

2026年 06月 1日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2026-06-01
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2601180

18/5

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PS/784
	Date Received 收到日期	2026-06-01

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>),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)

TANG Pin Fai (鄧炳輝)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 255 RP (Part) in D.D. 122, Ping Shan, Yuen Long, N.T.
(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 1,470 sq.m 平方米 ☒ About 約 Not more than ☒ Gross floor area 總樓面面積 1,410 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)	Nil 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	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21
(c) Land use zone(s) involved 涉及的土地用途地帶	'Government, Institution or Community' ("G/IC")
(f) Current use(s) 現時用途	Wholesale and shop & services (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
29.4.2026 to 13.5.2026 (DD/MM/YYYY)^{*}
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知^{*}

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 14.5.2026 (DD/MM/YYYY)^{*}
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/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, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請參閱(B)部分)

(a) Proposed use(s)/development 擬議用途/發展
 Temporary Shop & Services (Retail Shop for Selling Construction Material & Private Cars) and Wholesale of Construction Material for a Period of 3 Years

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

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

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 100sq.m ☒ About 約
 Proposed covered land area 擬議有上蓋土地面積 1,370sq.m ☒ About 約
 Proposed number of buildings/structures 擬議建築物/構築物數目 2
 Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☒ About 約
 Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 1,410sq.m ☐ About 約
 Proposed gross floor area 擬議總樓面面積 Not more than 1,410sq.m ☐ About 約

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

Structure 1: Wholesale & Shop & services (Not exceeding 8.5m, 2 storey)

Structure 2: Fire services pump house and water tank (Not exceeding 5m, 1 storey)

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 Nil
 Motorcycle Parking Spaces 電單車車位 Nil
 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil
 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil
 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil
 Others (Please Specify) 其他 (請列明) NA

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

Taxi Spaces 的士車位 Nil
 Coach Spaces 旅遊巴車位 Nil
 Light Goods Vehicle Spaces 輕型貨車車位 4 spaces of 7m x 3.5m
 Medium Goods Vehicle Spaces 中型貨車車位 Nil
 Heavy Goods Vehicle Spaces 重型貨車車位 Nil
 Others (Please Specify) 其他 (請列明) NA

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Tsui Sing Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
	No 否	☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒ 		

	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)
--	---

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

7. Justifications 理由

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

1. All development parameters of the current application are the same as the previous planning permission No. A/YL-PS/714. The applicant has obtained the WWO46 Part 5 for the implementation of FSI proposal now so that a fresh application is submitted for the consideration of the Town Planning Board.
2. The application site subjects to four previous planning permissions since 2015. The applied use of the current application (i.e. shop & services) is the same as the approved use of the previous planning permission since 2021.
3. 2 shops are proposed at the application site. The construction materials being sold (wholesale and retail) at the application site mainly including pipes and tools. Another shop will be specialized in selling private cars.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including similar retail and wholesale uses and residential developments.
6. Retail and wholesale uses adjoining the application site were granted with planning permission such as A/YL-PS/737 & 761. Similar preferential treatment should be granted to the current application.
7. All the planning conditions imposed to the last planning permission No. A/YL-PS/714 have been duly complied with except the implementation of FSI proposal because the WWO46 Part V is not on the hand of deceased FSI contractor.
8. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent uses.
9. Minimal traffic impact.
10. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
11. Insignificant drainage impact because surface U-channel has been provided at the application site.
12. Loading/unloading bay is proposed for the proposed development. Only light goods vehicle not exceeding 5.5 tonnes will be allowed to enter/park at the application site for the convenience of staff and clients. There is also a public vehicle park outside the application site so that clients could park their car at the public vehicle park before they get into the shop.
13. The application site is not owned by Government so that the acquisition of land for "G/IC" use takes time. As such, the temporary conversion of the application site for another use would be a prudent use of scarce land resource.
14. Wholesale trade is a Column 1 use in the "G/IC" zone which is always permitted. The retail shop for selling construction material is a Column 2 use which requires the permission of the Town Planning Board.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

