

2026年 8月 5日

Appendix I of RNTPC
Paper No. A/YL-NSW/376

此文件在 收到・城市規劃委員會
只會在收到所有申請資料及文件後才正式確認收到
中。

2026-08-05

The application is received on
The Council will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-1
表格第 S16-1 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2601914 4/8 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/TC-NSW/376
	Date Received 收到日期	2026-08-05

- 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 樓及新界沙田上禾輋路 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)
Innovative Technology Charging Pile Holdings Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)
DeSPACE (International) Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104, Pok Wai, 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 4,736 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 830 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 Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development
(f) Current use(s) 現時用途	Parking of vehicles and ancillary office (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 16/07/2026 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)".
根據土地註冊處截至 2026 年 7 月 16 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」。

(b) The applicant 申請人 -

☒ has obtained consent(s) of 1 "current land owner(s)".
已取得 1 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)
1	Lots 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104, Pok Wai, Yuen Long, New Territories	27/07/2026

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ 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

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

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

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

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office and Associated Filling of Land 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	830	sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.175		☒ About 約
Proposed site coverage 擬議上蓋面積	10.3	%	☒ About 約
Proposed no. of blocks 擬議座數	5		
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	
	3.5-8	.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

384

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

政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／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)

G/F of Buildings B1, B2, B3, B4 for covered coach parking spaces (~96 sq.m each), 1/F for ancillary offices (~96 sq.m. each)
Building B5 (~62 sq.m): Transformer room and customer's switch room☐ 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]
B1-B4	G/F	Covered coach parking spaces with electric vehicle charging facilities
	1/F	Office
B5	G/F	Transformer room and customer's switch room

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

Public vehicle park (excluding container vehicle) with ancillary electric vehicle charging facility and circulation area

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

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

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

June 2027

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Kam Pok Road East via a local access ☐ 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) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (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) Private Car Parking Spaces 私家車車位 38 Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 16 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) _____ Coach Parking Spaces 11 _____ _____
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？	Yes 是 No 否	☐ (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) 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) _____ _____ _____

(Incl. 2 accessible parking spaces)

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☐ Please provide details 請提供詳情 No 否 ☒																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 ☒ (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／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 4,736 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2 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 ☐																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tbody> <tr> <td>On environment 對環境</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On traffic 對交通</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On water supply 對供水</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On drainage 對排水</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On slopes 對斜坡</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Affected by slopes 受斜坡影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Landscape Impact 構成景觀影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Tree Felling 砍伐樹木</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Visual Impact 構成視覺影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 ☐</td><td>No 不會 ☐</td></tr> </tbody> </table> 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)	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 ☐
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 ☐																													

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。

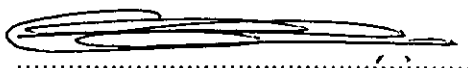
Please refer to the supplementary planning statement.

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



LAM KWOK CHUN

Name in Block Letters
姓名（請以正楷填寫）

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

Director

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 (No. 267)

Others 其他

on behalf of
代表

DeSPACE (International) Limited

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

Date 日期

31/8/2016

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D. 104, Pok Wai, Yuen Long, New Territories		
Site area 地盤面積	4,736	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☐ About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12		
Zoning 地帶	Village Type Development		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office and Associated Filling of Land 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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	830 ☒ About 約 ☐ Not more than 不多於	0.175 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	5	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	3.5-8	m 米 ☒ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1-2	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積		10.3	% ☒ About 約
(v) No. of units 單位數目		N/A	
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	/	sq.m 平方米 ☐ 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	65 (including 2 accessible spaces)
	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) Coach Parking Spaces	38 16 11
	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)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
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)	☐	☒
Location Plan, Site Plan, Land Filling Plan, Swept Path 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)	☐	☒
Drainage Proposal, Fire Service Installations Proposal		
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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SECTION 16 PLANNING APPLICATION

SUPPLEMENTARY PLANNING STATEMENT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING
CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE
CHARGING FACILITY AND OFFICE AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 5 YEARS

AT LOTS 3669 S.A SS.2, 3669 S.B SS.1, 3670 RP (PART), 3671 S.A,
3672 S.A, 3673 S.A AND 3674 RP IN D.D. 104, POK WAI, YUEN
LONG, NEW TERRITORIES

JULY 2026

APPLICANT

INNOVATIVE
TECHNOLOGY CHARGING
PILE HOLDINGS LIMITED

TOWN PLANNING & LANDS CONSULTANT



DESPACE
(INTERNATIONAL) LIMITED

EXECUTIVE SUMMARY

This Planning Statement is prepared in support of an application under Section 16 of the Town Planning Ordinance (Cap. 131) for planning permission for a Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office and Associated Filling of Land for a Period of 5 Years (the "Proposed Development") at Lots 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D. 104, Pok Wai, Yuen Long, New Territories (the "Site").

The Proposed Development comprises a site area of about 4,736 m² accommodating a total of 65 parking spaces, including 38 private car/taxi spaces, 16 light goods vehicle spaces, and 11 coach spaces, and all equipped with electric vehicle charging facilities of varying output powers. The Development includes 5 buildings of 1 to 2 storeys (3.5m to 8m in height) providing ancillary offices and covered coach parking with EV charging. The Site will operate on a 24-hour basis and will be managed through a Smart Vehicle Parking System with a mobile application for real-time availability and advance reservations. This application is a fresh Section 16 submission following the expiry of a previous planning permission No. A/YL-NSW/318 (the "Approved Scheme") for the same use, which was approved by the Board on 27.10.2023 but could not be fully implemented within the extended timeframe for compliance with approval conditions.

The proposal is fully justified on the following grounds:

- The Proposed Development is the same in nature and scale as the previously Approved Scheme, with no substantial changes;
- The Proposed Development will not frustrate the long-term planning intention of the "V" zone, is not incompatible with the surrounding land uses;
- The Proposed Development is aligned with the Government's policies on promoting electric vehicles, and consistent with the Board's previous approvals of the same use;
- The Proposed Development will provide much-needed public vehicle parking spaces with electric vehicle charging facilities in the Nam Sang Wai area, serving nearby residents, workers, and the growing fleet of electric commercial vehicles including coaches and taxis; and
- There would be no adverse impacts to the surroundings in terms of traffic, environmental, drainage and fire safety issues.

In view of the above, the Board is hereby respectfully recommended to approve the subject application.

行政摘要

本規劃綱領是根據《城市規劃條例》（第 131 章）第 16 條提出的規劃許可申請而編製，申請擬議於新界元朗壘圍丈量約份第 104 約地段第 3669 號 A 分段第 2 小分段、第 3669 號 B 分段第 1 小分段、第 3670 號餘段（部分）、第 3671 號 A 分段、第 3672 號 A 分段、第 3673 號 A 分段及第 3674 號餘段（下稱「申請地點」）作臨時公眾停車場（貨櫃車除外）連附屬電動車充電設施及辦公室和相關填土工程（為期 5 年）。

擬議發展的申請地點面積約 4,736 平方米，共設有 65 個停車位，包括 38 個私家車 / 的士車位、16 個輕型貨車車位及 11 個旅遊巴車位，並均配備不同輸出功率的電動車充電設施。發展項目包括 5 座 1 至 2 層高（3.5 米至 8 米）的構築物，提供附屬辦公室及設有電動車充電設施的有蓋旅遊巴停車位。申請地點將以 24 小時運作，並透過智能泊車系統配合手機應用程式提供實時車位資訊及預約服務。先前城規會於 2023 年 10 月 27 日批出相同用途的規劃許可（編號 A/YL-NSW/318；獲批准方案）因未能於延長遵辦批准條件的期限內完成實施所有條件，故是次需重新提出規劃申請。

擬議發展有充分規劃理據支持，理由如下：

- 擬議發展與先前獲批准方案在性質和規模上相同，並無重大改動；
- 擬議發展不會影響「鄉村式發展」地帶的長遠規劃意向，亦與不會周邊土地用途不協調；
- 擬議發展符合政府推廣電動車輛的政策方向，並與城規會早前對同一用途的批准決定一致；
- 擬議發展將為南生圍地區提供急需的公眾停車位及電動車充電設施，服務附近居民、工作人士，以及日益增長的電動商用車輛車隊，包括旅遊巴及的士；
- 擬議發展在交通、環境、排水及消防安全方面不會對周邊環境造成不良影響。

基於以上理據，申請人懇請城規會批准本申請。

（聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。）

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1. INTRODUCTION

1.1 This Planning Statement is submitted on behalf of **Innovative Technology Charging Pile Holdings Limited** (the "Applicant") in support of a Section 16 planning application to the Town Planning Board (the "Board") for planning permission to use the application site (the "Site") at various lots in D.D. 104, Pok Wai, Yuen Long, New Territories for a Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office and Associated Filling of Land for a Period of 5 Years (the "Proposed Development").

1.2 The Site falls within an area zoned "Village Type Development" ("V") on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12 (the "OZP"; **Figure 1** refers). According to the Notes of the OZP, 'Public Vehicle Park (excluding Container Vehicle)' is a Column 2 use within the "V" zone, which requires planning permission from the Board. Filling of land within the "V" zone also requires planning permission from the Board.

1.3 The Site was previously the subject of planning application No. A/YL-NSW/318 (the "Approved Scheme"), submitted by the same Applicant and for the same use. The previous application was approved with conditions by the Board on 27.10.2023 for a period of 5 years until 27.10.2028. Multiple extensions of time for compliance with approval conditions were subsequently granted under Section 16(A)2 applications, with the final extended time limit being 27.7.2026. Despite the Applicant's best efforts, the implementation of the drainage proposal and fire service installations proposal on Site could not be completed within the extended timeframe, and the planning permission is expected to be expired. A fresh Section 16 application is therefore required to continue the Proposed Development.

1.4 The applicant is not the "current land owner" of the Site. In compliance with the Town Planning Board Guidelines on Satisfying the "Owner's Consent/Notification" Requirements (TPB PG-No. 31B), the Applicant has provided a copy of the completed statement of consent signed by the concerned 'current land owner', accompanied by a resolution of the board of directors.

1.5 The current application is essentially the same in nature and scale as the Approved Scheme, with a minor modification involving the reduction of gross floor area (GFA) and plot ratio (PR). This Planning Statement presents the background, planning context, development details, and justifications for the Proposed Development, and respectfully requests the Board to grant planning permission for the Proposed Development.

2. SITE CONTEXT

2.1 APPLICATION SITE AND ITS SURROUNDING AREAS

2.1.1 The Site comprises Lots 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D. 104, Pok Wai, Yuen Long, New Territories, with an area of about 4,736 m² (**Figure 2** refers). The majority of the Site (about 3,372 m², or 71.2%) was previously filled with concrete under the earlier approved application under planning permission No. A/YL-NSW/305. The remaining portion (about 1,364 m², or 28.8%) was filled with a thin layer of concrete (not more than 0.2m) as part of the subsequent permission No. A/YL-NSW/318 (**Figure 3** refers).

2.1.2 The Site is used for parking of vehicles and ancillary office following the approval of A/YL-NSW/318. The surrounding areas are characterised by a mix of open storage yards, public vehicle park, residential dwellings, grassland, fish ponds, shop and services/vehicle repair workshop and vacant land.

2.1.3 An ingress/egress (5.5m wide) of the Site is located at its western side connected to Kam Pok Road East, which is adequate for the passage of all vehicle types permitted at the Site, including coaches. Kam Pok Road East connects to the wider road network including Castle Peak Road – Tam Mi and the San Tin Highway.

2.2 LAND ADMINISTRATION

2.2.1 The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease, which is demised for agricultural use and contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

2.2.2 The Applicant has obtained a Short Term Waiver (STW No. 5706) dated 27.12.2024 to permit the use of the Site for "Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Office" from the Lands Department, effective from 1 July 2025 on a quarterly renewable basis.

3. TOWN PLANNING CONTEXT

3.1 STATUTORY PLANNING REQUIREMENTS

3.1.1 The Site is zoned "Village Type Development" ("V") on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12 (**Figure 1** refers). According to the Notes of the OZP for the "V" zone, the planning intention is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community, and recreational uses may be permitted on application to the Board.

3.1.2 Under Column 2 of the Notes for the "V" zone, 'Public Vehicle Park (excluding Container Vehicle)' requires planning permission from the Board. 'Filling of Land' also requires planning permission from the Board. The "V" zone is restricted to a maximum building height of 3 storeys (8.23m).

3.1.3 The Site is largely located within the Wetland Buffer Area (WBA) of the Deep Bay Area (about 92.5% of the Site; **Figure 1** refers). The Town Planning Board Guidelines for 'Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance' (TPB PG-No. 12C) are relevant to the application given that the Site falls within the Wetland Buffer Area. However, planning applications for temporary uses within the WBA are exempted from the requirement of Ecological Impact Assessment under the Guidelines.

3.2 NON-STATUTORY PLANNING CONTEXT

3.2.1 The Proposed Development is strongly aligned with the Government's policies to promote wider use of electric vehicles (EVs) and achieve vehicular zero emissions before 2050, as set out in the 2021 "Hong Kong Roadmap on Popularisation of Electric Vehicles" and reaffirmed in the Updated Roadmap issued in early 2026. These documents maintain the target of ceasing new registration of fuel-propelled and hybrid private cars by 2035 and emphasise building a robust charging network, with quantified goals for EV-charging parking spaces and high-speed public chargers to support a rapidly growing EV fleet.

3.2.2 Building on recent Policy Addresses and the "green transformation" initiatives for public buses and taxis, the Government is advancing roadmaps and funding schemes to accelerate

the adoption of electric public transport and commercial vehicles. These measures include dedicated support for high-speed and quick-charging facilities, recognising that commercial EVs such as taxis and light goods vehicles require conveniently located, fast-turnover charging points to sustain daily operations. In this context, the Proposed Development, with ancillary EV charging, directly responds to the policy direction that high-speed charging infrastructure should form the backbone of the commercial EV ecosystem

3.2.3 While the EV-charging at Home Subsidy Scheme has substantially expanded charging-enabling infrastructure in private residential car parks and is expected to cover a large proportion of eligible spaces, the spatial distribution of charging facilities remains uneven, with public and quick-charging facilities concentrated in urban areas and large estates. Rural parts of the New Territories remain comparatively underserved, particularly for public, commercial-oriented fast charging, even as EV registrations continue to grow rapidly. Against this backdrop, the Proposed Development helps address an identified shortfall in the rural charging network, providing much-needed capacity that supports Government policy objectives on EV popularisation and commercial fleet electrification.

3.3 PREVIOUS PLANNING APPROVALS

3.3.1 The Site has been the subject of the following previous planning applications:

- a) Application No. A/YL-NSW/305 – Submitted by a different applicant for "Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and associated Filling and Excavation of Land" covering part of the Site (about 3,372 m²). This application was approved with conditions by the Board on 23.12.2022.
- b) Application No. A/YL-NSW/318 – Submitted by the same applicant as the current application for "Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and Associated Filling of Land" covering the current Site. This application was approved with conditions by the Board on 27.10.2023 for a period of 5 years until 27.10.2028.

