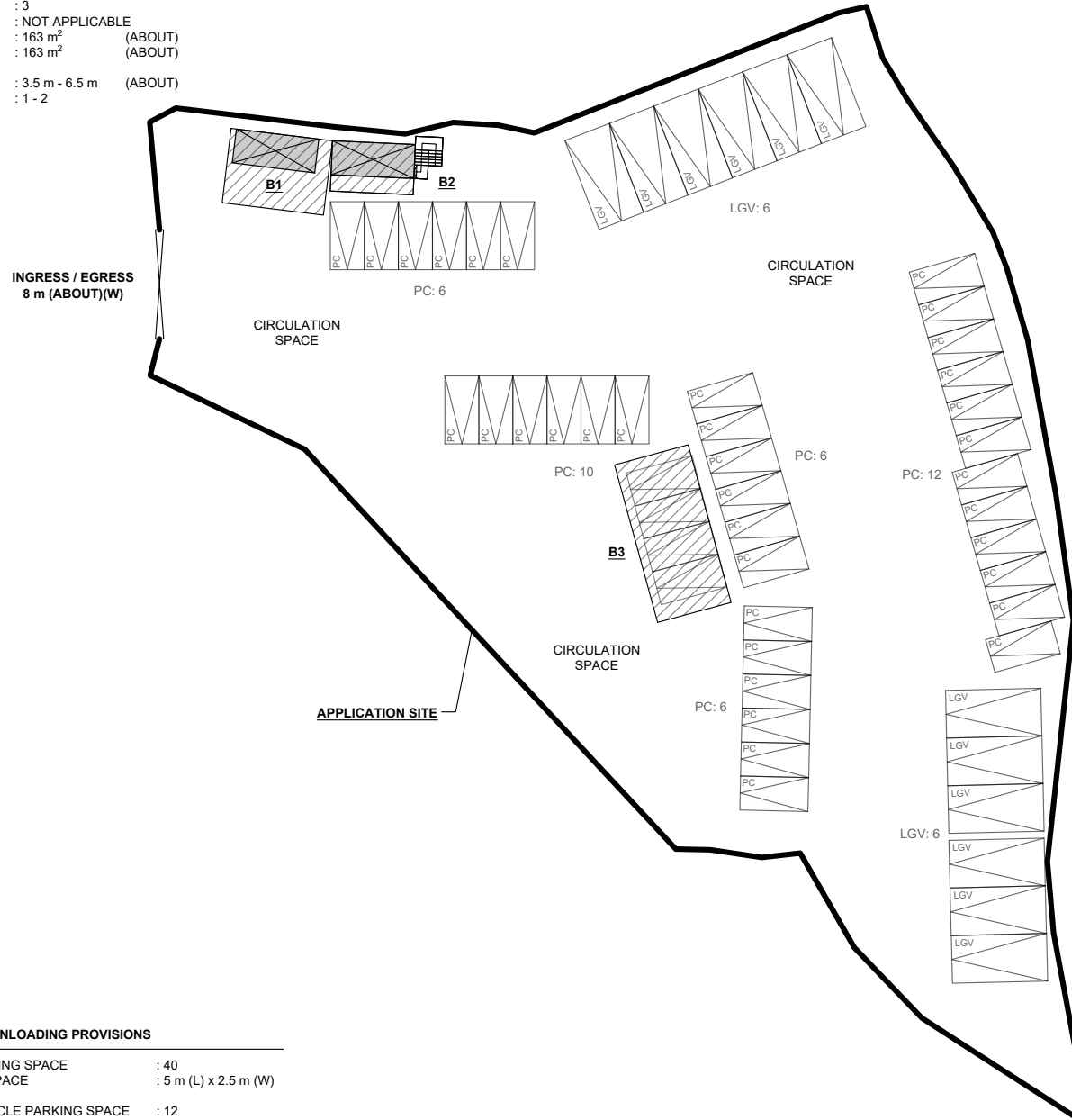
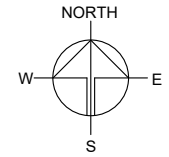
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DRAWN BY MN	DATE 23.2.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG NO. PLAN 2	VER. 001



**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 3,037 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 136 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,901 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.05	(ABOUT)
SITE COVERAGE	: 4 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 163 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 163 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3.5 m - 6.5 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	CARETAKER OFFICE	42m <sup>2</sup> (ABOUT)	42m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	SITE OFFICE	27m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	6.5m (ABOUT)(2-STOREY)
B3	COVERED PARKING SPACES	67m <sup>2</sup> (ABOUT)	67m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>136m<sup>2</sup> (ABOUT)</b>	<b>163m<sup>2</sup> (ABOUT)</b>	



**PARKING AND LOADING / UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 40
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 12
DIMENSION OF L/LUL SPACE	: 7 m (L) x 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- INGRESS / EGRESS
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE (LIGHT GOODS VEHICLE)

PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND D.D. 129, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: MN DATE: 23.2.2026

REVISED BY: DATE:

APPROVED BY: DATE:

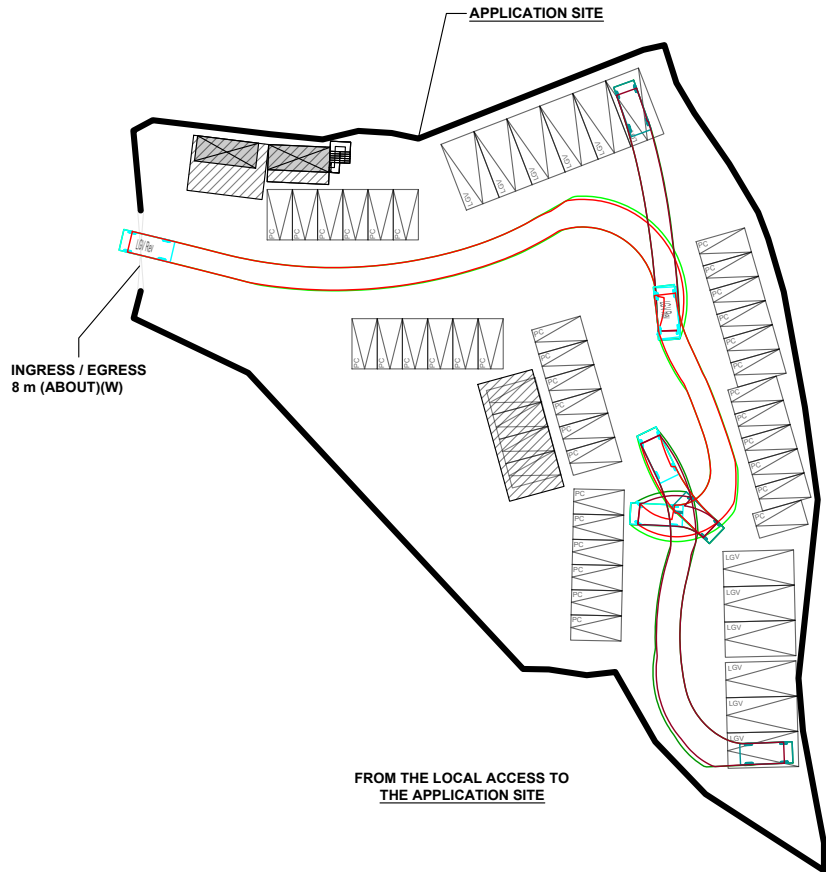
DWG. TITLE  
LAYOUT PLAN

DWG NO.: PLAN 4 VER.: 001

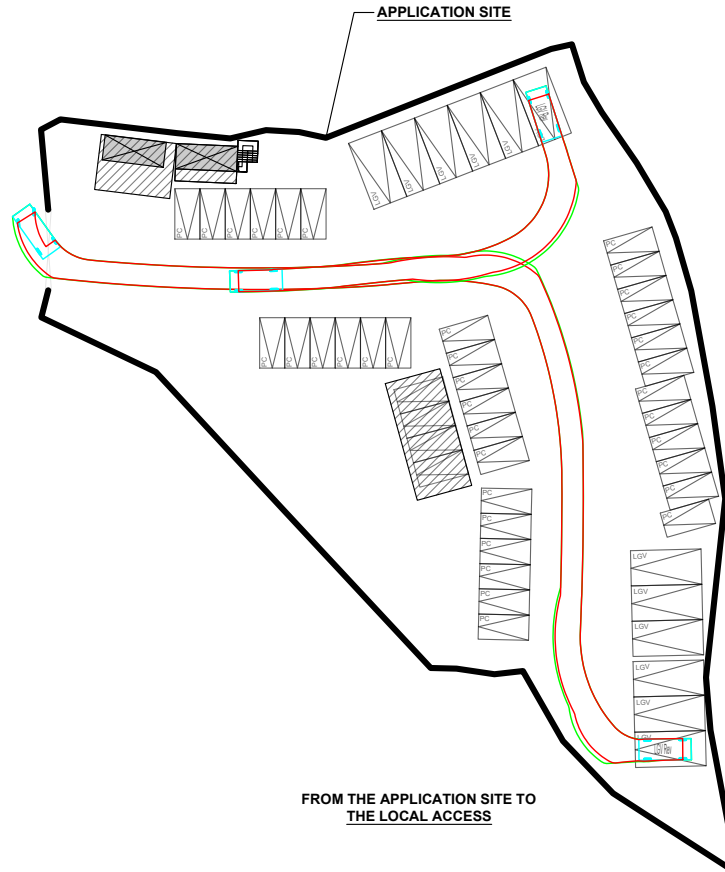
**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



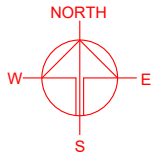
FROM THE LOCAL ACCESS TO THE APPLICATION SITE



FROM THE APPLICATION SITE TO THE LOCAL ACCESS

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- INGRESS / EGRESS
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE (LIGHT GOODS VEHICLE)
- LIGHT GOODS VEHICLE
- SWEPT PATH ANALYSIS



PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND D.D. 129, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

23.2.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

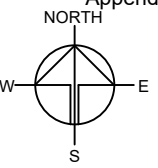
DWG NO.

PLAN 5

VER.

001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA : 3,037m<sup>2</sup> (ABOUT)  
 COVERED AREA : 136m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 2,901m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.05 (ABOUT)  
 SITE COVERAGE : 4% (ABOUT)

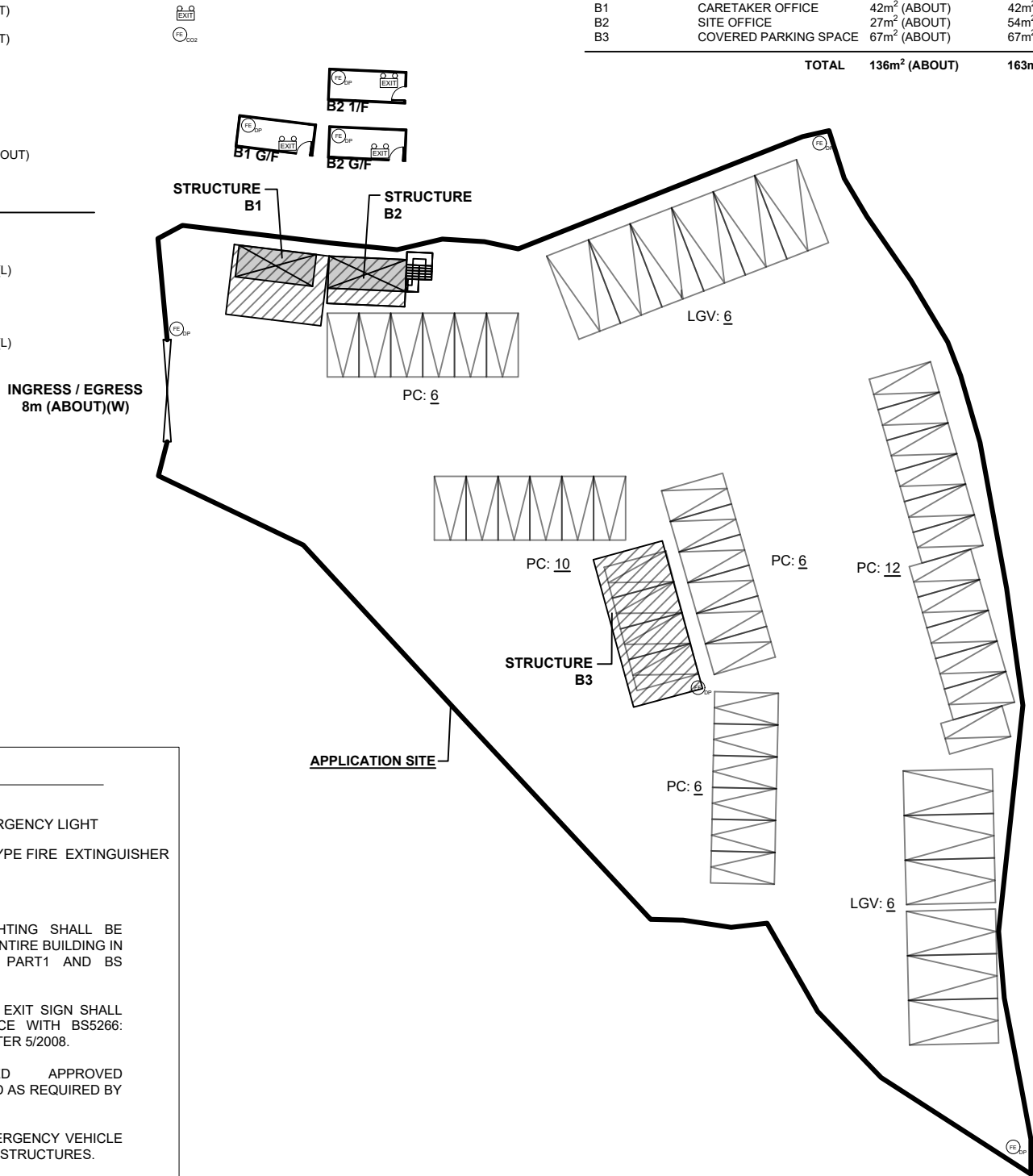
NO. OF STRUCTURE : 3  
 DOMESTIC GFA : N/A  
 NON-DOMESTIC GFA : 163m<sup>2</sup> (ABOUT)  
 BUILDING HEIGHT : 3.5m - 6.5m (ABOUT)  
 NO. OF STOREY : 1 - 2