15/5/2026

(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。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 255 RP (Part) in D.D. 122, Ping Shan, Yuen Long, New Territories
Site area 地盤面積	1,470 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 ☐ About 約)
Plan 圖則	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21
Zoning 地帶	"Government, Institution or Community" ("G/IC")
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop & Services (Retail Shop for Selling Construction Material & Private Cars) and Wholesale of Construction Material for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA ☐ About 約 ☐ Not more than 不多於	NA ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,410 ☐ About 約 ☒ Not more than 不多於	0.96 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 ☐ (Not more than 不多於)
		NA	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	8.5	m 米 ☒ (Not more than 不多於)
		2	Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	93.2 % ☒ 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		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
	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)		0 0 4 0 0

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

Temporary Shop & Services (Retail Shop for Selling Construction Material & Private Cars) and Wholesale of Construction Material for a Period of 3 Years

at

Lot 255 RP (Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is served by a vehicular track leading from Tsui Sing Road. Having mentioned that the site is intended for shop and wholesale of construction material and private cars in only 1,470m², traffic generated by the proposed development is extremely insignificant.
- 1.2 The application site is abutting a public vehicle park. The proposed loading/unloading bay at each shop will be available for loading/unloading use. In view of that the loading/unloading of construction material and private cars will be infrequent and short-lived, the proposed loading/unloading bays to serve the proposed use would be sufficient. Clients could park their vehicle at the adjoining public vehicle park before they get into the shop.
- 1.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.2	0.2	1	1
Light goods vehicle	0.15	0.15	1.5	1.5
Total	0.35	0.35	2.5	2.5

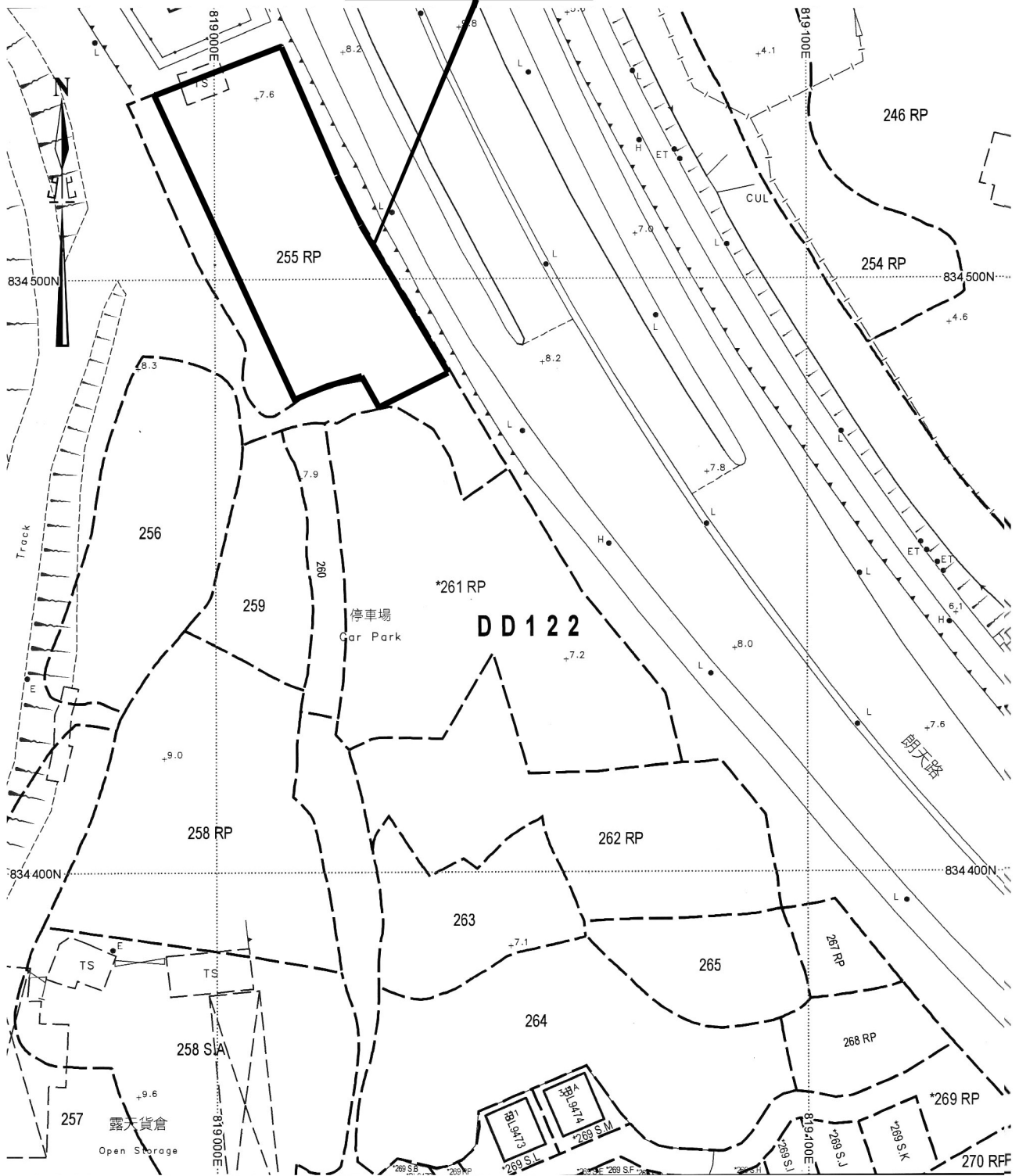
Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Tsui Sing Road.
- 1.5 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided and queueing up of traffic would not be the result especially that the traffic generated is insignificant.