3.3.2 In considering application No. A/YL-NSW/318, the following planning considerations are relevant to the current application:

- a) The proposed public vehicle park for private cars and taxis, LGVs and coaches can serve nearby residents and workers and meet the pressing demand;
- b) The Secretary of Environment and Ecology support the application as it is in line with the Government's policies and directions in promoting the wider use of EV in public transport and commercial vehicles as well as electric taxis;
- c) The Commissioner of Transport supports the application in meeting the public demand for car parking spaces;
- d) Would not frustrate the long-term planning intention of the "V" zone;
- e) The proposed use is considered not incompatible with the surrounding uses;
- f) Potential environmental impacts can be minimised by imposing appropriate approval conditions; and
- g) Proposed land filling would unlikely cause significant adverse impacts on the area.

3.4 SIMILAR PLANNING APPROVALS

The Board has a previously approved application for temporary public vehicle parks within "V" zones in the same OZP, which is summarised in **Table 1** and its location demonstrated in **Figure 1**. The approval of the said application demonstrates that the Board has accepted the principle of using 'V' zones for temporary public vehicle parking. The current application is in similar nature and scale to the similar case, and approval of the current application would be consistent with the Board's previous decision.

Table 1: Similar Planning Approval Within 'V' Zones in the Same OZP

Case No. (Decision Date)	Applied Use	Planning Justifications
A/YL-NSW/353 (19.09.2025)	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years	- Most government departments consulted have <u>no objection to or no adverse comment</u> on the application. - Approval of the application on a temporary basis for a period of three years <u>would not jeopardise the long-term planning intention</u> of the "V" zone. - The proposed use is generally <u>not incompatible with the surrounding areas</u>, which are occupied predominantly by residential structures, ponds, parking of vehicles, a Towngas Open Yard, grassland and vacant land. - Although the Director of Environmental Protection does not support the proposed use, the Applicants are advised <u>to follow the revised Code of Practice issued by the Environmental Protection Department to minimise any potential nuisances caused by the proposed use.</u>

4. PROPOSED DEVELOPMENT

4.1 The Applicant seeks planning permission to use the Site for a proposed temporary public vehicle park (excluding container vehicle) with ancillary electric vehicle charging facility and office and associated filling of land for a period of 5 years (the "Proposed Development"). The key development parameters are set out in **Table 2** below.

4.2 The Proposed Development comprises of 5 buildings (B1-B4) of 1 to 2 storeys (3.5m to 8m in height). Buildings B1 to B4 on the south provide offices on top of 4 covered coach parking spaces with EV charging facilities. The buildings would house the electronic equipment supporting the Smart Vehicle Parking System, as well as to provide indoor workspace for not more than 8 administrative and technical staff to support the daily operation of the Site.

4.3 All 65 parking spaces will be equipped with EV charging facilities. The output power of the EV chargers will be approximately 41.465kW for 38 private car and taxi co-use spaces of 2.5m(W) x 5m(L), approximately 39.49kW for 16 light goods vehicle (LGV) spaces of 3.5m(W) x 7m(L), and 164.545kW for 11 coach spaces of 3.5m(W) x 12m(L). A Smart Vehicle Parking System will be implemented, providing a mobile application that offers real-time information on parking space and charger availability at the Site. Advanced reservations are required through the mobile application when using the parking spaces with EV charging facilities. Fee-charging payment will be required for using the EV charging facilities. The mobile app will integrate payment functionalities, which allows users to pay for charging services directly through the application. Please refer **Figures 4 to 6** for the building and parking space layout, and **Figure 7** for a layout comparison of the Approved Scheme to the current proposed scheme.

4.4 The Site has already been filled with concrete of not more than 4.5m under the previously approved schemes, no further filling of land is required upon approval of the current application (see **Figure 3**). The existing hard-paved area will continue to serve as the formation for parking and circulation purposes. To minimise potential nuisance to the surrounding areas, a 2m setback is provided along the Site boundary, and a 2.5m high solid metal fencing with a thickness of 5mm will be erected along the entire site boundary since the planning approval

A/YL-NSW/318. Only vehicles with valid licences are allowed to park or enter/exit the Site. No light, medium or heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, will be allowed to park/enter the Site. A notice which shows the said restriction will be posted at the ingress/egress of the Site. All coaches will enter the Site via the westbound of Kam Pok Road East at all times. Staffs will be deployed at the run-in/out of the Site to provide assistance for the vehicles moving-in/out of the Site so as to ensure pedestrian safety. No car washing, vehicle repairing, dismantling or other workshop activities will be carried out at the Site at all times. Sufficient manoeuvring space is provided within the Site to ensure that no vehicles will turn back outside the Site.

Table 2: Key Development Parameters

Major Development Parameters	Approved Scheme (a) under A/YL-NSW/318	Current Application (b)	Difference (b) - (a)
<i>Site Area</i>	About 4,736m ²	About 4,736m ²	-
<i>Total GFA</i>	About 918m ²	About 830m ²	- 88m ² (- 9.6%)
<i>PR</i>	About 0.19	About 0.175	- 0.015
<i>Covered Area</i>	About 486m ²	About 486m ²	-
<i>No. of Buildings</i>	5	5	-
<i>Building Height</i>	Not more than 1-2 storeys (or 3.5 to 8m)	Not more than 1-2 storeys (or 3.5 to 8m)	-
<i>No. of Parking Spaces Private car / taxi</i>	38	38 (incl. 2 accessible parking spaces)	-
<i>LGV</i>	16	16	-
<i>Coach</i>	11	11	-
<i>Operation Hours</i>	24 hours daily		-

5. PLANNING AND DEVELOPMENT JUSTIFICATIONS

5.1 IN LINE WITH PREVIOUS PLANNING APPROVALS

5.1.1 The Board has twice approved planning applications for temporary public vehicle park use on the Site – first under application No. A/YL-NSW/305 and subsequently under application No. A/YL-NSW/318. These approvals established the principle that temporary public vehicle parking is an acceptable use on the Site.

5.1.2 The current application is essentially the same in nature and scale as the previously Approved Scheme, with a reduction in the total GFA and plot ratio. The considerations that led the Board to approve the previous application remain valid and applicable to the current application, as detailed in section 3.3 above.

5.1.3 The expiry of the previous permission was due solely to delays in physical implementation of approved drainage and fire service installations proposals. The substantive planning merits that supported the previous approval remain unchanged, and approval of the current application would be consistent with the Board's previous decisions.

5.2 IN LINE WITH PLANNING INTENTION OF THE "V" ZONE

5.2.1 Although the proposed use is not entirely in line with the planning intention of the "V" zone, which is primarily intended for Small House development by indigenous villagers, the proposed

temporary use will not jeopardise the long-term planning intention. The District Lands Officer/Yuen Long has advised, in connection with the previous application that there is no Small House application approved or under processing at the Site. The absence of Small House demand on the Site indicates that the land is not immediately required for its primary zoned purpose.

5.2.2 The Proposed Development is temporary in nature, which ensures that the Site remains available for village type development should demand arise in the future. Approval of the application on a temporary basis would therefore not frustrate the long-term planning intention of the "V" zone.

5.3 IN LINE WITH GOVERNMENT POLICY ON ELECTRIC VEHICLES

5.3.1 The Proposed Development is strongly aligned with the Government's policies on promoting the wider adoption of EVs in Hong Kong. The Secretary for Environment and Ecology has previously expressed support for the Approved Scheme, stating that it is "in line with the Government's policies and directions in promoting the wider use of EVs in Hong Kong."

5.3.2 The Government's Hong Kong Roadmap on Popularisation of Electric Vehicles targets zero vehicular emissions before 2050, with cessation of new registrations of fuel-propelled private cars by 2035. Achieving these targets requires a comprehensive network of EV charging facilities across Hong Kong, including in rural areas of the New Territories where such facilities are currently scarce.

5.3.3 The Proposed Development will provide 65 EV charging points with varying output powers suitable for different vehicle types, including quick chargers for electric coaches and commercial vehicles. This is particularly significant in light of the Government's target to introduce about 3,000 electric taxis by the end of 2027 and the publication of the roadmap for electric public transport and commercial vehicles. The proposed facility will contribute to the charging infrastructure network necessary to support these policy objectives.

5.3.4 The Proposed Development represents a model for integrating parking and EV charging facilities in rural New Territories areas, demonstrating how temporary uses can contribute to the Government's decarbonisation objectives while meeting genuine community needs.

5.4 MEETING PUBLIC DEMAND FOR PARKING AND EV CHARGING

5.4.1 As the popularity of electric vehicles has increased in recent years, there is a recognised shortage of EV charging facilities in Hong Kong, particularly in rural areas of the New Territories. The Nam Sang Wai area, which comprises a mix of residential developments, storage yards, and commercial operations, has limited access to dedicated EV parking and charging facilities.

5.4.2 The Proposed Development will serve nearby residents and workers by providing publicly accessible parking spaces with EV charging capabilities on a 24-hour basis. The Commissioner for Transport has previously supported the Approved Scheme that it can meet the public demand of car parking spaces.

5.4.3 The facility will cater to diverse vehicle types, including private cars and taxis, light goods vehicles, and coaches, reflecting the varied transportation needs of the area. A local coach service provider intends to operate from the southern portion of the Site, parking their fleet of electric coaches, while the remaining portion will be rented on an hourly and monthly basis to nearby residents and workers.

5.5 COMPATIBILITY WITH SURROUNDING LAND USES

5.5.1 The Proposed Development is considered not incompatible with the surrounding land uses, which are predominantly characterised by public vehicle parking (Planning Application No. A/YL-NSW/353), vacant land, grassland, fish ponds, and residential dwellings. The Proposed Development is consistent with the land use character in the vicinity.

5.5.2 With respect to the residential dwellings to the southeast, the Applicant proposes comprehensive mitigation measures including a 2m setback from the site boundary, 2.5m high solid metal fencing along the entire boundary, and the restriction of vehicle types to exclude medium/heavy goods vehicles and container vehicles. These measures will effectively screen the Proposed Development from the surrounding residential developments and minimise potential nuisance.

5.6 NO INSURMOUNTABLE ENVIRONMENTAL IMPACTS

5.6.1 It is confirmed that, in connection with the Approve Scheme, that the Site was a piece of wasteland which is vacant and partly paved, the surrounding area is disturbed, and the Proposed Development is unlikely to bring significant increase in the disturbance level the Site is currently subject to. These considerations remain valid for the current application and the Site conditions have not materially changed since the previous assessment. The Proposed Development does not involve filling of any fish ponds or wetlands, and is unlikely to have any negative off-site disturbance impact on the ecological value of fish ponds within the Wetland Conservation Area.

5.6.2 The Applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts. The applicant will also follow the ProPECCPNs 5/93 for sewage treatment at the Site. Mitigation measures detailed in section 4.4, which is identical of the Approved Scheme, would remain in place for the Proposed Development.

5.7 NO INSURMOUNTABLE TRAFFIC IMPACT

5.7.1 The Site is accessible from Kam Pok Road East via an existing local access. The ingress/egress has a width of about 5.5m, which is adequate for two-way traffic of the largest permitted vehicle type (coaches at 2.5m(W)x11m(L) length). A swept path analysis (**Figure 8**) has been prepared demonstrating that coaches can enter and exit the Site without encroaching on opposing traffic lanes. Sufficient manoeuvring space is provided within the Site to ensure that all vehicles can enter and exit in a forward direction without the need to reverse onto public roads.

5.7.2 With reference to **Table 3** below for the trip generation and attraction of the Proposed Development, adverse traffic impact to the surrounding road network is not anticipated. Staff will be deployed at the ingress/egress of the Site to direct incoming and outgoing vehicles to enhance pedestrian safety. The Smart Vehicle Parking System with advance reservation requirement will further reduce unplanned vehicle arrivals and potential queuing. No vehicle will be allowed to queue back to or reverse onto/from public road at all times.

Table 3: Trip Generation and Attraction of the Proposed Development

Time Period	Private Car / Taxi		LGV		Coach		2-way Total
	In	Out	In	Out	In	Out	
<i>Trips at AM peak per hour (08:00-09:00)</i>	2	20	1	9	1	7	2
<i>Trips at PM peak per hour (17:00-18:00)</i>	15	5	8	2	6	1	6
<i>Traffic trip per hour (average)</i>	5	5	3	3	3	3	6

5.8 NO INSURMOUNTABLE DRAINAGE AND FIRE SAFETY IMPACTS

5.8.1 A drainage proposal for the Site was previously submitted and accepted on 10.12.2025, and is further attached as **Appendix 1**. The same drainage design will be adopted for the current application. The Applicant is committed to implementing the approved drainage facilities within the specified timeframe under this fresh application.

5.8.2 Similarly, a fire service installations (FSI) proposal in the form of General Building Plans was previously submitted and accepted on 29.10.2024, and is further attached as **Appendix 2**. The Applicant is committed to implementing the approved FSI within the specified timeframe under this fresh application.