**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE : 40  
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF LGV PARKING SPACE : 12  
 DIMENSION OF L/UL SPACE : 3.5m (W) X 7m (L)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	CARETAKER OFFICE	42m <sup>2</sup> (ABOUT)	42m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	SITE OFFICE	27m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	6.5m (ABOUT)(2-STOREY)
B3	COVERED PARKING SPACE	67m <sup>2</sup> (ABOUT)	67m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>136m<sup>2</sup> (ABOUT)</b>	<b>163m<sup>2</sup> (ABOUT)</b>	



**FIRE SERVICE INSTALLATIONS**

- 3 x EXIT SIGN AND EMERGENCY LIGHT
- 7 X 4 KG DRY POWER TYPE FIRE EXTINGUISHER

**FS NOTES:**

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE
- INGRESS / EGRESS

Drawing No. <b>APPENDIX I</b>	Ver. <b>01</b>
Project <b>PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS</b>	
VARIOUS LOTS IN D.D. 128 AND D.D. 129	
Drawing Title <b>FSIs PROPOSAL</b>	
Scale of A4 <b>1 : 500</b>	
Drawn <b>OL</b>	Date <b>31.05.2022</b>
Revised	Date

**規 劃 署**

屯門及元朗西規劃處  
香港新界沙田上禾輦路 1 號  
沙田政府合署 14 樓



**By Fax ([REDACTED]) and Post**

**Planning Department**

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

18 April 2024

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/308  
電話號碼 Tel. No.: 2158 6295  
傳真機號碼 Fax No.: 2489 9711

R-riches Property Consultants Ltd.  
[REDACTED]

Dear Sir/Madam,

**Compliance with Approval Condition (e)  
Planning Application No. A/HSK/308**

I refer to your submission dated 15.3.2024 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 (Tel: [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

Our Ref.: DD128 Lot 73 S.A & VL  
Your Ref.: TPB/A/HSK/308

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

**By Email**

15 March 2024

Dear Sir,

**Compliance with Approval Condition (e)**

**Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years  
in "Village Type Development" Zones, Various Lots in D.D. 128 and D.D. 129,  
Lau Fau San, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/308)**

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

Should you require more information regarding the application, please contact our Mr. Ron LEUNG / [REDACTED] or the undersigned at your convenience.

Yours faithfully,

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

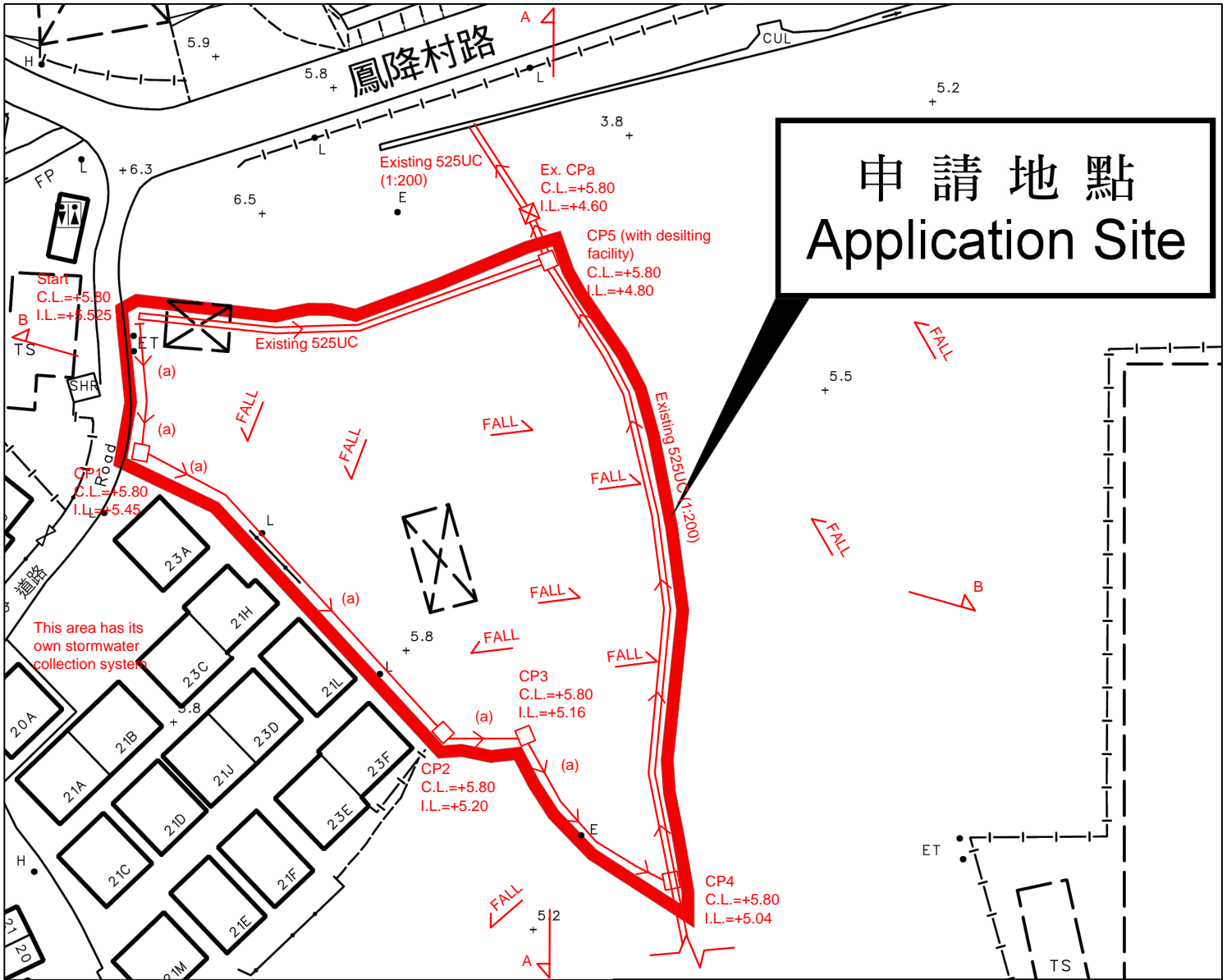
 

**Oroheus LEE**  
Planning and Development Consultant



**Appendix I – Response-to-Comment Table**

Departmental Comments		Applicant's Responses
<b>1. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Vicky SY; Tel: ██████████)</b>		
(i)	Please demonstrate with hydraulic calculation that the existing 525UC are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.	Noted. Please be confirmed that the hydraulic calculation for existing 525UC is provided.
(ii)	The existing channel, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and shall demonstrate that the drainage facilities can be practicably implemented and maintained. In the case that it is a local village drains, DO/YL should be consulted.	Noted.