Application Site



Project 項目名稱:

Temporary Shop & Services (Retail Shop for Selling Construction Material & Private Cars) and Wholesale of Construction Material for a Period of 3 Years at Lot 255 RP (Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

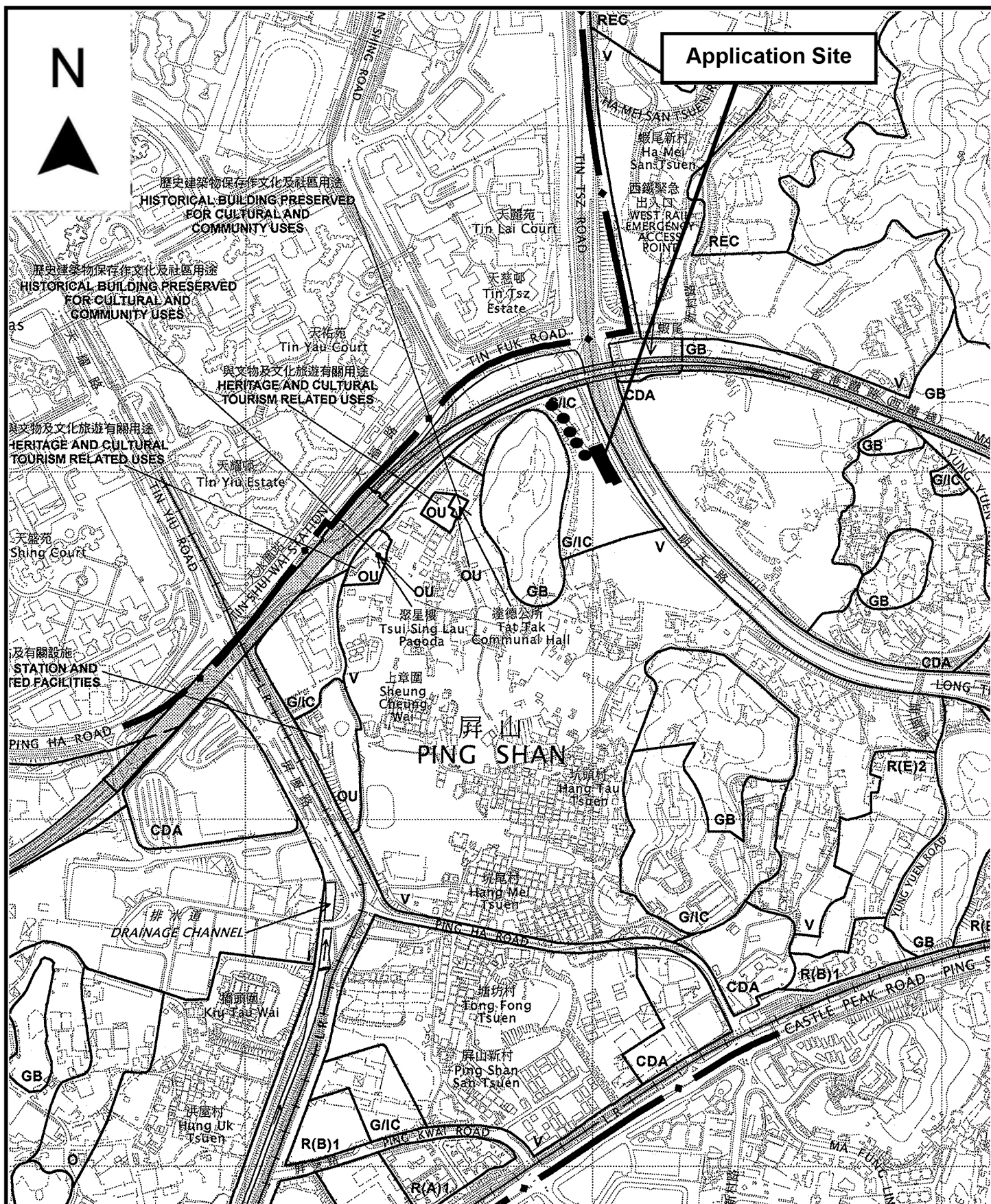
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Temporary Shop & Services (Retail Shop for Selling Construction Material & Private Cars) and Wholesale of Construction Material for a Period of 3 Years at Lot 255 RP (Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