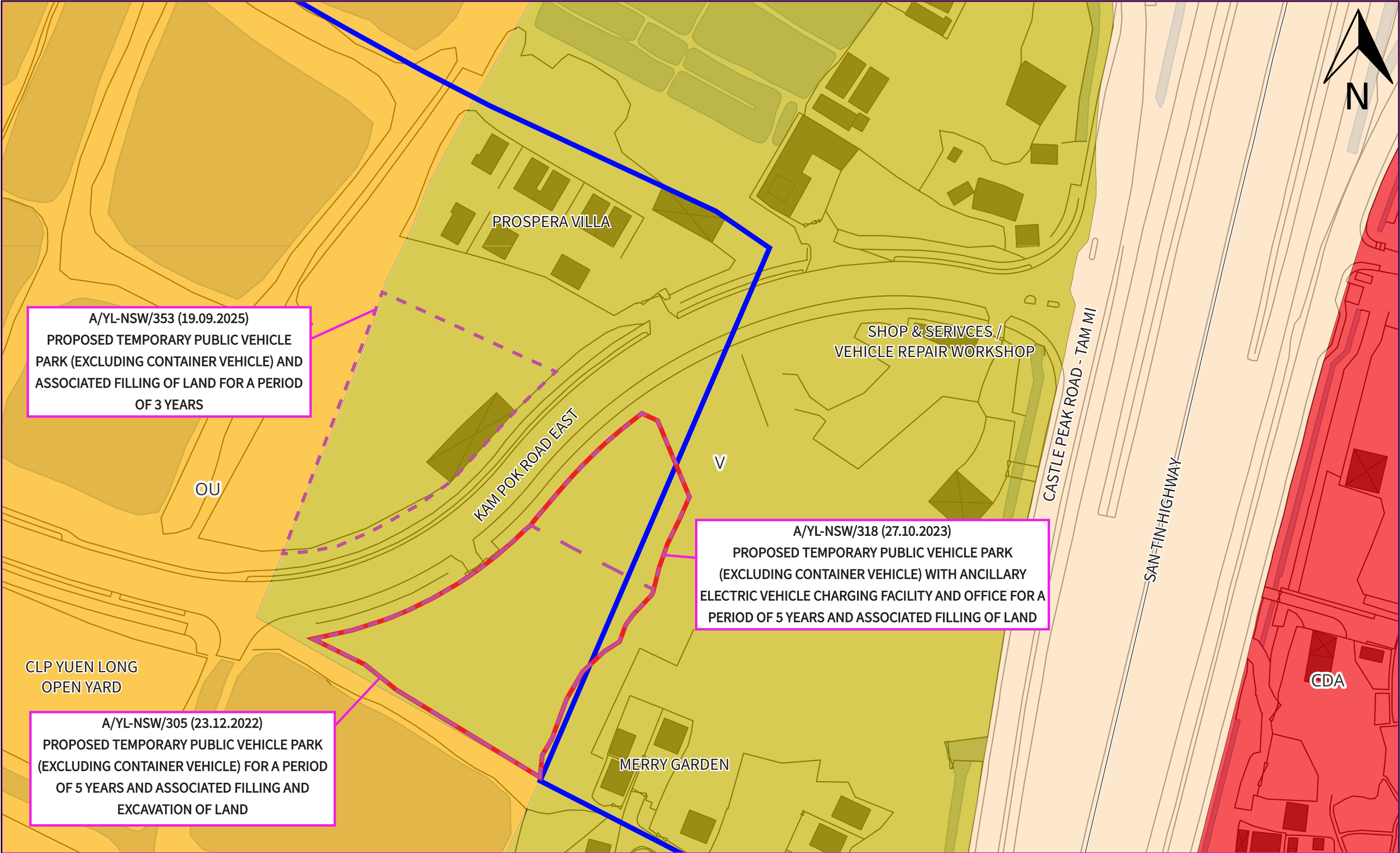
6. CONCLUSION

This supplementary planning statement seeks Section 16 planning permission for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office and Associated Filling of Land for a Period of 5 Years at Lots 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D. 104, Pok Wai, Yuen Long, New Territories. The proposal is fully justified on the following grounds:

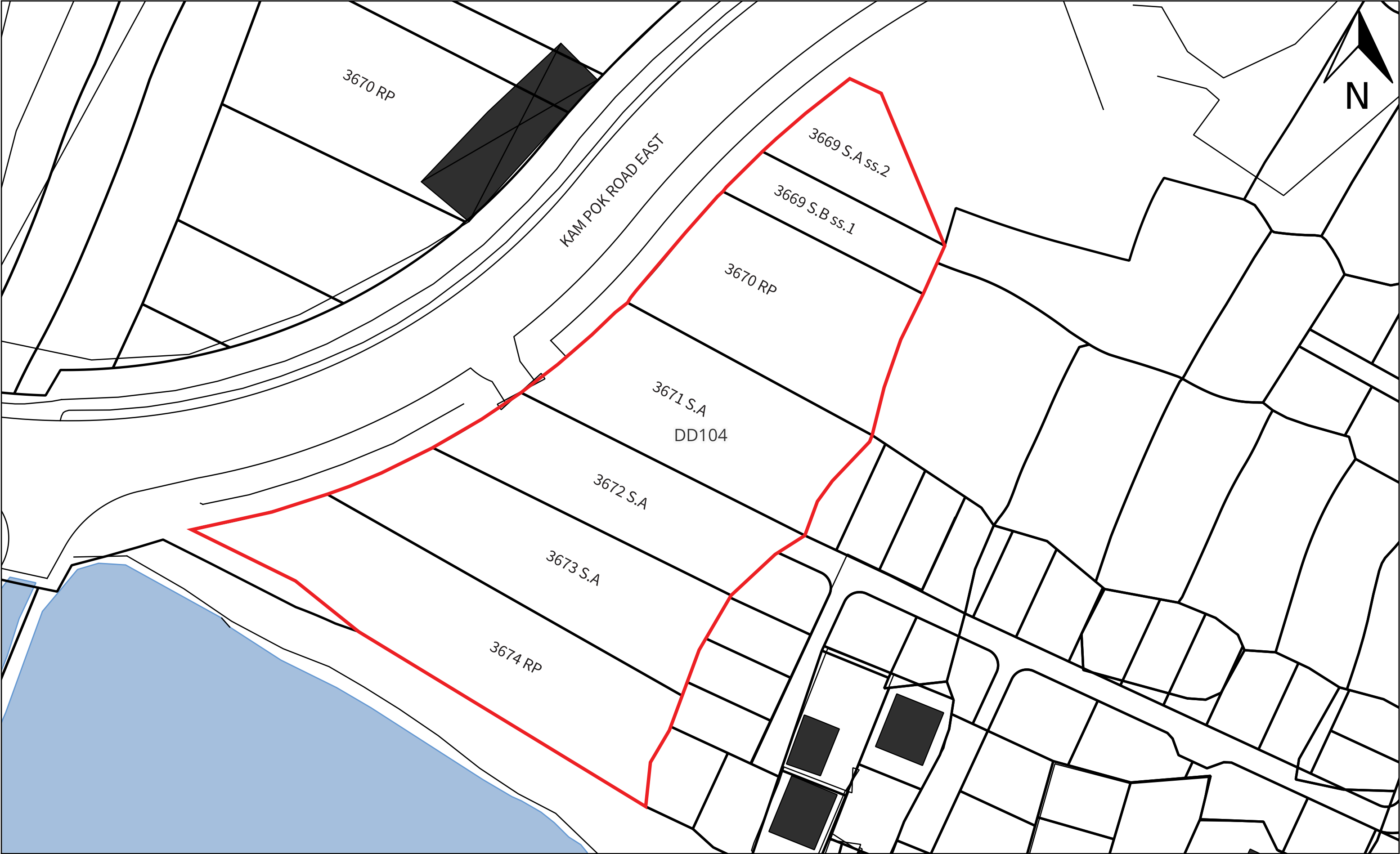
The Proposed Development is the same in nature and scale as the previously Approved Scheme, with no substantial changes;

- The Proposed Development will not frustrate the long-term planning intention of the "V" zone, is not incompatible with the surrounding land uses;
- The Proposed Development is aligned with the Government's policies on promoting electric vehicles, and consistent with the Board's previous approvals of the same use on the same site;
- The Proposed Development will provide much-needed public vehicle parking spaces with electric vehicle charging facilities in the Nam Sang Wai area, serving nearby residents, workers, and the growing fleet of electric commercial vehicles including coaches and taxis; and
- There would be no adverse impacts to the surroundings in terms of traffic, environmental, drainage and fire safety issues.

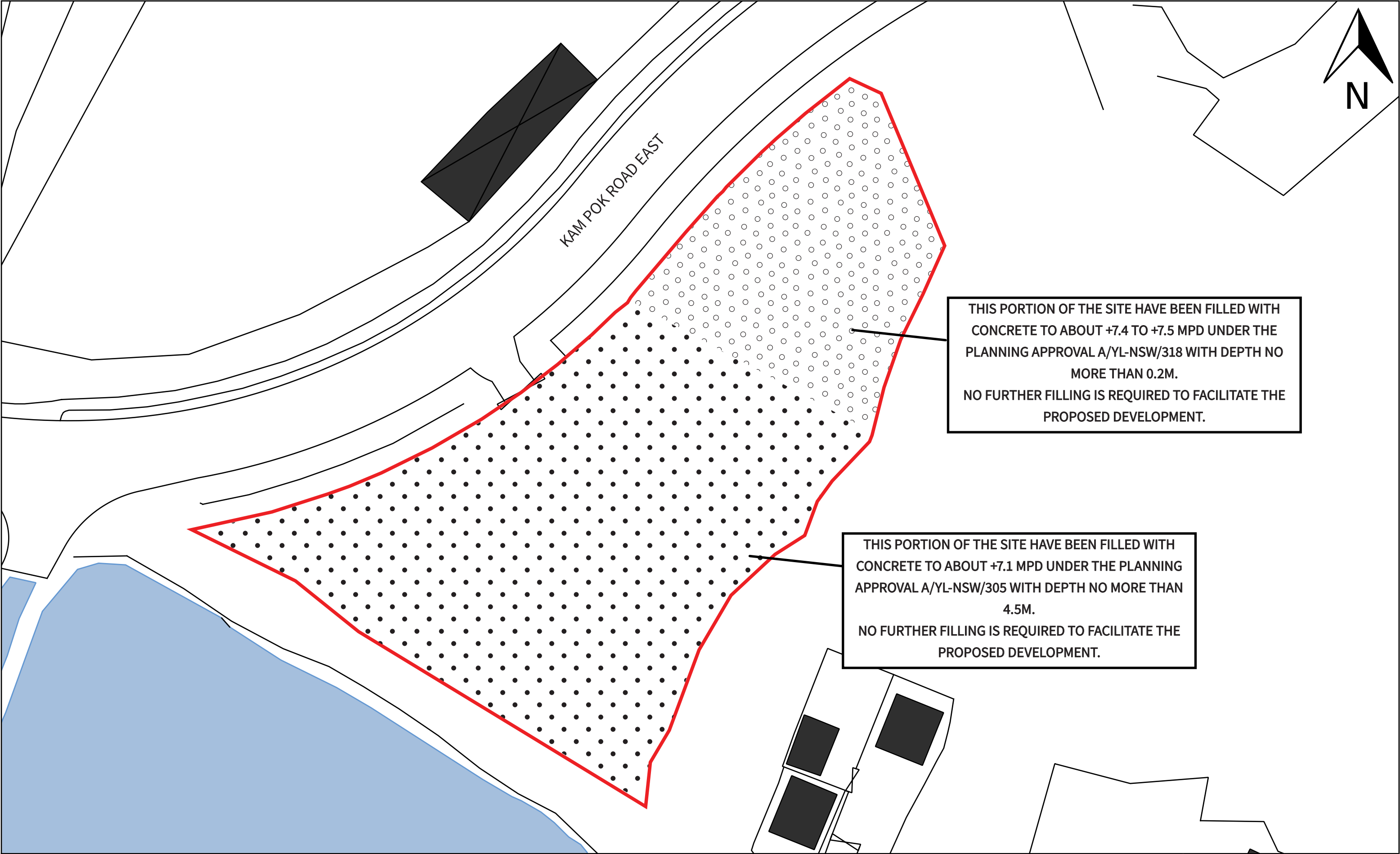
In view of the above, the Board is hereby respectfully recommended to approve the subject application for the Proposed Development.



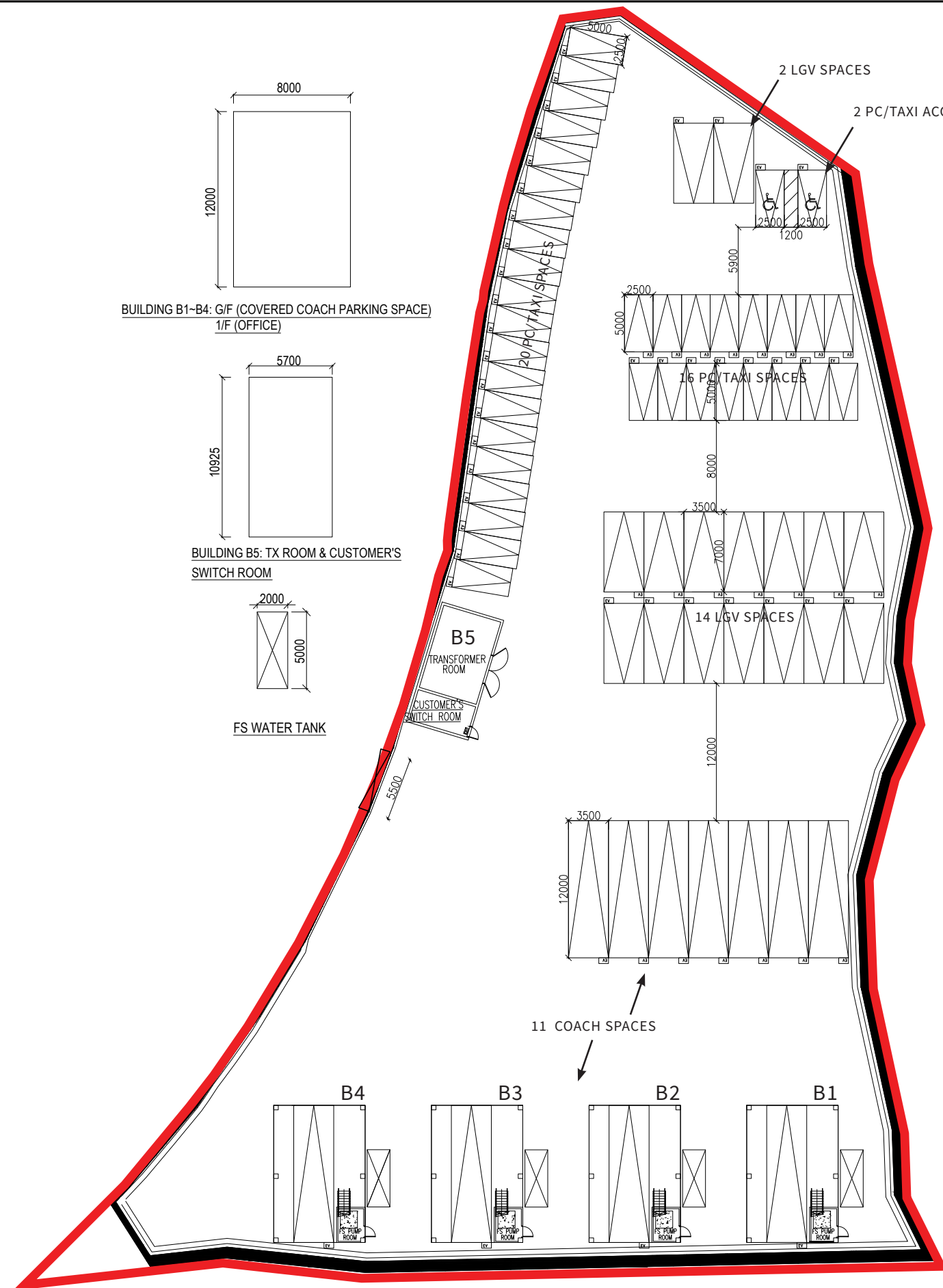
DRAWING TITLE: LOCATION PLAN	LEGEND: APPLICATION BOUNDARY WETLAND BUFFER AREA PLANNING APPLICATIONS	SCALE: 1:1000	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 1		DATE: JULY 2026	



DRAWING TITLE: SITE PLAN	LEGEND: APPLICATION BOUNDARY LOT BOUNDARY	SCALE: 1:500	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 2		DATE: JULY 2026	



DRAWING TITLE: LAND FILLING PLAN	LEGEND: APPLICATION BOUNDARY	SCALE: 1:500	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 3		DATE: JULY 2026	



PARKING PROVISION

NO. OF PRIVATE CAR AND TAXI PARKING SPACE WITH EV CHARGER
= 38 (INCLUDING 2 ACCESSIBLE PARKING)
DIMENSION: 5m(L) x 2.5m(W)

NO. OF LIGHT GOODS VEHICLE PARKING SPACE WITH EV CHARGER
= 16

DIMENSION: 7m(L) x 3.5m(W)

NO. OF COACH PARKING SPACE WITH EV CHARGER
= 11

DIMENSION: 12m(L) x 3.5m(W)

SITE AREA = 4,736 SQ.M.