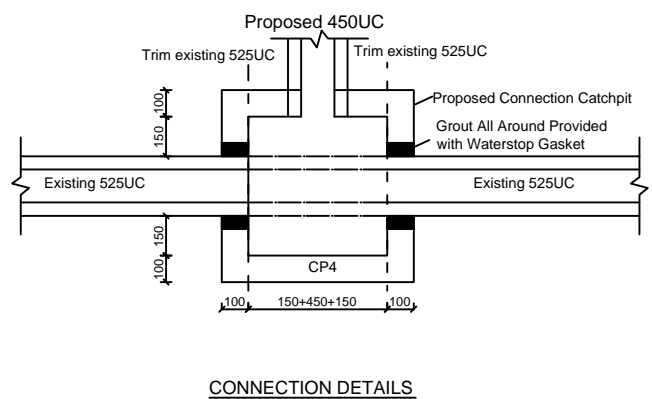


**Note:**

- Catchpits (CP5) with desilting facility shall follow CEDD standard drawing No. C2406I.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- The existing 450UC shall be made good upon completion of the drainage system up to DSD's satisfactory.

CRITICAL CATCHMENT AREA (refer to D02)  
CATCHMENT AREA = 1693SQ.M  
Q = 0.278CiA  
= 0.278\*0.95\*250\*1693/1000000  
= 0.112 M3/S  
= 6707 lit/min  
PROVIDE 450HRUC (1:200) IS OK (FIG. 8.7)

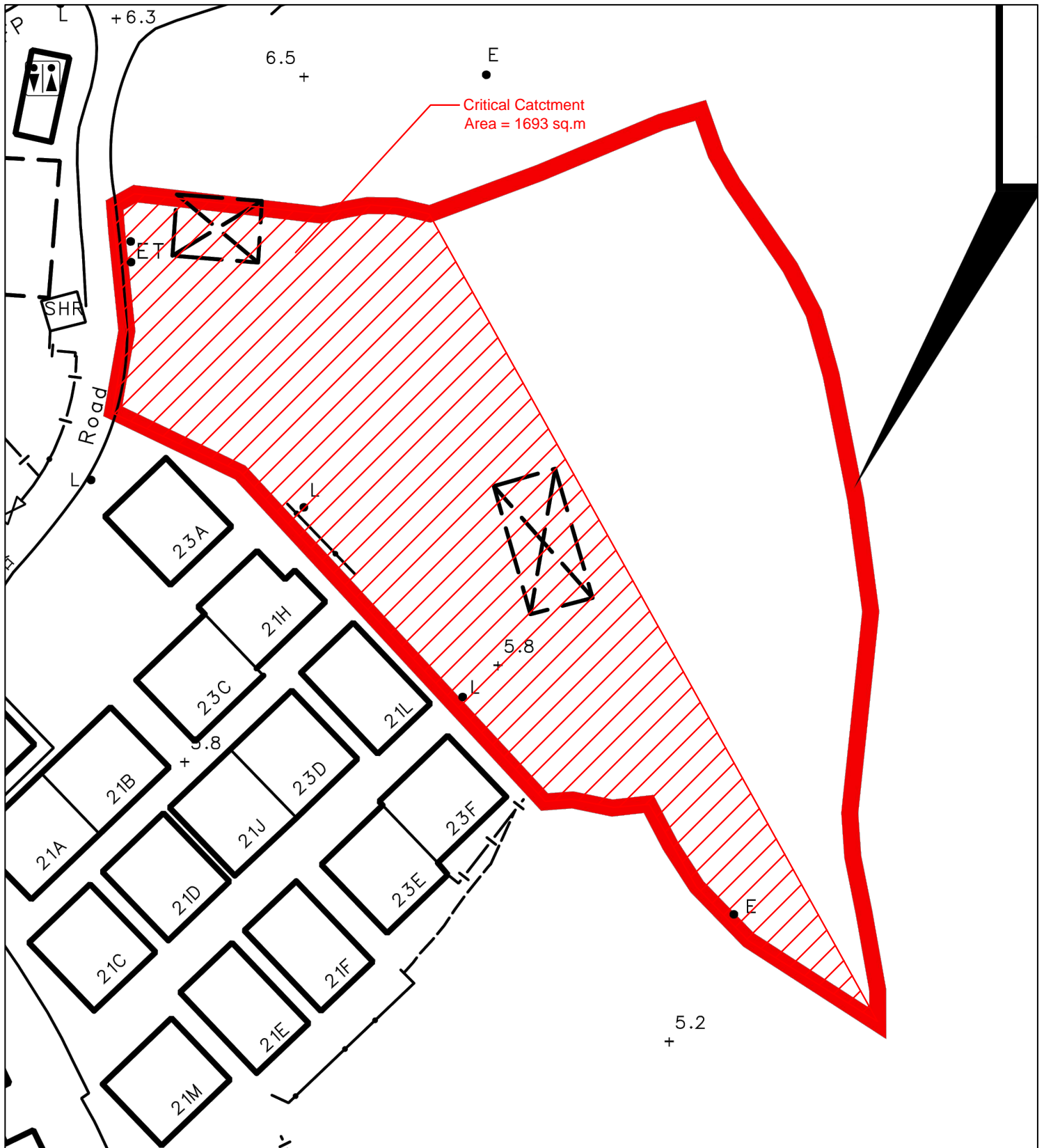
- LEGEND**
- CP Proposed CatchPit
  - (a) Proposed 450HRUC (1:200) with Cast Iron Cover
  - CP Existing CatchPit
  - Existing 525UC (1:200)



**正宏工程顧問公司**  
CHING WAN ENGINEERING CONSULTANTS CO.

Project:  
**Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years at Various Lots in D.D. 128 and D.D. 129, Lau Fau San, Yuen Long, New Territories**  
(Application No.:A/HSK/308)

Title:		D01	
Drainage Proposal			
Drawn by:	DM	Date:	15-3-2024
Check by:	DM	Scale:	----



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:  
Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years at Various Lots in D.D. 128 and D.D. 129, Lau Fau San, Yuen Long, New Territories

(Application No.:A/HSK/308)

Title:

Catchment Area Plan  
(For Proposed 450UC)

D02

Drawn by:

DM

Date:

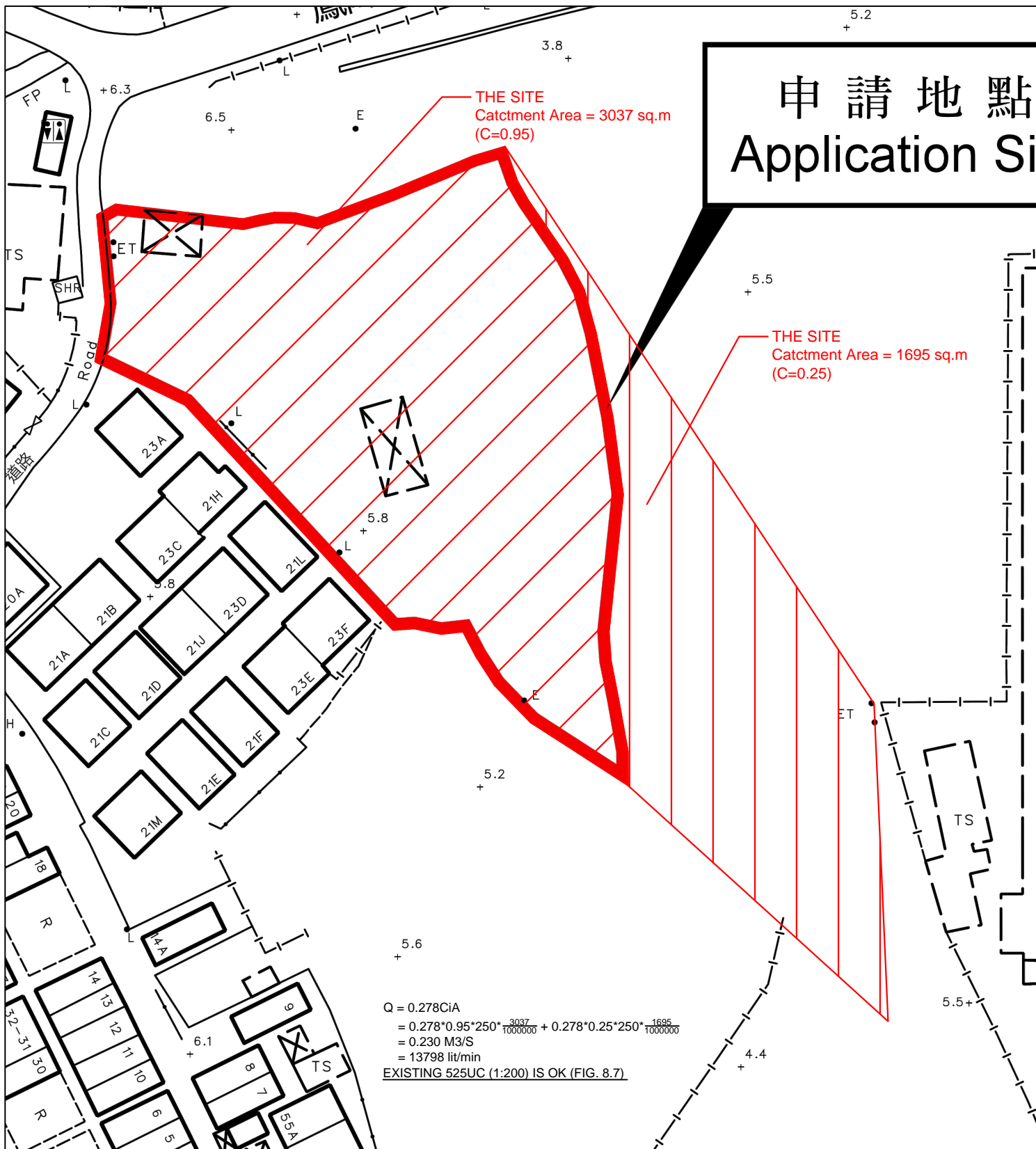
15-3-2024

Check by:

DM

Scale:

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正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:  
Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years at Various Lots in D.D. 128 and D.D. 129, Lau Fau San, Yuen Long, New Territories

(Application No.:A/HSK/308)

Title:

Catchment Area Plan  
(For Existing 525UC)

D02A

Drawn by:

DM

Date:

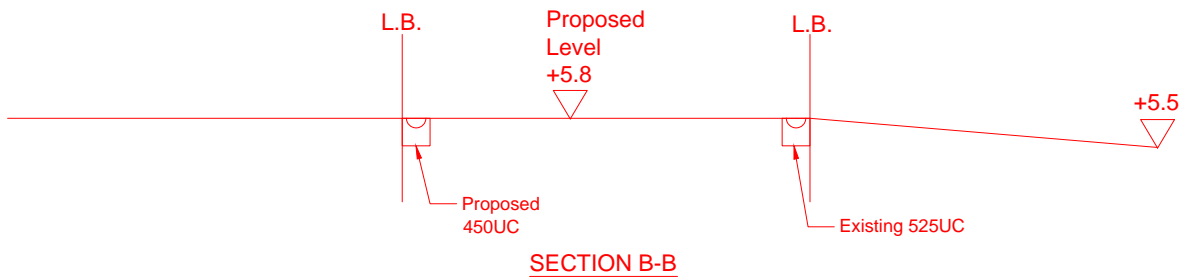
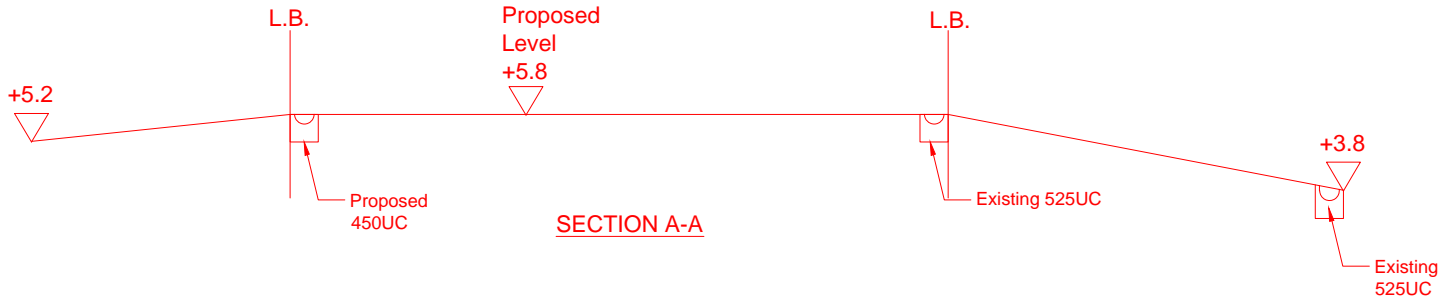
15-3-2024

Check by:

DM

Scale:

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正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:  
**Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years at Various Lots in D.D. 128 and D.D. 129, Lau Fau San, Yuen Long, New Territories**

(Application No.:A/HSK/308)

Title:

Drainage Proposal Sections

D03

Drawn by:

DM

Date:

19-2-2024

Check by:

DM

Scale:

-----

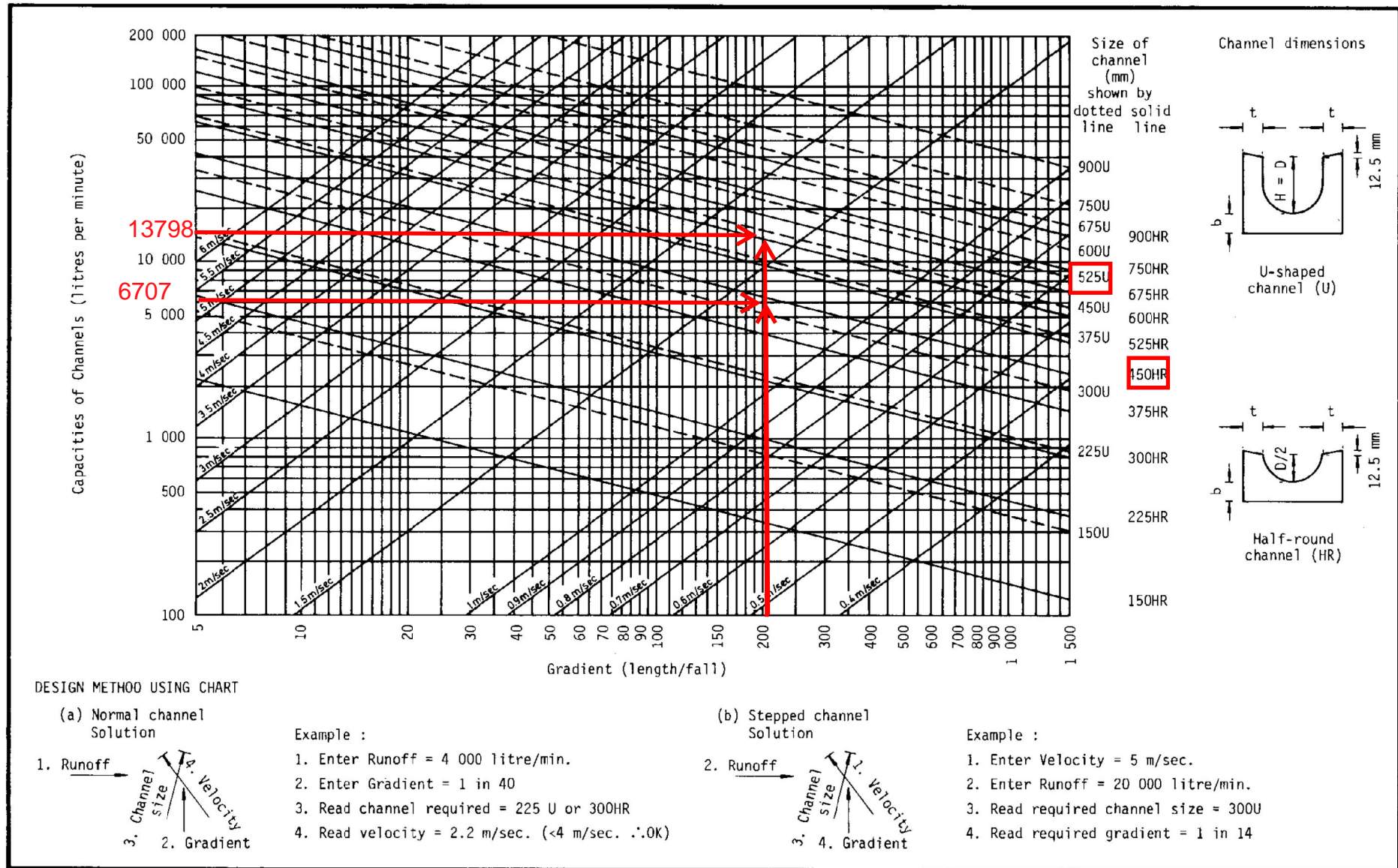
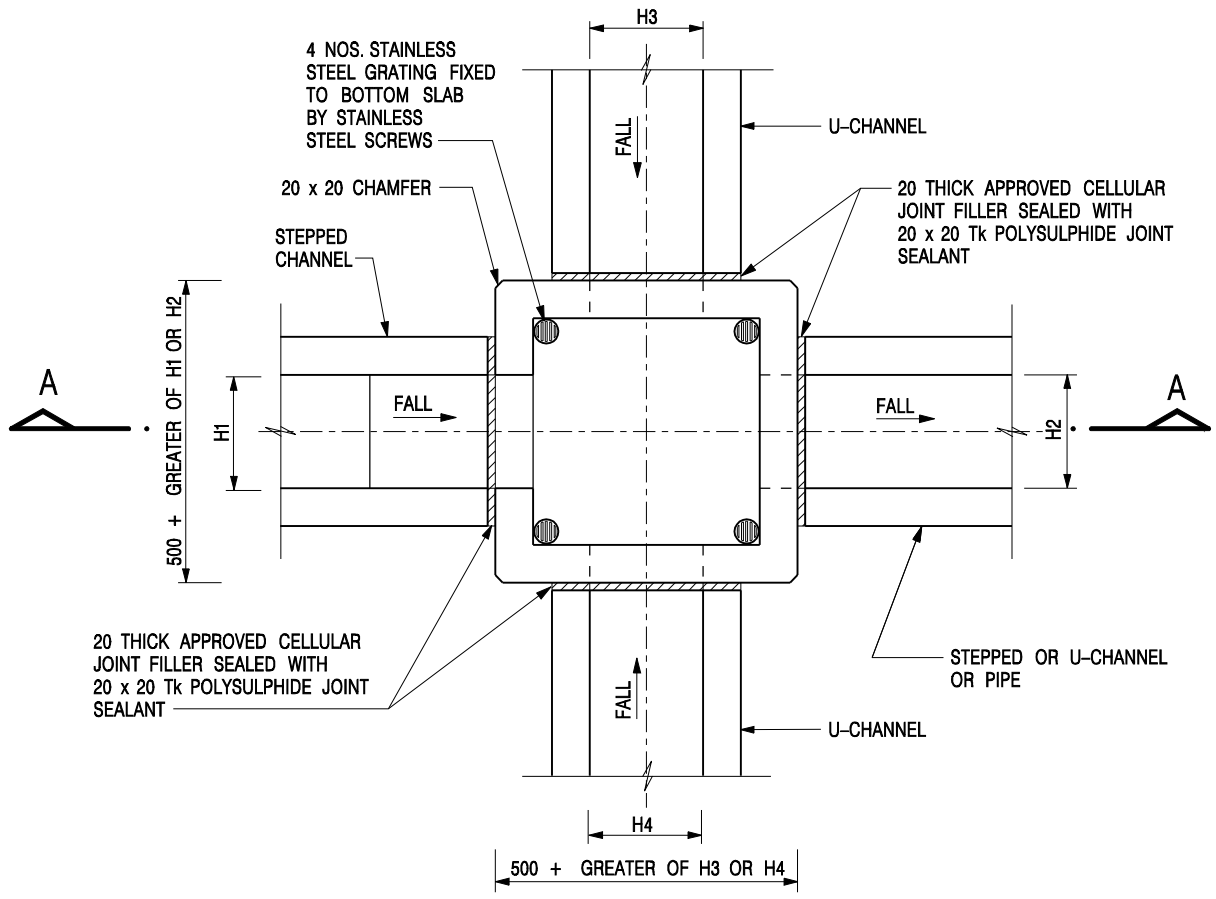
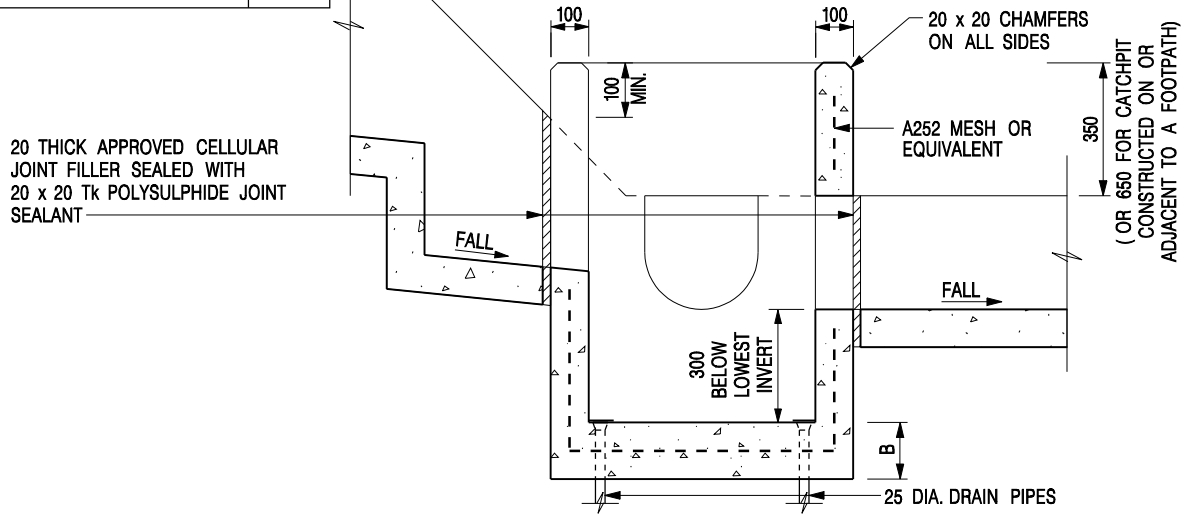