●●● Vehicular access leading from Tsui Sing Road

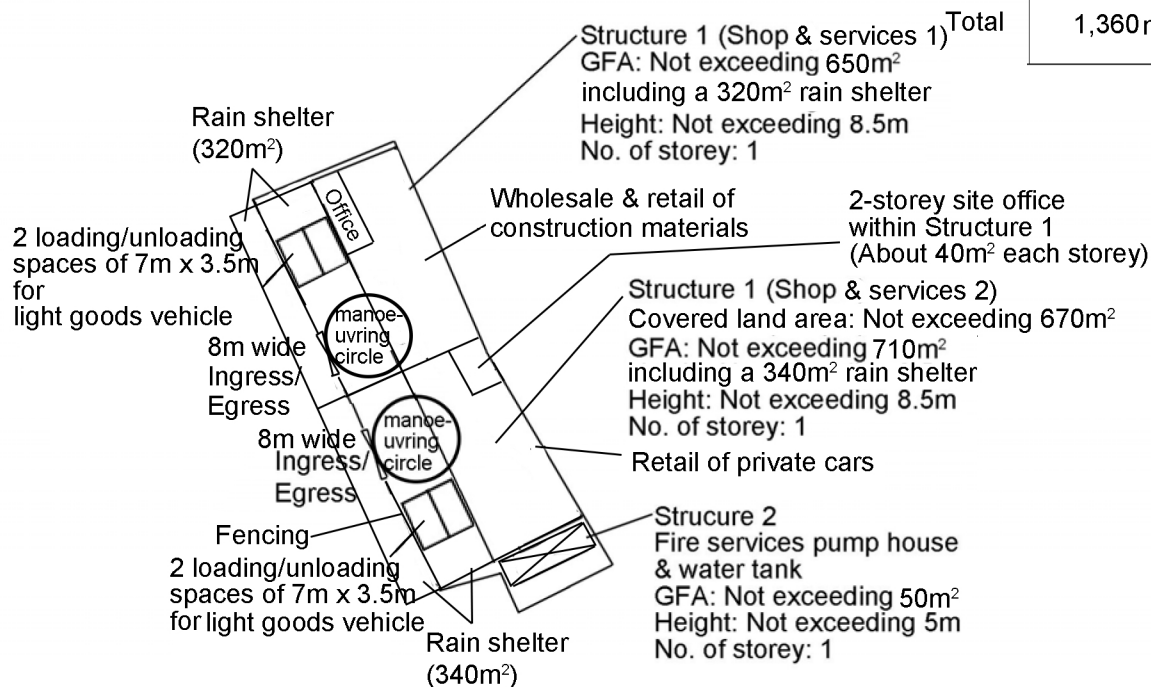
Scale 比例:

1:7500



Breakdown of GFA of Structure 1

	Shop 1	Shop 2	GFA Sub-total
Size of the shop	310m ²	290m ²	600m ²
Size of the rain shelter	320m ²	340m ²	660m ²
Office	20m ²	80m ² (2-storeys)	100m ²
Total			1,360m ²



Project 項目名稱:

Temporary Shop & Services (Retail Shop for Selling Construction Material & Private Cars) and Wholesale of Construction Material for a Period of 3 Years at Lot 255 RP (Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

F.S. NOTES:

- A. HOSE REEL SYSTEM TO PROVIDED AND INSTALLED FOR THE STRUCTURE IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
1. THERE SHALL BE SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.