GFA CALCULATION

BUILDING B1~B4 (EACH)

G/F
8,000 x 12,000 = 96,000 SQ.M.

1/F
8,000 x 12,000 = 96,000 SQ.M.

BUILDING B5

5,700 x 10,925 = 62,273 SQ.M.

TOTAL = ABOUT 830 SQ.M.

PLOT RATIO = 830 SQ.M. / 4,736 SQ.M = 0.175

SITE COVERAGE CALCULATION

BUILDING B1~B4 (EACH)

8,000 x 12,000 = 96,000 SQ.M.

BUILDING B5

5,700 x 10,925 = 62,273 SQ.M.

4 NOS. FS WATER TANK (EACH)

2,000 x 5,000 = 10,000 SQ.M.

TOTAL = ABOUT 486 SQ.M. (ABOUT 10.3%)

UNCOVERED AREA = ABOUT 4,250 SQ.M. (89.7%)

DRAWING TITLE:

LAYOUT PLAN

DRAWING NO.:

FIGURE 4

LEGEND:



APPLICATION BOUNDARY

SCALE:

N.T.S

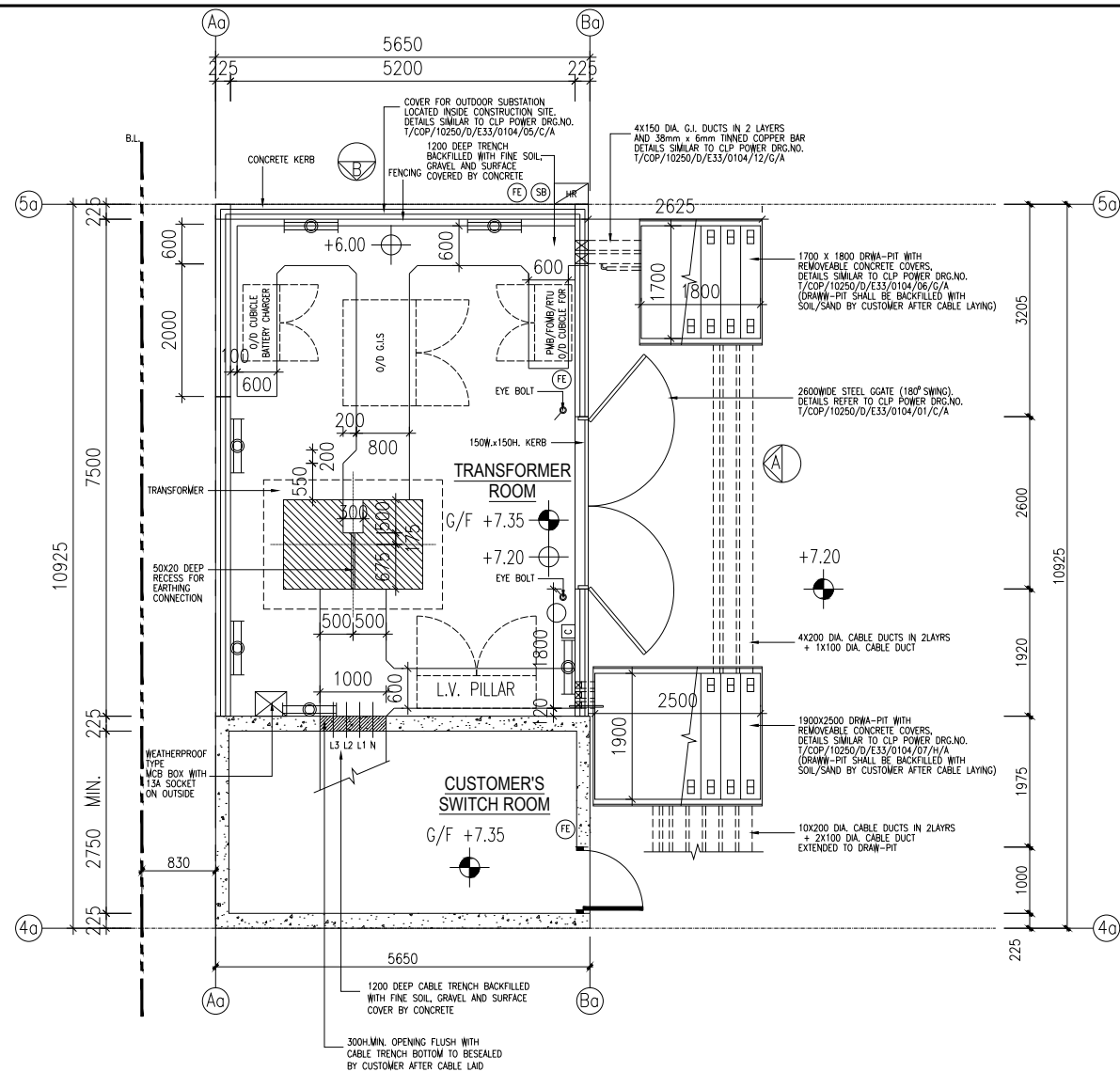
DATE:

JULY 2026

PREPARED BY:

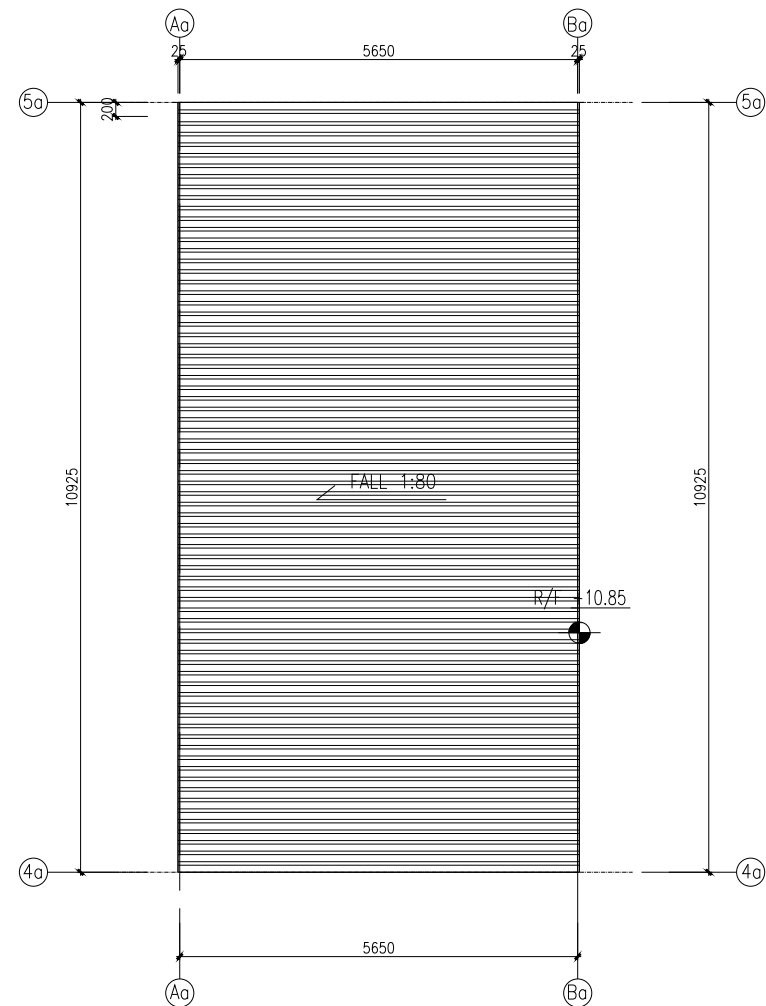
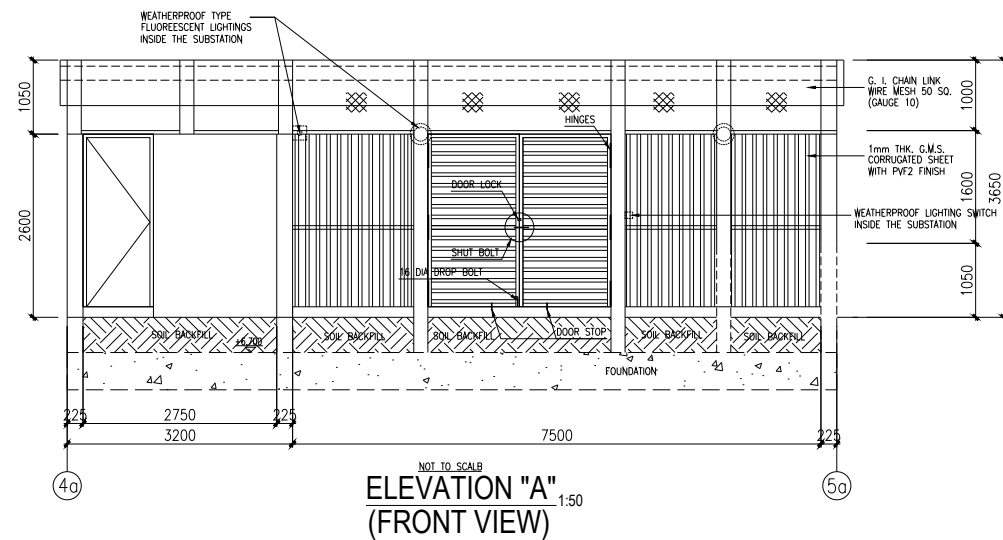


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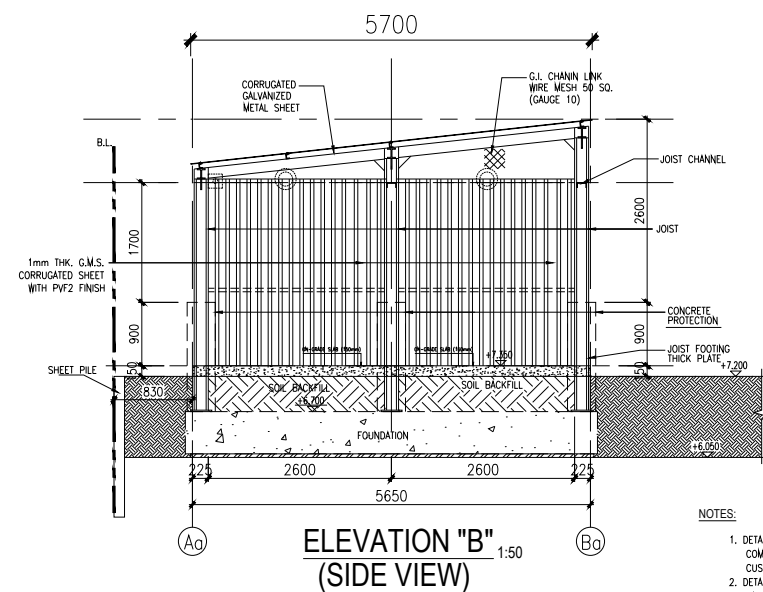


TX ROOM & CUSTOMER'S SWITCH ROOM G/F LAYOUT PLAN 1:50

LEGEND: WEATHERPROOF FLUORESCENT LAMPS
 WEATHERPROOF LIGHTING SWITCH



TX ROOM & CUSTOMER'S SWITCH ROOM R/F LAYOUT PLAN 1:50



- NOTES:
1. DETAIL STRUCTURE SHALL BE DESIGNED BY COMPETENT PROFESSIONAL HIRED BY THE CUSTOMER/DEVELOPER.
 2. DETAILS OF METAL GATE, DRAIN PIPE, EARTHING BAR ARRANGEMENT REFER TO DRG.NO. T-COP-10250-0-E33-0104-01
 3. SUPPORTING METAL STRUCTURE SHALL BE APPLIED WITH ANTI-RUST PAINTING.
 4. FLUORESCENT LIGHTINGS (WEATHERPROOF TYPE) SHALL BE INSTALLED INSIDE THE SUBSTATION