Figure 8.7 - Chart for the Rapid Design of Channels



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



**SECTION A - A**

**NOTES:**

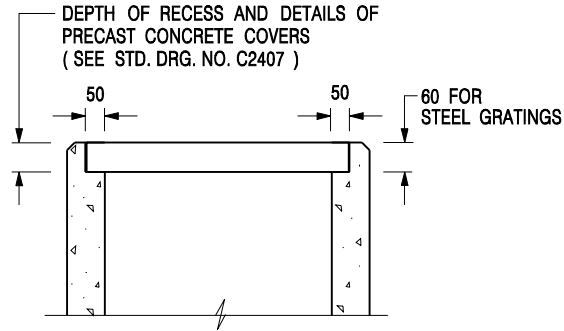
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

**CATCHPIT WITH TRAP  
(SHEET 1 OF 2)**

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

**CEDD** **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b>
<b>DATE</b> JAN 1991	<b>C2406 /1</b>




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

**NOTES:**

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

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

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

 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b>
<b>DATE</b> JAN 1991	<b>C2406 /2</b>

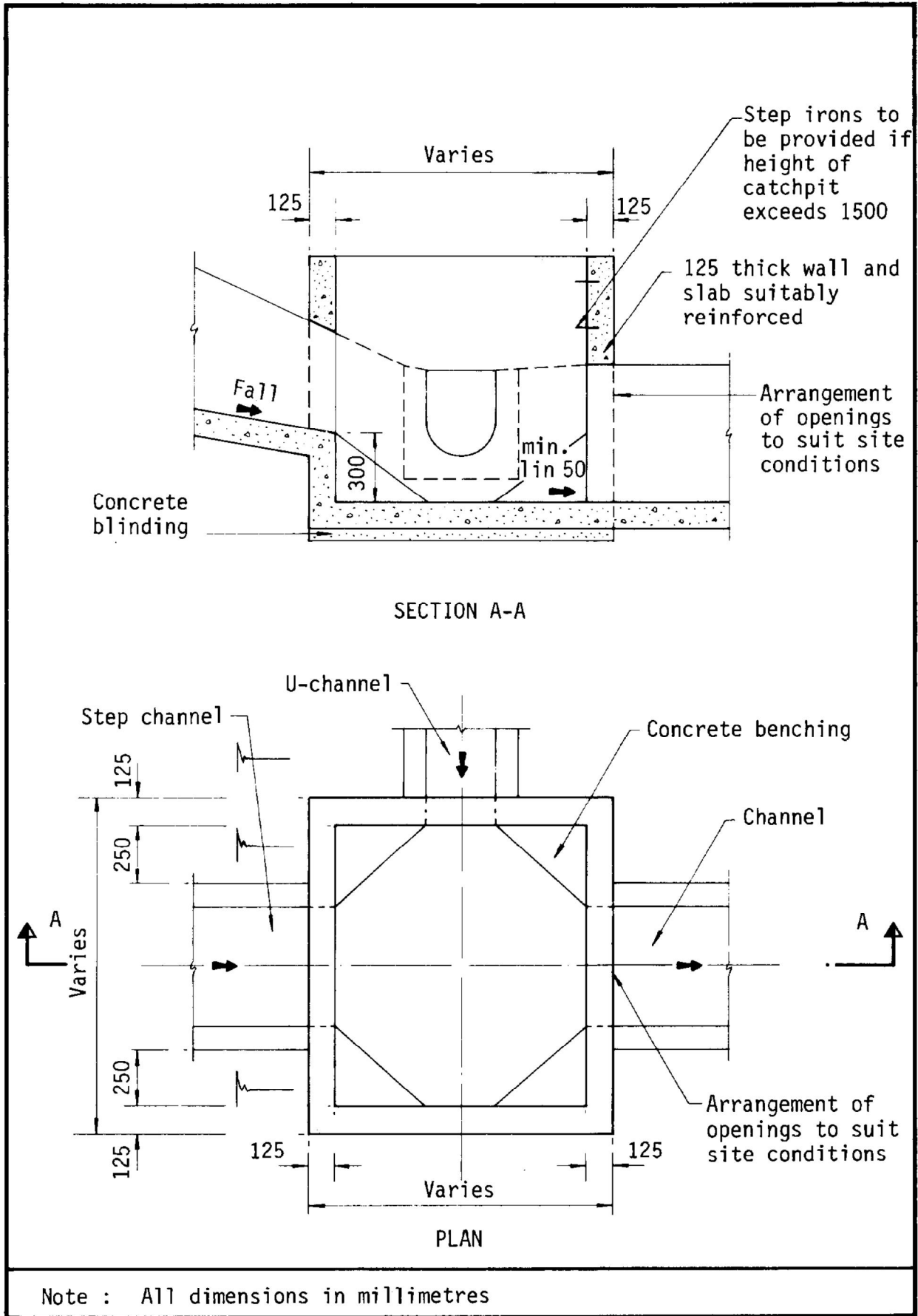
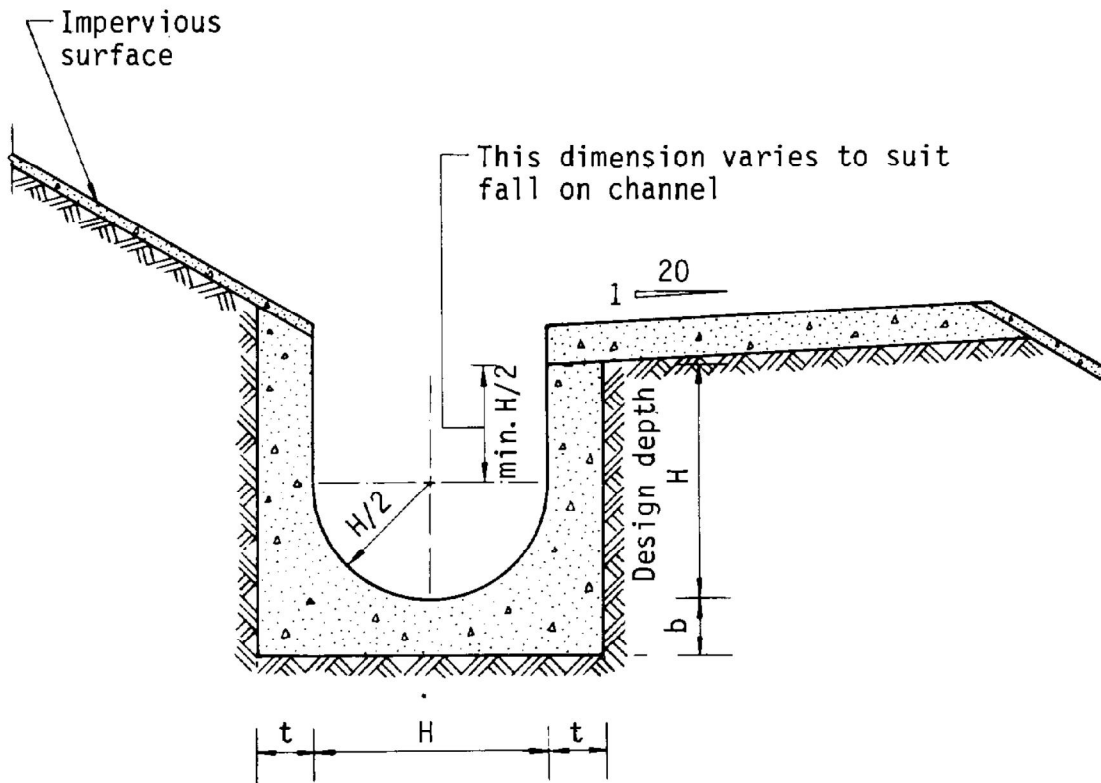