2. AN MODIFIED HOSE REEL SYSTEM WITH 2000 L F.S. WATER TANK SHALL BE PROVIDED. THERE SHALL BE SINGLE END WATER SUPPLY WILL BE FEED FROM TOWN MAIN. THE LOCATION OF THIS F.S. WATER TANK AND F.S. PUMP ROOM ARE CLEARLY MARKED ON PLANS.

3. TWO FIXED FIRE PUMP (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.

4. NO F.S. INLET TO PROVIDED IN THIS AREA.

5. AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATIONS OF HOSE REEL.
- B. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN 12845:2015 AND FSD CIRCULAR LETTER 5/2020.
1. MAXIMUM STORAGE AREA FOR ANY SINGLE-BLOCK SHALL BE 50M² FOR SPRINKLER SYSTEM WITH HAZARD GROUP OF OH3 ACCORDING TO LPC RULES INCORPORATING BS EN 12845:2015.

2. THE MATERIAL ARE STORED IN FREE-STATING STORAGE (ST1), THE MAXIMUM STORAGE HEIGHT NOT EXCEEDING 4M & POST-PALLET STORAGE (ST2). THE MAXIMUM STORAGE HEIGHT NOT EXCEEDING 3.5M AND SINGLE ROW WITH 2.4M AISLES.

3. STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4 WIDE.

4. A 135,000 L SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON THE PLAN. SINGLE END WATER SUPPLY WILL BE FEED FROM TOWN MAIN.

5. SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AT GROUND FLOOR AND THE LOCATION AS INDICATED ON PLAN.

6. TWO FIXED FIRE PUMP (DUTY & STANDBY) AND ONE SPRINKLER JOCKEY TO BE PROVIDED FOR SERVING THE STRUCTURE AND LOCATED IN PUMP ROOM.

7. UNLESS OTHERWISE SPECIFIED. ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD 68°C
- FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE AREA IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTER NO.6/2021 ONE ACTUATION POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT . THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARMING DEVICE INITIATION.
- C. SUFFICIENT EMERGENCY LIGHTING IN ACCORDANCE WITH BS 5266 – 1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO.4/2021 SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING /STRUCTURES.
- D. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266 – 1:2016 AND FSD CIRCULAR LETTER 5/2008.
- E. AN CONVENTIONAL TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATION INSIDE PUMP ROOM.
- F. PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED AT LOCATIONS CLEARLY INDICATED ON PLANS.
- AND 5 KG CO₂ TYPE FIRE EXTINGUISHER SHALL PROVIDED FOR PUMP ROOM.
- G. NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- H. NO SMOKE EXTRACTION SYSTEM WILL BE PROVIDED FOR THE WAREHOUSE AS THE AGGREGATE AREA OF OPENABLE WINDOWS FOR THE STRUCTURE IS 660M² (IE. 660M²X 6.25% = 42M² WHICH IS GREATER THAN THE REQUIRED 6.25% OF THE COMPARTMENT.)
- WHICH IS GREATER THAN THE REQUIRED 6.25% OF THE COMPARTMENT.
- I. THE LOCATION OF THE OPENABLE WINDOWS SHALL BE ALSO BE DELINEATED ON PLANS.
- J. WHEN A VENTILATION /AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED. IT SHELL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

PUMP SCHEDULE

PUMP DESCRIPTION	DESIGNATION	PUMP HEAD (bar)	FLOW RATE (L/min)	PUMP MOTOR POWER RATING (kW)
DUTY SPRINKLER PUMP	S.P.1	2250/1350/1100	140/290/320	15
STANDBY SPRINKLER PUMP	S.P.2	2250/1350/1100	140/290/320	15
SPRINKLER JOCKEY PUMP	S.J.P	450	60	2.2
DUTY FIXED FIRE PUMP	F.P.1	–	–	2.2
STANDBY FIXED FIRE PUMP	F.P.2	–	–	2.2