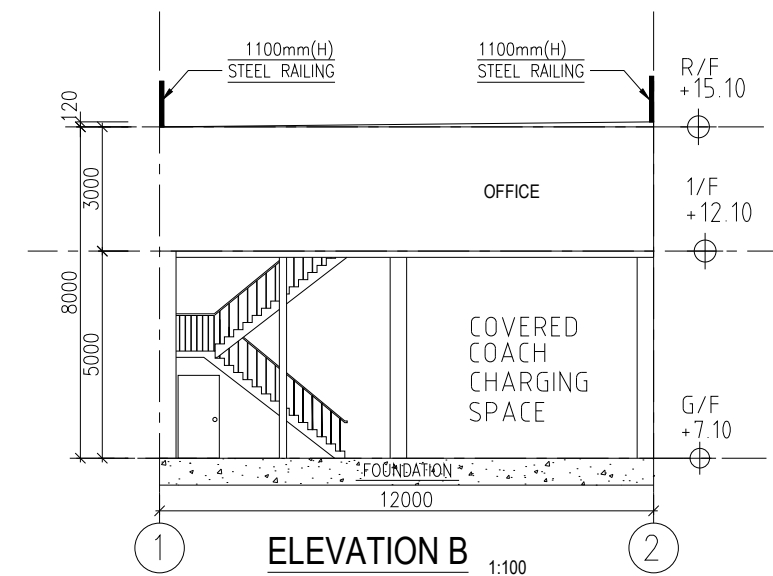
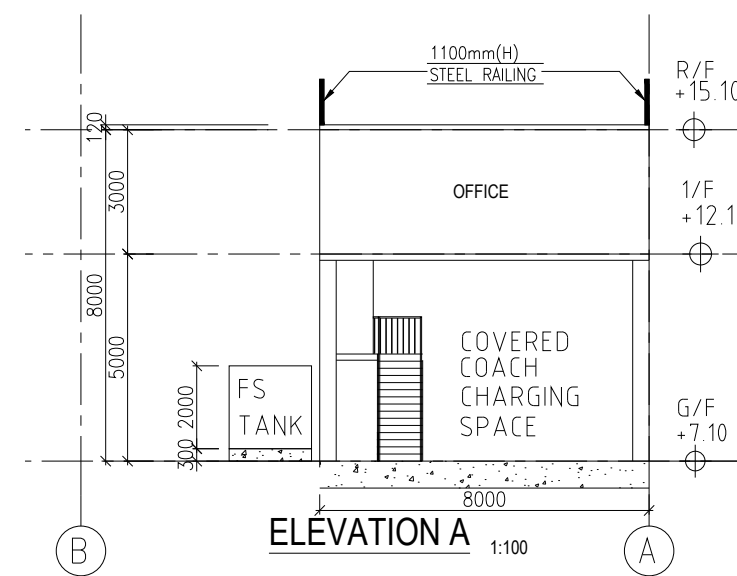
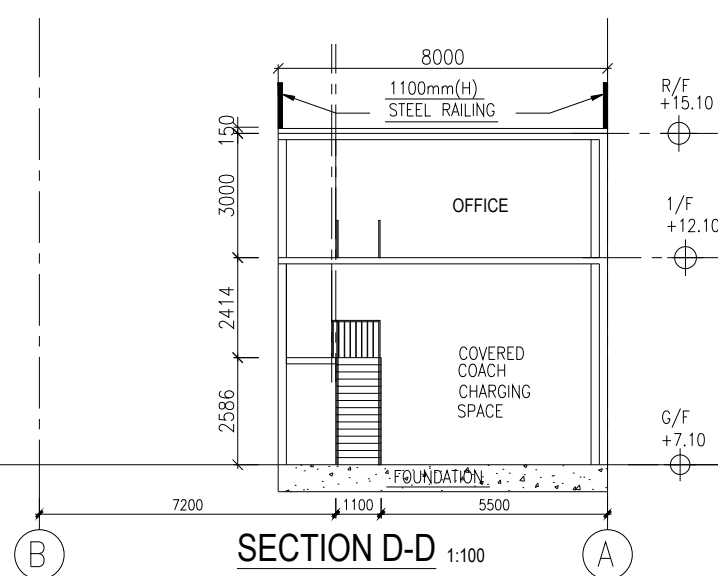
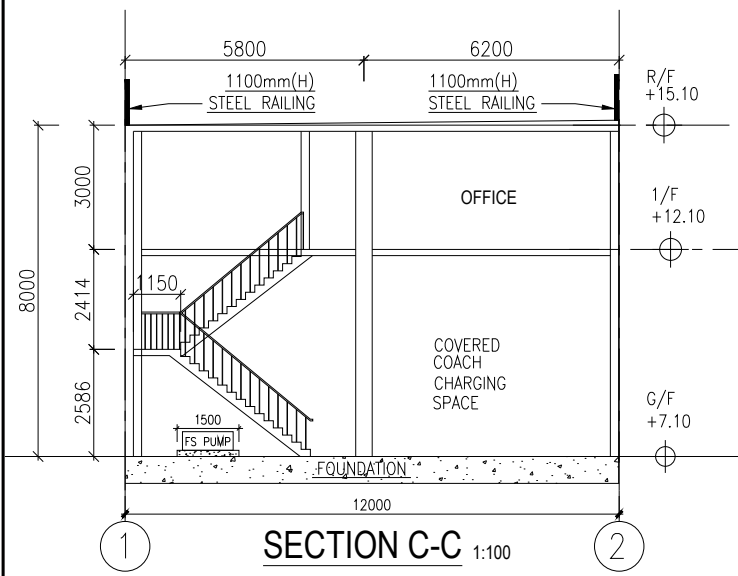
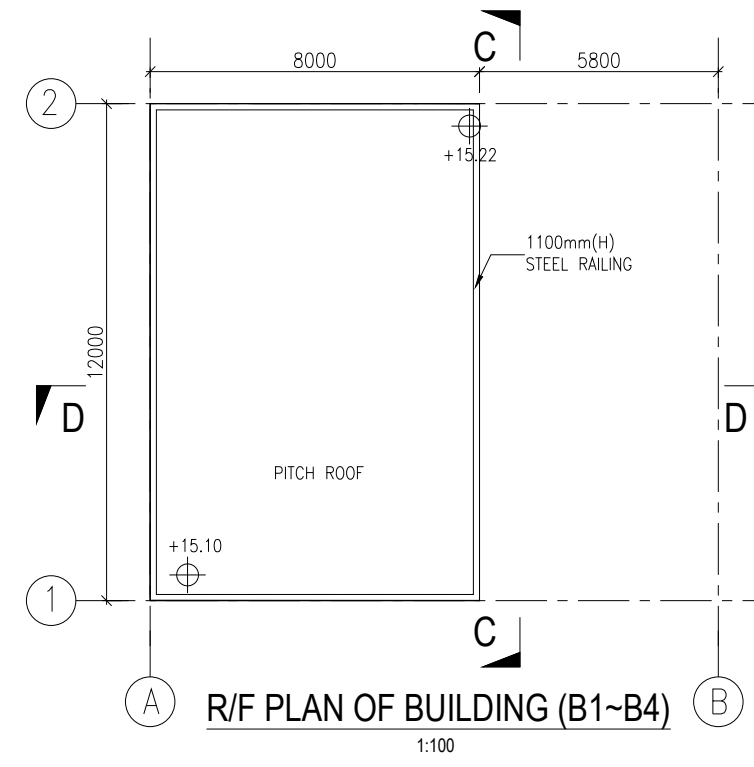
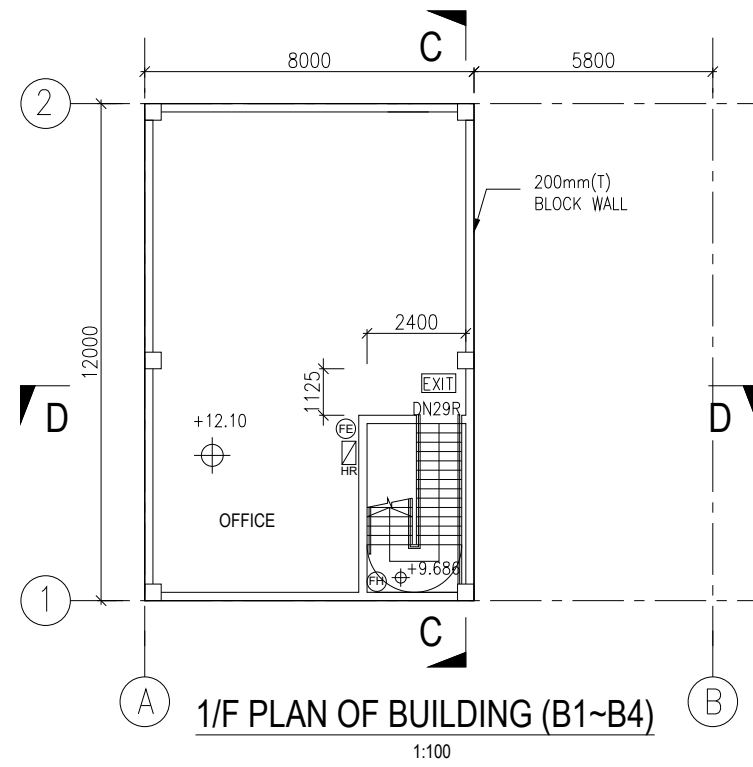
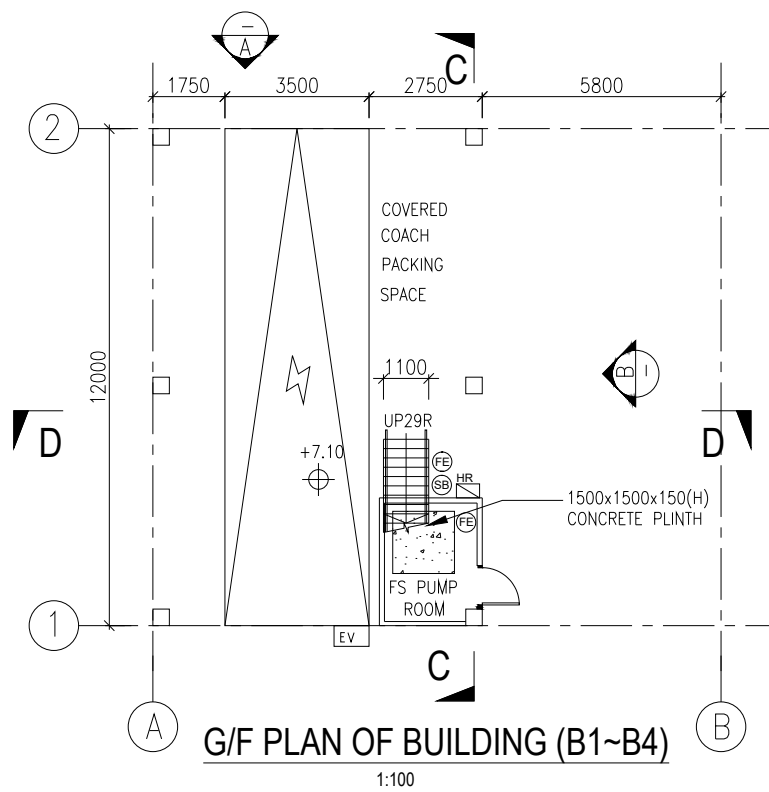
DRAWING TITLE:
SECTIONAL PLAN

DRAWING NO.:
FIGURE 5

SCALE:
N.T.S

DATE:
JULY 2026

PREPARED BY:
 DeSPACE (International) Limited



DRAWING TITLE:

SECTIONAL PLAN

DRAWING NO.:

FIGURE 6

SCALE:

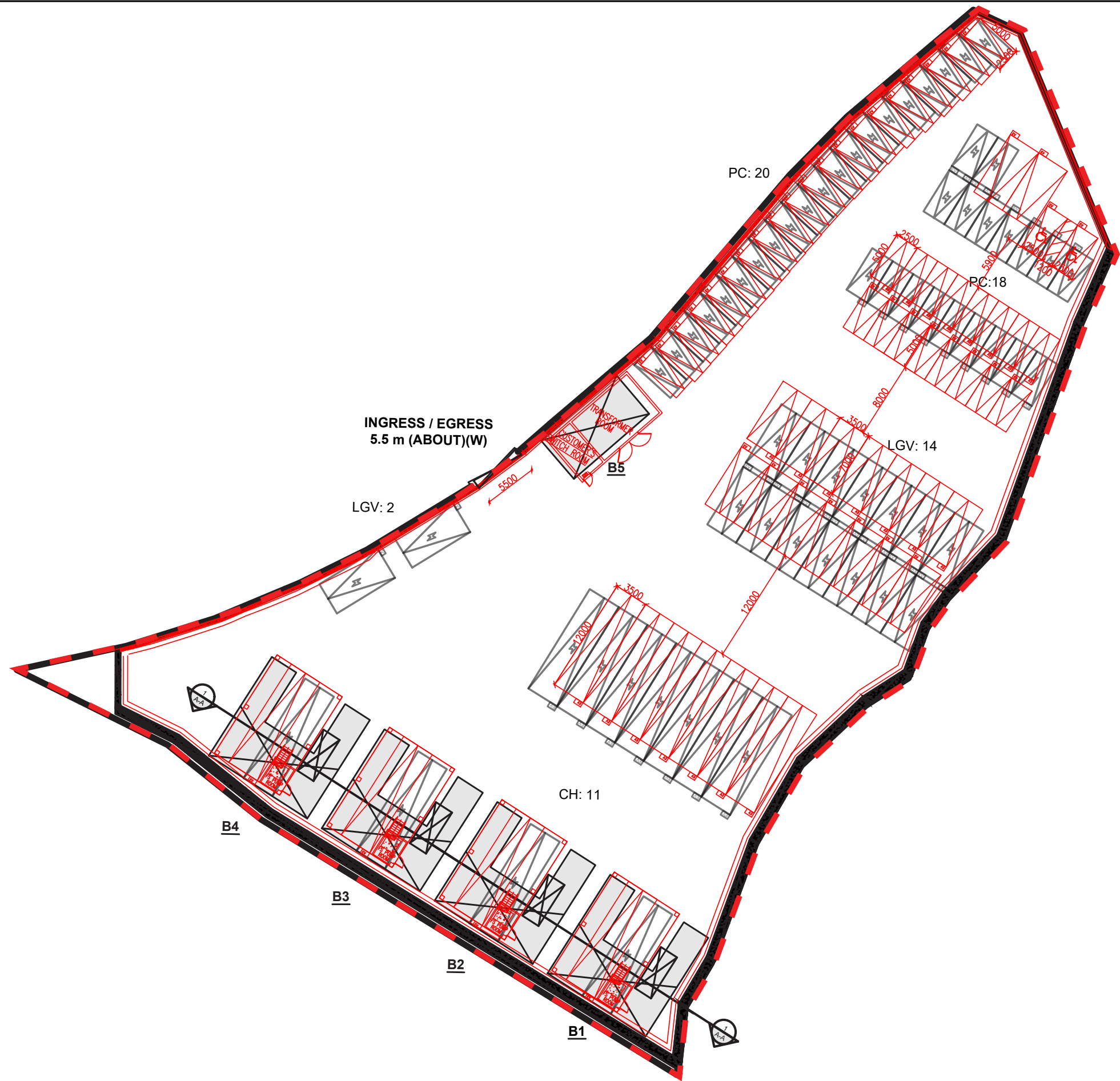
N.T.S

DATE:

JULY 2026

PREPARED BY:





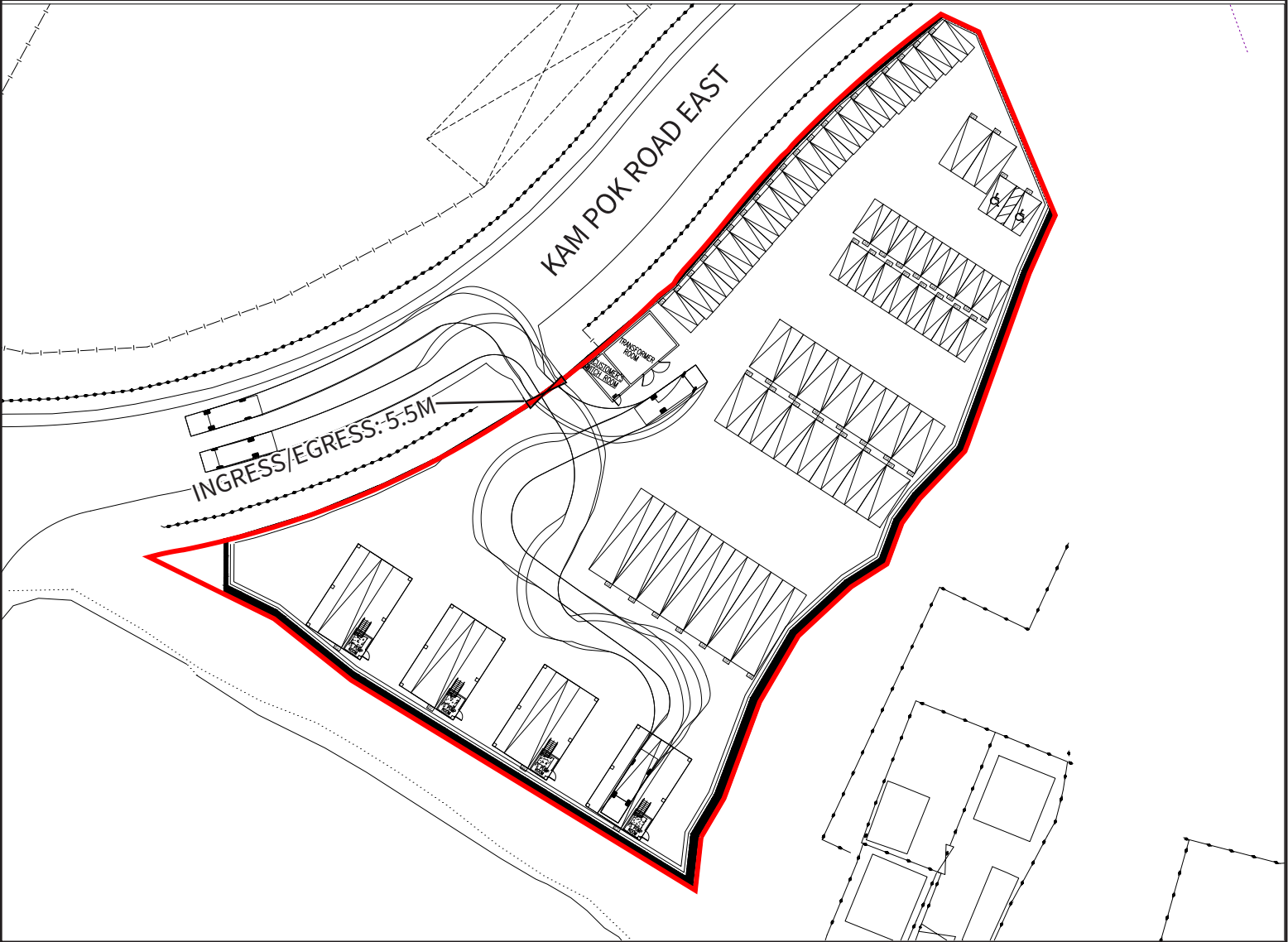
DRAWING TITLE: LAYOUT COMPARISON PLAN	LEGEND: APPLICATION BOUNDARY APPROVED SCHEME A/YL-NSW/318 PROPOSED SCHEME	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 7		DATE: JULY 2026	