Figure 8.10 - Typical Details of Catchpits



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

## 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路 1 號  
沙田政府合署 14 樓



By Fax ([REDACTED]) and Post

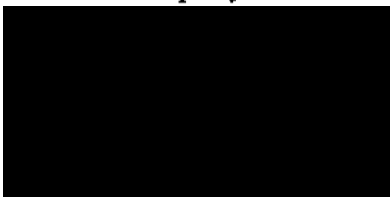
## Planning Department

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

27 March 2025

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/308  
電話號碼 Tel. No. : 2158 6295  
傳真機號碼 Fax No. : 2489 9711

R-riches Property Consultants Ltd.



Dear Sir/Madam,

### **Compliance with Approval Condition (f) Planning Application No. A/HSK/308**

I refer to your submission dated 17.3.2025 regarding the implementation of the drainage proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. Daniel CHAN (Tel: [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: Mr. Daniel CHAN)

Internal

CTP/TPB2

**Appendix I**

A/HSK/308 – Compliance with Approval Condition (f)

Comments from the Drainage Services Department:

The 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.

Our Ref.: DD128 Lot 73 S.A & VL  
Your Ref.: TPB/A/HSK/308

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

By Email

17 March 2025

Dear Sir,

**Compliance with Approval Condition (f)**

**Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years  
in "Village Type Development" Zone, Various Lots in D.D. 128 and D.D. 129,  
Lau Fau San, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/308)**

We are writing to submit a set of photographic records of the completed drainage facilities provided by the applicant at the application site for compliance with approval condition (f) of the subject application, i.e. *the implementation of the drainage proposal (Appendix I)*.

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

Yours faithfully,

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

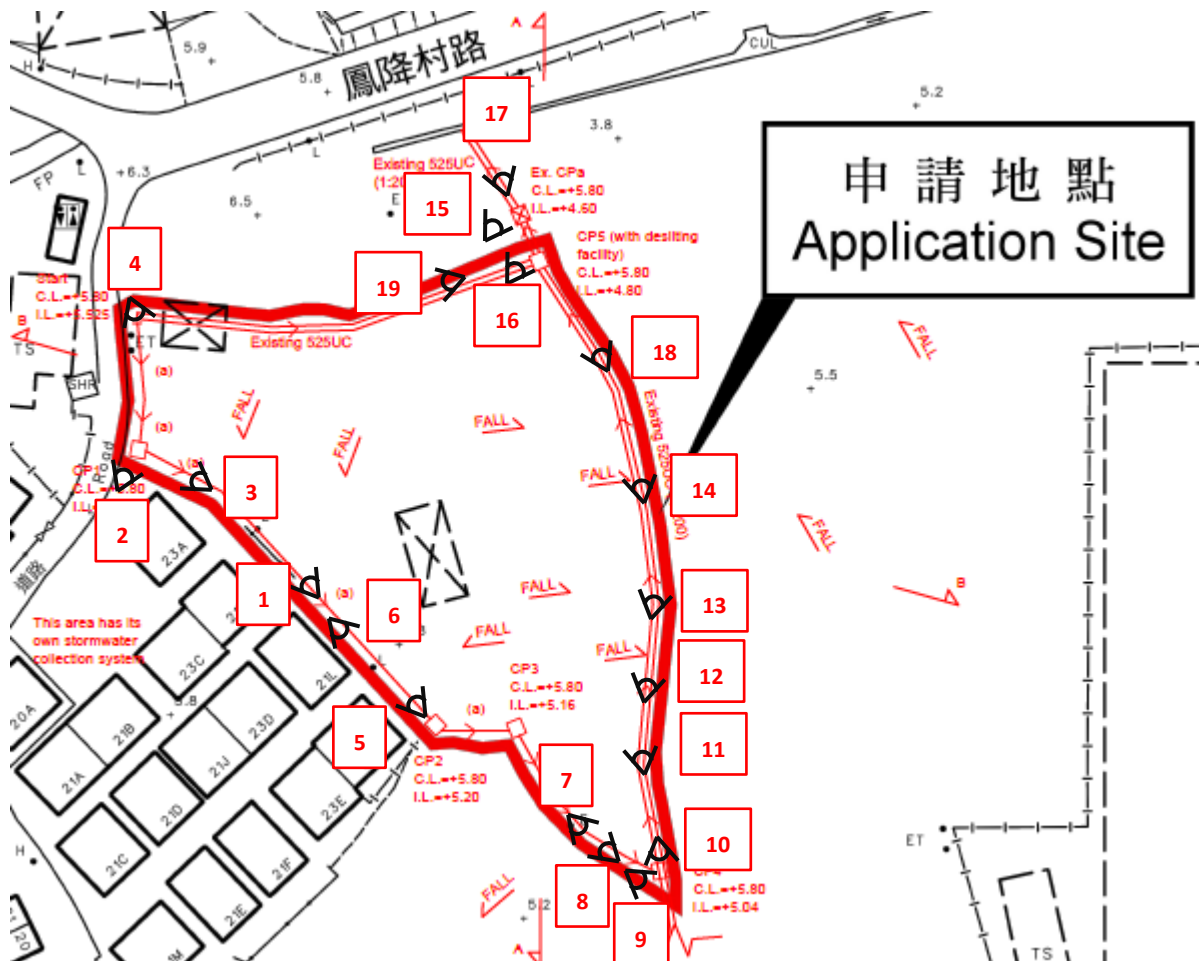
 

**Kevin LAM**  
Planning Assistant



Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years  
in "Village Type Development" Zone, Various Lots in D.D. 128 and D.D. 129,  
Lau Fau San, Yuen Long, New Territories

(S.16 Planning Application No. A/HSK/308)



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