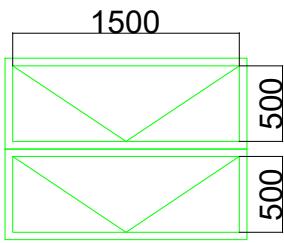
COLOUR CODE FOR PIPE SIZES

PIPE SIZE	COLOUR CODE
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	LIGHT BLUE
ø100mm	LIGHT BROWN

OPENABLE GLASS WINDOW SCHEDULE

DESIGNATION	AREA (M ²)	OPENABLE WINDOW DESIGNATION	AREA (M ²)
A	4.5	F	4.5
B	4.5	G	4.5
C	4.5	H	4.5
D	6.0	I	4.5
E	4.5	J	6.0

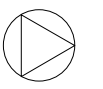
SHOP 1 TOTAL OPENABLE WINDOW AREA: 24M²
SHOP 2 TOTAL OPENABLE WINDOW AREA: 24M²



OPENABLE WINDOW AREA:
1.5M X (0.5+0.5)M=1.5M²

OPENABLE WINDOW ELEVATION (TYPICAL)
(N.T.S.)

LEGEND:

- SPRINKLER PUMP/ JOCKEY PUMP/ HOSE REEL PUMP

CHECK VALVE

GATE VALVE

HOSE REEL

68°C PENDENT TYPE SPRINKLER HEAD UNDER STRUCTURAL CEILING

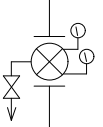
5kg CO₂ PORTABLE FIRE EXTINGUISHER
- MANUAL FIRE ALARM CALL POINT (BREAK GLASS TYPE)

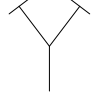
VISUAL FIRE ALARM

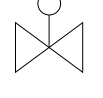
SPRINKLER WATER MOTOR ALARM GONG

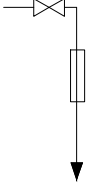
FLOW SWITCH

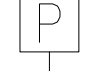
EMERGENCY LIGHTING

SAND BUCKET
- SPRINKLER CONTROL VALVE (SCHEMATIC)

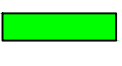
SPRINKLER INLET

ZONE SUBSIDIARY STOP VALVE WITH ELECTRICAL MONITORING

PERMANENT PROVING PIPE

PRESSURE SWITCH
- EXITEXIT SIGN

FLOW METER

OPENABLE WINDOWS (FOR REFERENCE)

F.S.I. CONTRACTOR:

RICH
ENGINEERING LIMITED

Room A – B, 10/F., Sun Fai Commercial Centre,
576 New Reclamation Street, Mong Kok, Kowloon, Hong Kong.
Tel. : 2390 6990 Fax. : 2392 6035

PROJECT :

元朗屏山丈量約份第122約地段第255號(部分)
LOT 255 R.P (PART) IN D.D.122 PING SHAN, YUEN LONG. N.T.

TITLE :

臨時商店及服務行業及批發建築材料用途-消防裝置平面圖
FIRE SERVICE INSTALLATION LAYOUT PLAN

DRAWN BY :

SC

CHECKED BY :

VW

DATE :