COACH ENTERING/EXITING SITE FROM THE WEST



COACH ENTERING/EXITING SITE FROM THE EAST



DRAWING TITLE: SWEPT PATH PLAN	LEGEND:  APPLICATION BOUNDARY	SCALE: 1:750	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 8		DATE: JULY 2026	

Appendix 1

Drainage Proposal

規劃署

粉嶺、上水及元朗東區規劃處
新豐至青山公路388號
中環大廈22樓2202室

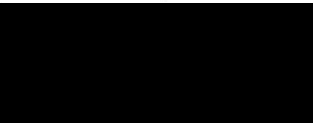
**Planning Department**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference:
本署檔號 Our Reference: () in TPB/A/YL-NSW/318
電話號碼 Tel. No.: 3168 4043/3168 4048
傳真機號碼 Fax No.: 3168 4074/3168 4045

By Post and Fax (3590 6233)

DeSPACE (International) Limited



(Attn.: Mario LI)

10 December 2025

Dear Sir/Madam,

Submission for Compliance with Approval Condition**(e) – The Submission of a Drainage Proposal**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with
Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and
Associated Filling of Land in “Village Type Development” Zone,
Lots 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 3671 S.A,
3672 S.A, 3673 S.A and 3674 RP in D.D. 104, Pok Wai, Yuen Long**

(Application No. A/YL-NSW/318)

I refer to your submission dated 27.11.2025 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ 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**. Please find detailed departmental comments in *Appendix*.



規劃署35周年

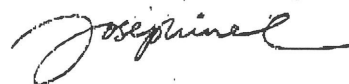
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Planning a Future of Boundless Opportunities

- 2 -

Should you have any queries on the departmental comments, please contact Ms. Jessica KWAN (Tel: 2300 1444) of the Drainage Services Department directly.

Yours faithfully,



(Josephine LO)

District Planning Officer/

Fanling, Sheung Shui & Yuen Long East
Planning Department

C.C.

CE/MN of DSD

(Attn.: Ms. Ching Kei Kwan, Jessica)

Internal

CTP/TPB

JL/rl

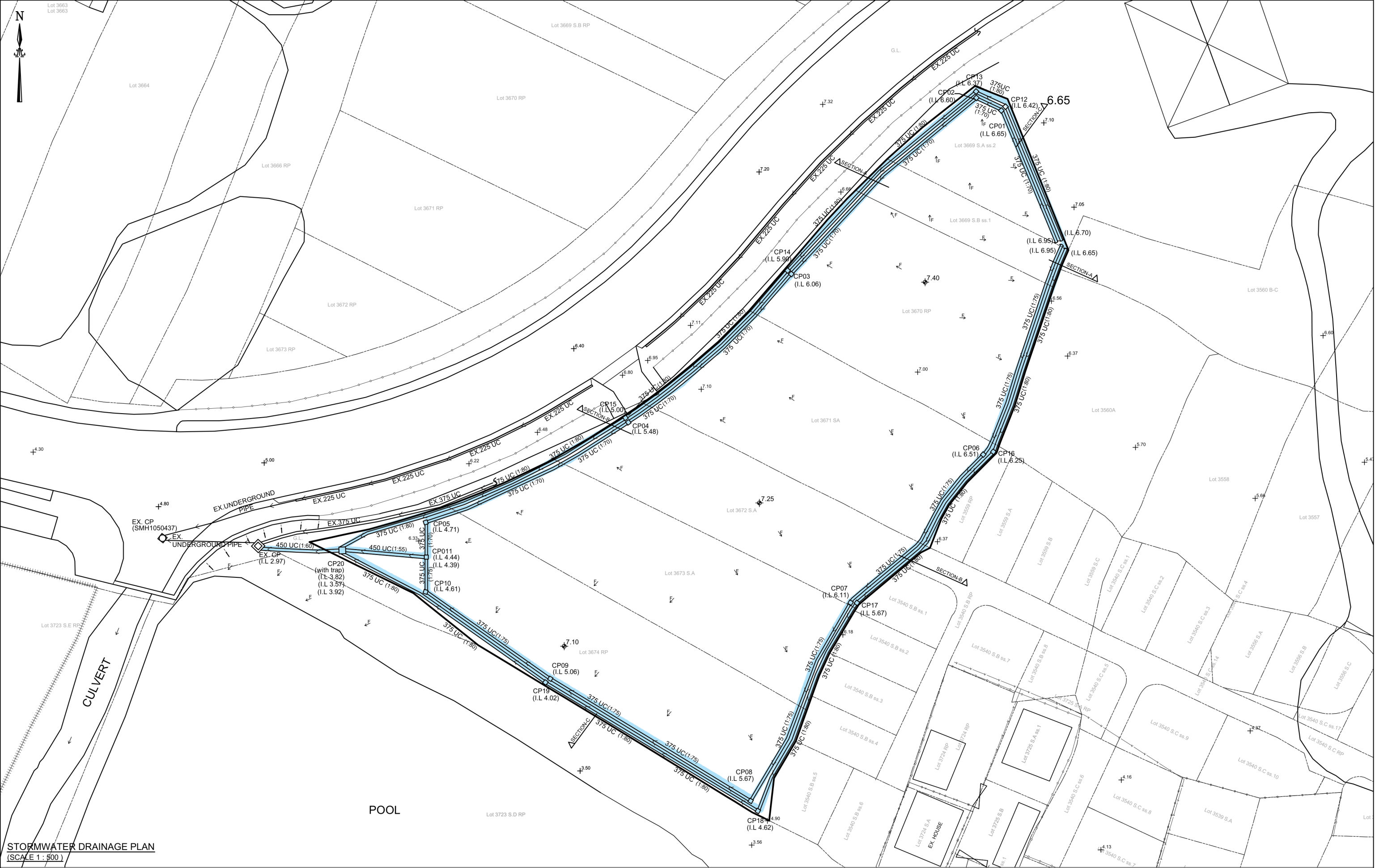
- 3 -

Appendix**Comments from the Chief Engineer/ Mainland North of the Drainage Services Department:****(A) Specific Comment on the Revised Drainage Proposal**

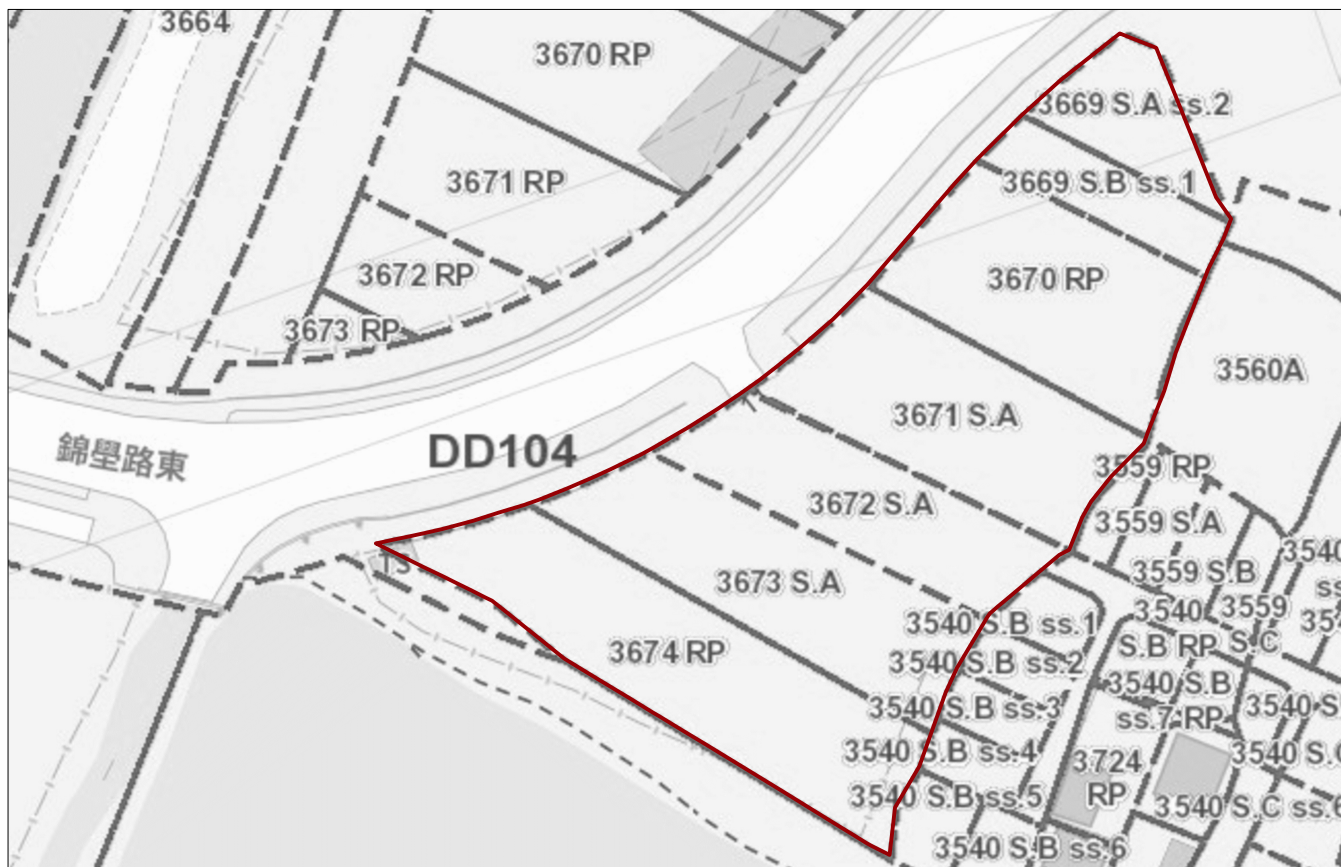
1. Drawing (No.: ST-1F): According to the submitted hydraulic calculation, gradient of the proposed 450 mm (W) surface channel at the downstream of the proposed catchpit CP011 shall be 1:57 instead of 1:55 as shown in the submitted drainage plan.

(B) General Comments

1. General comments in paragraph (B)(1-3) on your submission dated 10.10.2025 remain valid.
2. The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
3. The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).



APPLICATION SITE Lots 3669 S.A ss. 2, 3669 S.B ss. 1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104 Pok Wai, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-1F	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 27 Nov 2025		



BLOCK PLAN
(SCALE 1 : 1000)

CATCHPIT	C L	A 1	A 2	A 3	X 1
CP01 (CEDD DRAWING NO. C2405/1)	7.20	6.65	-----	-----	6.65
CP02 (CEDD DRAWING NO. C2405/1)	7.20	6.60	-----	-----	6.60
CP03 (CEDD DRAWING NO. C2405/1)	7.15	6.06	-----	-----	5.96
CP04 (CEDD DRAWING NO. C2405/1)	7.10	5.48	-----	-----	5.28
CP05 (CEDD DRAWING NO. C2405/1)	5.55	4.71	-----	-----	4.51
CP06 (CEDD DRAWING NO. C2405/1)	7.15	6.51	-----	-----	6.51
CP07 (CEDD DRAWING NO. C2405/1)	7.00	6.11	-----	-----	6.11
CP08 (CEDD DRAWING NO. C2405/1)	6.15	5.67	-----	-----	5.52
CP09 (CEDD DRAWING NO. C2405/1)	6.12	5.06	-----	-----	4.91
CP10 (CEDD DRAWING NO. C2405/1)	5.55	4.61	-----	-----	4.46
CP11 (CEDD DRAWING NO. C2405/1)	5.53	4.44	4.39	-----	4.04
CP12 (CEDD DRAWING NO. C2405/1)	6.98	6.42	-----	-----	6.42
CP13 (CEDD DRAWING NO. C2405/1)	6.60	6.37	-----	-----	6.37
CP14 (CEDD DRAWING NO. C2405/1)	6.20	5.90	-----	-----	5.40
CP15 (CEDD DRAWING NO. C2405/1)	6.38	5.00	-----	-----	4.50
CP16 (CEDD DRAWING NO. C2405/1)	6.35	6.25	-----	-----	6.05
CP17 (CEDD DRAWING NO. C2405/1)	6.15	5.67	-----	-----	5.12
CP18 (CEDD DRAWING NO. C2405/1)	4.89	4.62	-----	-----	4.47
CP19 (CEDD DRAWING NO. C2405/1)	4.80	4.02	-----	-----	4.02
CP20 (CEDD DRAWING NO. C2406/1)	4.30	3.82	3.57	3.92	3.17

CATCHPIT	C L	A 1	A 2	X 1
EX.CP (CEDD DRAWING NO. C2405/1)	3.50	2.79	<u>2.97</u>	2.77

LEGEND

	PROPOSED STORMWATER U-Channel
	PROPOSED STORMWATER CATCHPIT
	LOT BOUNDARY
	BUILDING LINE
	SUBJECT BUILDING
	PLATFORM LEVEL IN mPD
	APPLICATION FOR STORMWATER DRAINAGE WORK
	SITE PHOTO VIEW

NOTES FOR DRAINAGE WORKS

All proposed channel and catchpit with cover.

APPLICATION SITE

Lots 3669 S.A ss. 2, 3669 S.B ss. 1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104 Pok Wai, Yuen Long, N.T.

DRAWING TITLE

STORMWATER DRAINAGE WORK

DRAWING NO.

ST-2F

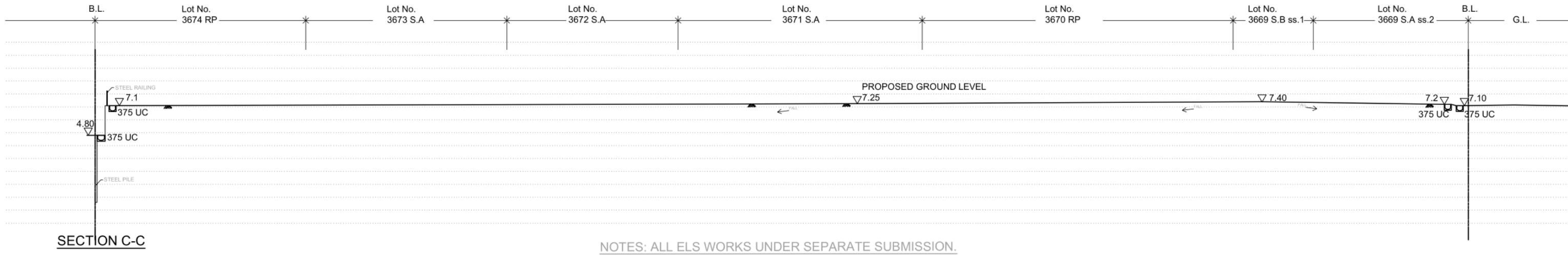
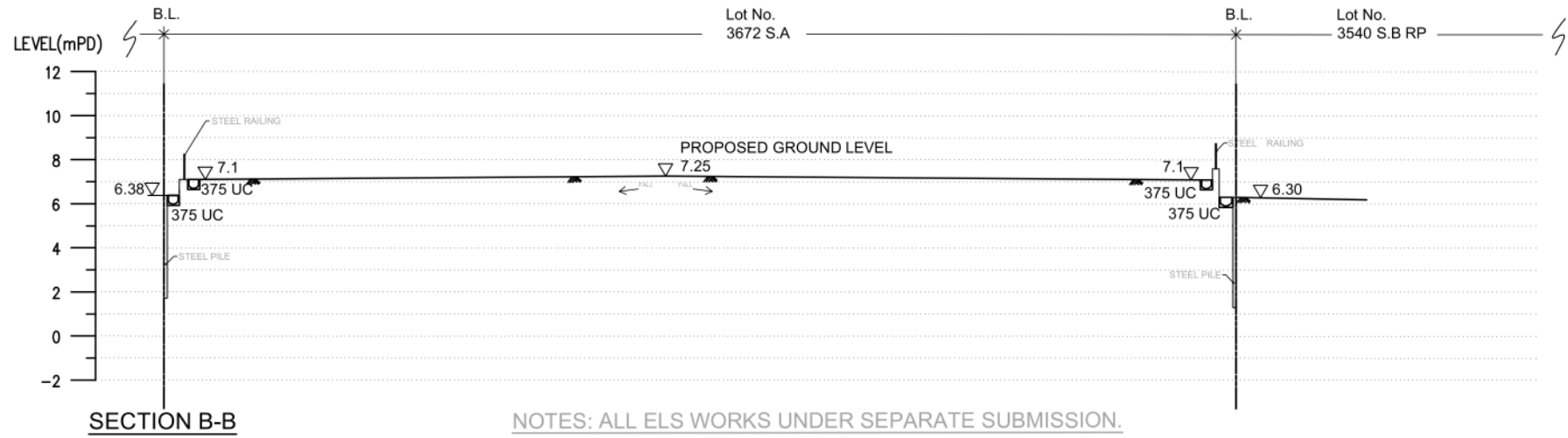
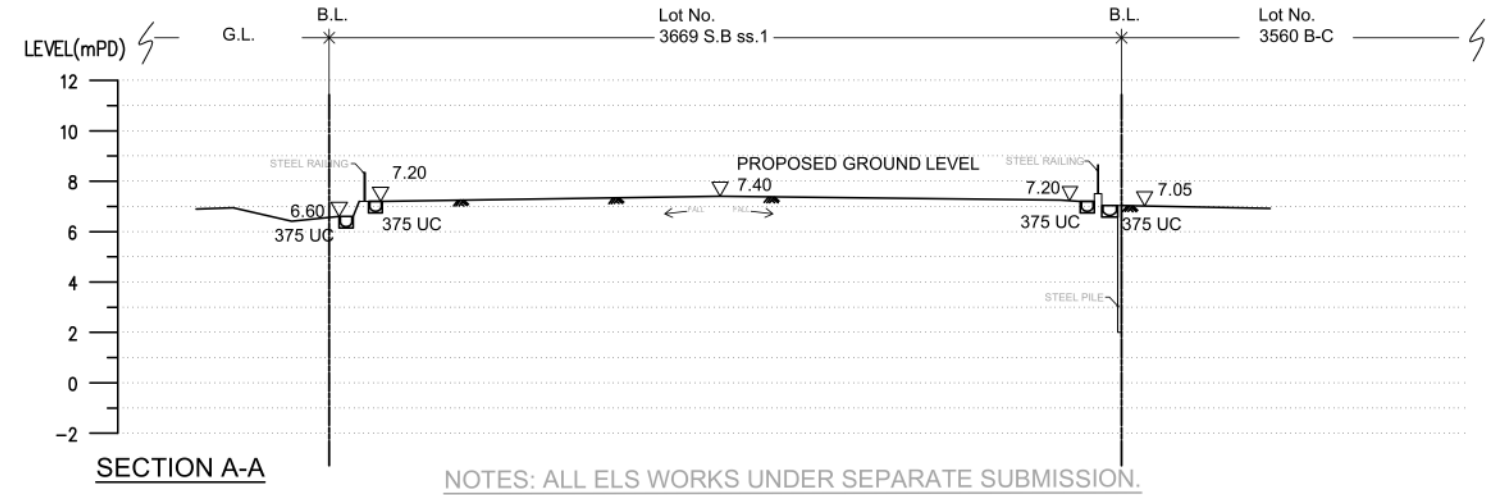
DRAWING DATE

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APPLICATION SITE Lots 3669 S.A ss. 2, 3669 S.B ss. 1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104 Pok Wai, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-3E	This drawings and all related information are property of Solar-Il Design Consulting Limited, any use must be approved by the company.	Solar-Il Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 14 Nov 2025		



PHOTO - 03



PHOTO - 06



PHOTO - 09



PHOTO - 01



PHOTO - 04



PHOTO - 07



PHOTO - 10



PHOTO - 02



PHOTO - 05



PHOTO - 08



PHOTO - 11

STORMWATER DRAINAGE PLAN
(SCALE 1 : 500)

APPLICATION SITE

Lots 3669 S.A ss. 2, 3669 S.B ss. 1,
3670 RP (Part), 3671 S.A, 3672 S.A,
3673 S.A and 3674 RP
in D.D.104
Pok Wai,
Yuen Long, N.T.

DRAWING TITLE

STORMWATER
DRAINAGE WORK

DRAWING NO.

ST-4E

DRAWING DATE

14 Nov 2025

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STORMWATER DRAINAGE PLAN
(SCALE 1 : 500)

APPLICATION SITE

Lots 3669 S.A ss. 2, 3669 S.B ss. 1,
3670 RP (Part), 3671 S.A, 3672 S.A,
3673 S.A and 3674 RP
in D.D.104
Pok Wai,
Yuen Long, N.T.

DRAWING TITLE

STORMWATER
DRAINAGE WORK

DRAWING NO.

ST-5E

DRAWING DATE

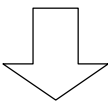
14 Nov 2025

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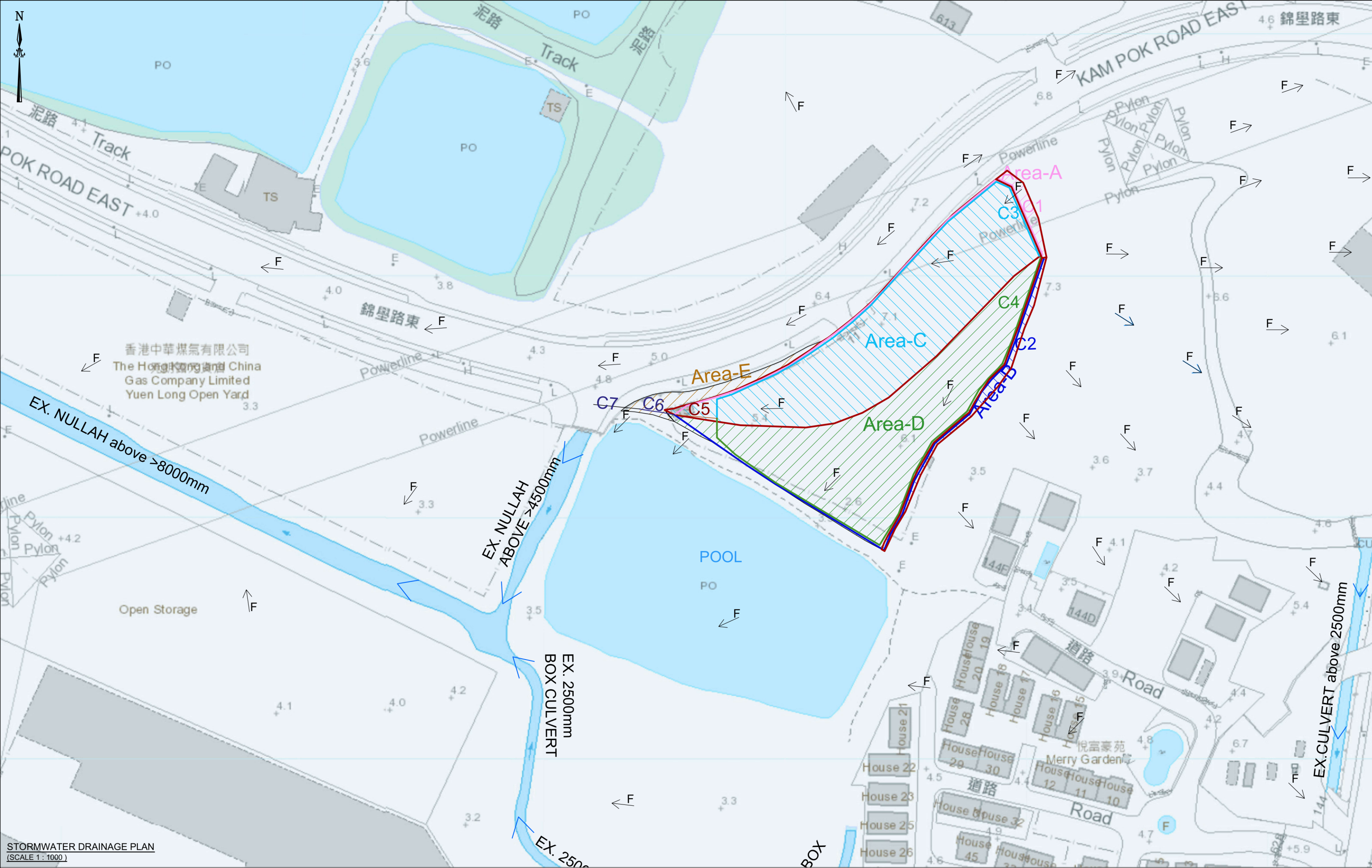
Dye Test on 2 Oct 2025



A dye test was conducted on the Ex. CP (illustrated in PHOTO-A) to verify the drainage connection to downstream facilities. The test procedure involved introducing a tracer dye into the Ex. CP, which subsequently emerged from Manhole No. SMH1050437 approximately three minutes later, as illustrated in PHOTO-B.

The test results conclusively demonstrate that surface runoff from the site discharges through the Ex.CP and successfully connects to the existing manhole(SMH1050437), which has adequate capacity to prevent flooding during heavy rains.

APPLICATION SITE Lots 3669 S.A ss. 2, 3669 S.B ss. 1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104 Pok Wai, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-6E	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 14 Nov 2025		



DRAWING TITLE
Design Statement Plan

DRAWING NO.

ST-5F

DRAWING DATE
27 Nov 2025

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APPLICATION SITE

Date: 27 Nov 2025

Lots 3669 S.A ss. 2, 3669 S.B ss. 1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D. 104, Pok Wai, Yuen Long, N.T.

Design of Surface Drainage System

Design Statement

- 1 Design Based on a 200 year return period storm
- 2 Maximum run-off estimation is based on the "Rational Method", i.e.

$$Q = K.I.A / 60$$

where,

Q = Max runoff (l / min)

K = Run-off mean intensity rainfall (mm/min) which depends on the time concentration t

$$t = 0.14465 * (L / H^{0.2} * A^{0.1})$$

H = Average fall (m per 100m) from summit of catchment to the point of des (δh/δL) per 100m, %

L = Distance in metres measured on the line of natural flow between the design section and that point of the catchment from which water would take the longest time to reach the design section.

- 3 Design channels referred to Chapter 8 of the Geotechnical Manual for Slopes, GEO.
- 4 Design of underground pipes referred to the Municipal Group Design Handbook, 1990.

Discharge from Catchment

Area Ref no.	Area (m ²)	L (m)	δh (m)	δL (m)	H ((δh / δL) x 100) (m/100m), (%)	Time Conc t (min)	i. (mm/hr)	For Permanent drainage i x 1.281	Q (l/min)
Area-A	123	63	0.05	35	0.14	8	340	436	893
Area-B	181	91	3.8	89	4.27	6	365	468	1411
Area-C	2422	156	0.15	139	0.11	16	270	346	13962
Area-D	2322	183	0.15	133	0.11	19	260	333	12890
Area-E	182	78	2.15	53	4.06	5	380	487	1477

Channel Ref.	Area	Total Q (l/min)	Channel Size (mm)	Gradient	Capacity of Channel (l/min)	Velocity >1.3 & < 4 (m/s)	Check
C1	A	893	375UC	1 in 80	18000	2.20	OK
C2	B	1411	375UC	1 in 80	18000	2.20	OK
C3	A+C	14855	375UC	1 in 70	19000	2.40	OK
C4	D	12890	375UC	1 in 75	18500	2.35	OK
C5	A+C+D	27745	450UC	1 in 57	37500	3.00	OK
C6	A+B+C+D	29156	450UC	1 in 60	37500	2.80	OK
C7	A+B+C+D+E	30633	ø500	1 in 77	605.06x 60 = 36303	3.08	OK