11-2025

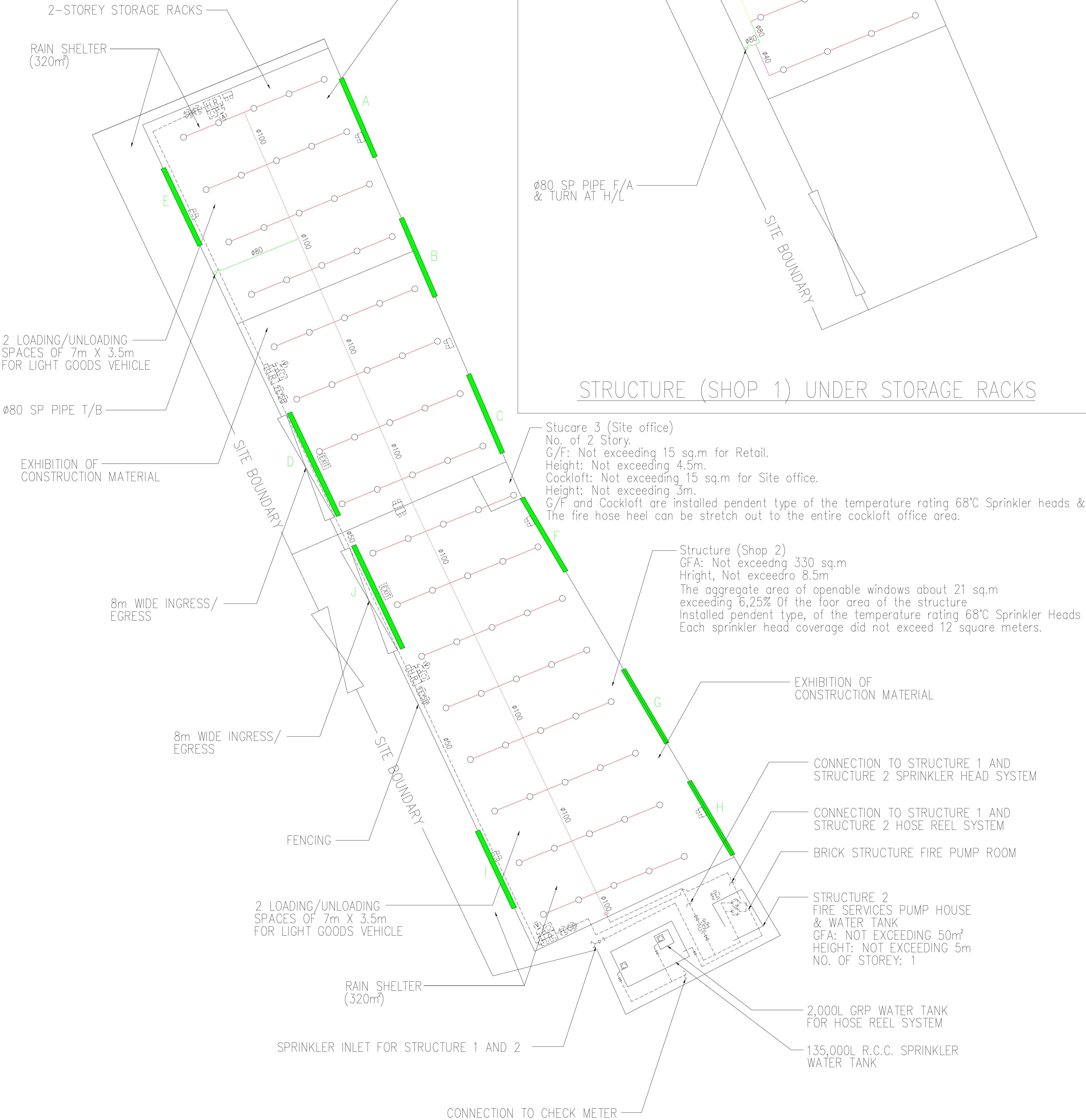
SCALE :

NTS

DRAWING NO.:

FS/001

Structure (Shop 1)
GFA: Not exceedng 330 sq.m
Hright, Not exceedro 8.5m
The aggregate area of openable windows about 21 sq.m
exceeding 6,25% Of the foor area of the structure
Installed pendent type, of the temperature rating 68°C Sprinkler Heads
Each sprinkler head coverage did not exceed 12 square meters.



RETAIL AND WHOLESALE GROUND FLOOR PLAN

F.S.I. CONTRACTOR:

RICH

ENGINEERING LIMITED

Room A – B, 10/F., Sun Fai Commercial Centre,
576 New Reclamation Street, Mong Kok, Kowloon, Hong Kong.
Tel. : 2390 6990 Fax. : 2392 6035

PROJECT :

元朗屏山丈量約份第122約地段第255號(部分)
LOT 255 R.P (PART) IN D.D.122 PING SHAN, YUEN LONG. N.T.

TITLE :

臨時商店及服務行業及批發建築材料用途-消防裝置平面圖
FIRE SERVICE INSTALLATION LAYOUT PLAN

DRAWN BY :

SC

CHECKED BY :

VW

DATE :

11-2025

SCALE :

1:100(A1)

DRAWING NO.:

FS/002