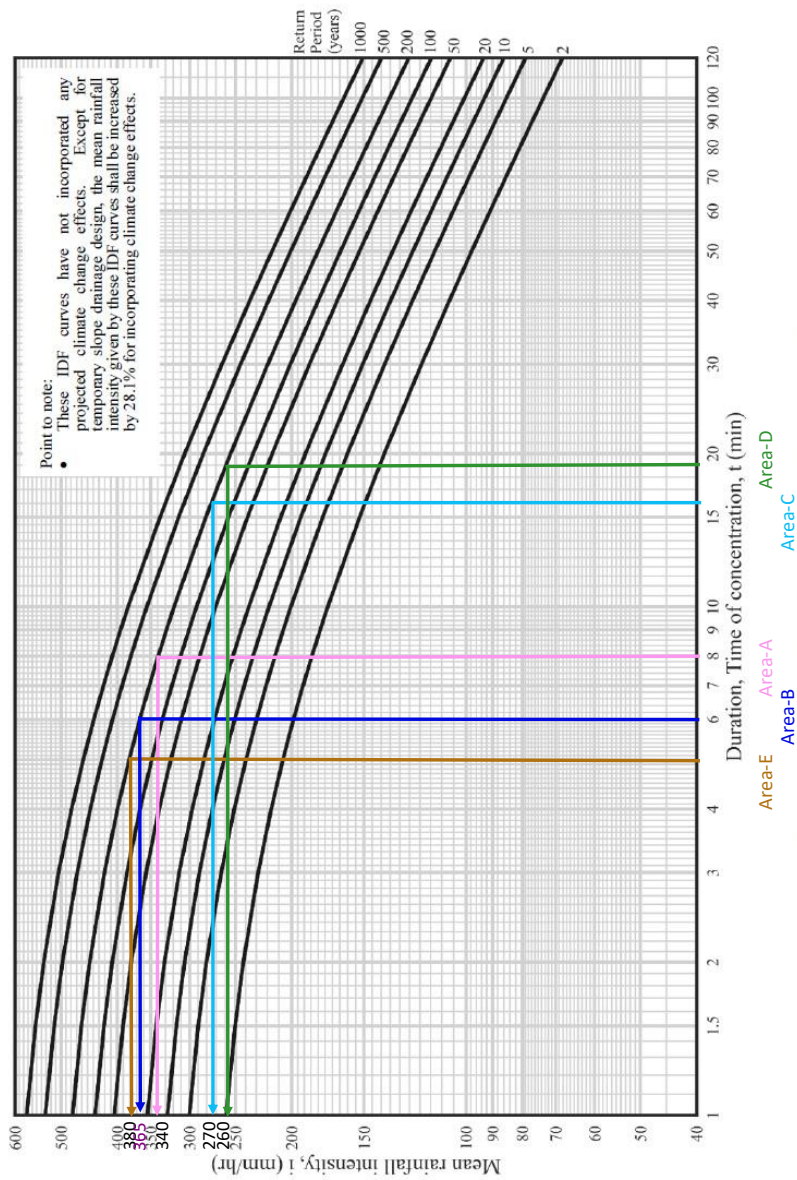
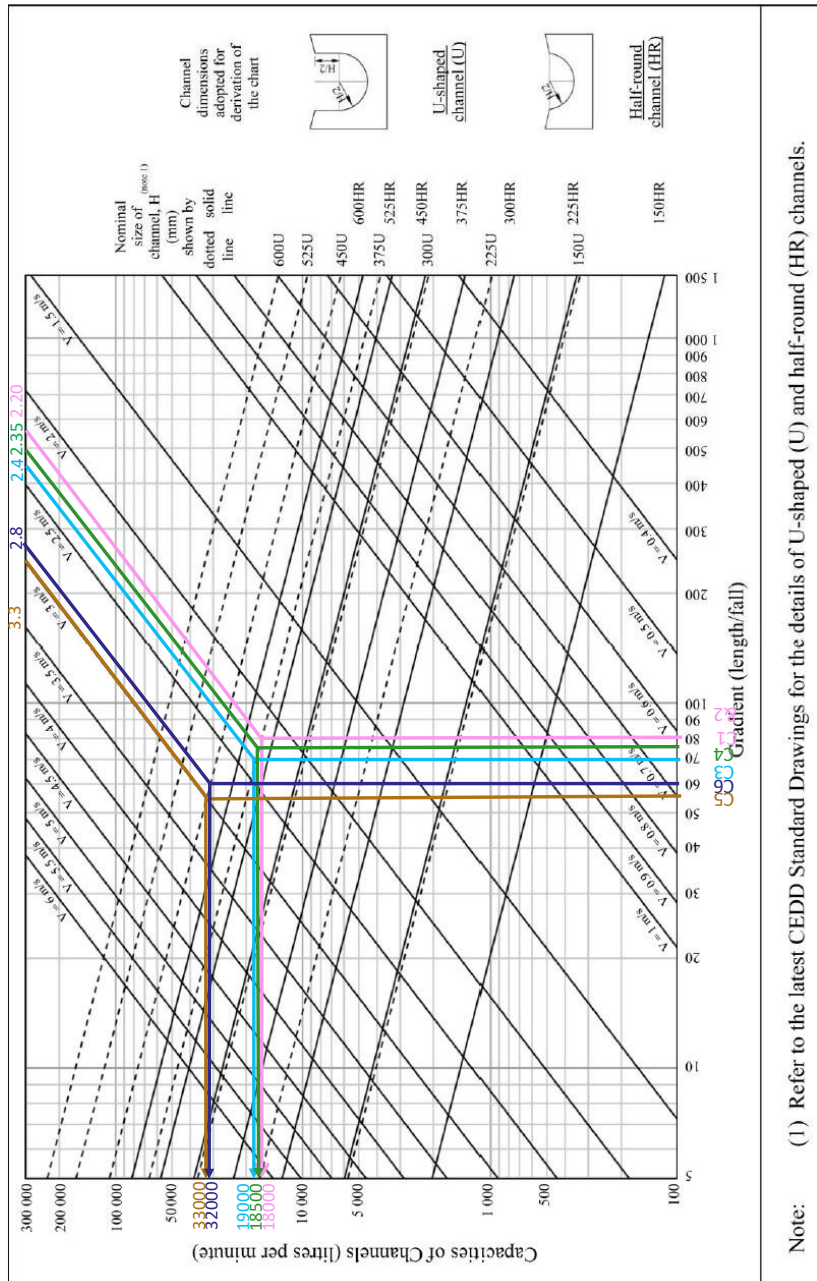


Figure 1 – Updated Intensity-Duration-Frequency Curves

- Notes:
1. These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).
 2. The mathematical formulae of these IDF curves are shown in Table 1 of Annex TGN 30 A1.

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



A15

(p.3 of 4)

$k_s = 0.060 \text{ mm}$
 $S = 0.00400 \text{ to } 0.02000$

Water (or sewage) at 15°C;
 full bore conditions.

ie hydraulic gradient =
 1 in 250 to 1 in 50

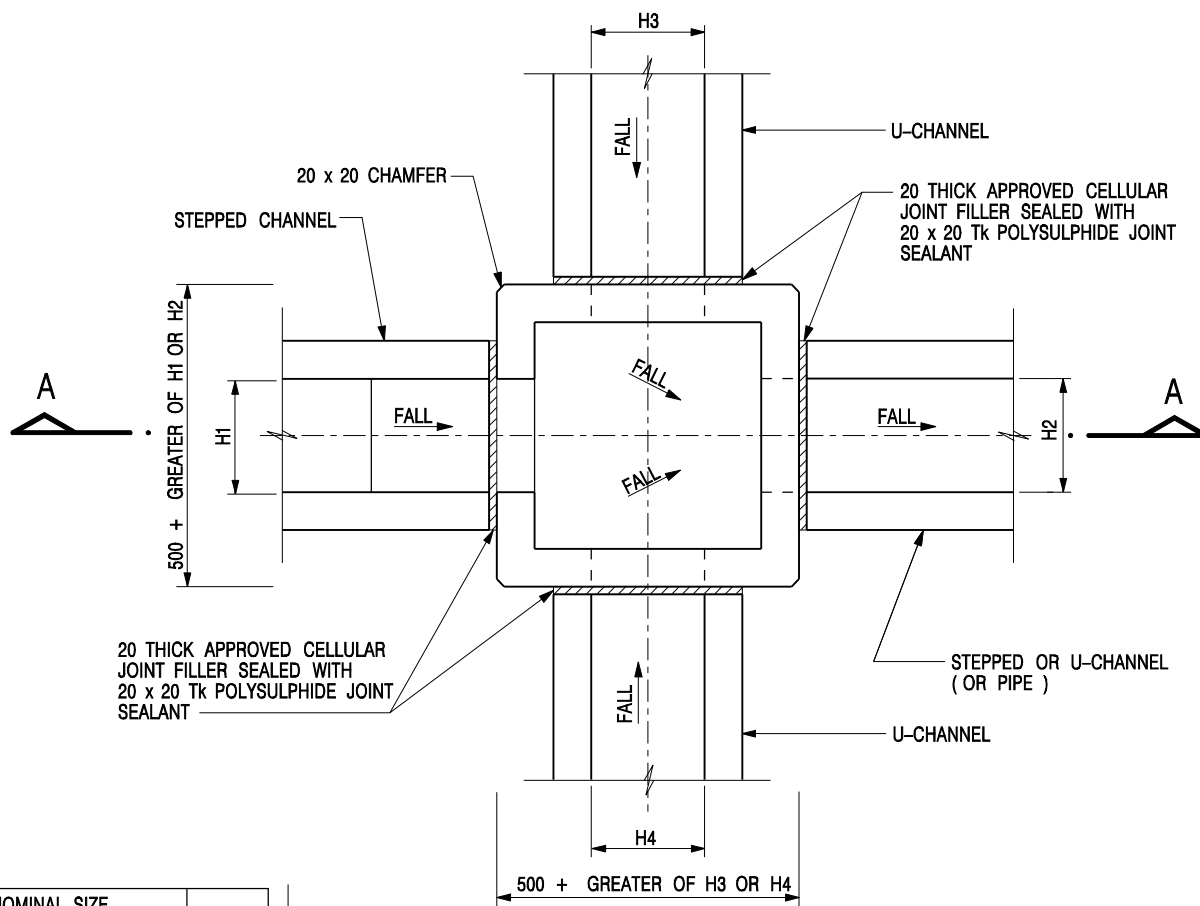
velocities in ms^{-1}
 discharges in litres/sec

Gradient	(Equivalent) Pipe diameters in mm														
	150	200	225	250	275	300	350	375	400	450	500	525	600	630	
0.00400	0.770	0.929	1.003	1.074	1.142	1.207	1.332	1.392	1.450	1.562	1.669	1.721	1.870	1.928	
1/ 250	13.599	29.196	39.889	52.717	67.823	85.345	128.17	153.72	182.20	248.39	327.66	372.46	528.81	601.01	
0.00420	0.790	0.954	1.030	1.102	1.172	1.239	1.367	1.428	1.488	1.602	1.712	1.765	1.919	1.978	
1/ 238	13.961	29.967	40.940	54.102	69.600	87.578	131.51	157.73	186.94	254.84	336.14	382.10	542.47	616.51	
0.00440	0.810	0.978	1.055	1.130	1.201	1.270	1.401	1.463	1.524	1.642	1.754	1.809	1.966	2.026	
1/ 227	14.314	30.720	41.966	55.455	71.338	89.760	134.78	161.64	191.57	261.14	344.44	391.52	555.80	631.66	
0.00460	0.830	1.001	1.081	1.157	1.230	1.300	1.434	1.498	1.561	1.681	1.796	1.851	2.012	2.074	
1/ 217	14.660	31.457	42.970	56.779	73.037	91.894	137.97	165.46	196.10	267.30	352.55	400.73	568.85	646.47	
0.00480	0.849	1.024	1.105	1.183	1.258	1.330	1.467	1.532	1.596	1.719	1.836	1.893	2.057	2.120	
1/ 208	14.998	32.179	43.953	58.075	74.701	93.984	141.10	169.21	200.53	273.33	360.48	409.74	581.62	660.97	
0.00500	0.868	1.047	1.130	1.209	1.285	1.359	1.498	1.565	1.630	1.756	1.876	1.934	2.101	2.166	
1/ 200	15.330	32.886	44.917	59.345	76.332	96.032	144.16	172.88	204.88	279.24	368.26	418.58	594.13	675.17	
0.00550	0.913	1.101	1.188	1.272	1.352	1.429	1.575	1.646	1.714	1.846	1.971	2.032	2.208	2.276	
1/ 182	16.133	34.597	47.247	62.417	80.274	100.98	151.57	181.75	215.38	293.52	387.06	439.93	624.36	709.51	
0.00600	0.956	1.153	1.244	1.331	1.415	1.496	1.649	1.722	1.794	1.931	2.063	2.127	2.310	2.381	
1/ 167	16.902	36.234	49.477	65.355	84.046	105.72	158.66	190.24	225.43	307.18	405.04	460.35	653.28	742.33	
0.00650	0.998	1.203	1.298	1.389	1.476	1.560	1.720	1.796	1.871	2.014	2.151	2.217	2.409	2.482	
1/ 154	17.640	37.806	51.618	68.177	87.668	110.27	165.47	198.39	235.07	320.30	422.30	479.95	681.03	773.84	
0.00700	1.038	1.252	1.350	1.444	1.535	1.622	1.788	1.867	1.945	2.093	2.235	2.304	2.503	2.580	
1/ 143	18.351	39.320	53.680	70.895	91.156	114.65	172.02	206.24	244.35	332.92	438.92	498.81	707.74	804.18	
0.00750	1.077	1.298	1.400	1.498	1.591	1.682	1.854	1.936	2.016	2.170	2.317	2.388	2.594	2.674	
1/ 133	19.039	40.783	55.672	73.520	94.525	118.88	178.35	213.81	253.32	345.11	454.96	517.03	733.53	833.46	
0.00800	1.115	1.343	1.449	1.550	1.646	1.740	1.917	2.002	2.085	2.244	2.396	2.470	2.683	2.765	
1/ 125	19.704	42.199	57.601	76.061	97.785	122.97	184.47	221.14	262.00	356.91	470.49	534.66	758.49	861.79	
0.00850	1.152	1.387	1.496	1.600	1.700	1.796	1.979	2.067	2.152	2.316	2.473	2.549	2.768	2.853	
1/ 118	20.350	43.573	59.471	78.525	100.95	126.94	190.41	228.25	270.41	368.35	485.54	551.75	782.69	889.26	
0.00900	1.187	1.429	1.541	1.648	1.751	1.850	2.039	2.129	2.217	2.386	2.547	2.625	2.851	2.938	
1/ 111	20.977	44.908	61.288	80.920	104.02	130.80	196.18	235.16	278.59	379.46	500.16	568.35	806.19	915.95	
0.00950	1.222	1.471	1.586	1.696	1.802	1.904	2.097	2.190	2.280	2.454	2.620	2.700	2.932	3.022	
1/ 105	21.588	46.207	63.057	83.250	107.01	134.55	201.79	241.88	286.54	390.27	514.39	584.51	829.06	941.91	
0.01000	1.255	1.511	1.629	1.742	1.851	1.955	2.154	2.249	2.342	2.520	2.690	2.773	3.011	3.103	
1/ 100	22.183	47.473	64.781	85.521	109.92	138.21	207.26	248.43	294.29	400.81	528.25	600.25	851.34	967.20	
0.01100	1.320	1.589	1.713	1.831	1.945	2.055	2.264	2.364	2.461	2.648	2.826	2.913	3.163	3.259	
1/ 91	23.332	49.916	68.106	89.903	115.54	145.26	217.81	261.06	309.24	421.12	554.98	630.60	894.30	1016.0	
0.01200	1.383	1.663	1.793	1.917	2.036	2.151	2.369	2.473	2.575	2.770	2.957	3.047	3.308	3.409	
1/ 83	24.431	52.253	71.287	94.092	120.92	152.01	227.90	273.14	323.53	440.55	580.54	659.62	935.37	1062.6	
0.01300	1.442	1.735	1.870	1.999	2.123	2.242	2.469	2.578	2.684	2.887	3.082	3.176	3.448	3.552	
1/ 77	25.486	54.496	74.340	98.114	126.08	158.49	237.58	284.73	337.24	459.19	605.06	687.46	974.78	1107.3	
0.01400	1.500	1.803	1.944	2.078	2.206	2.330	2.566	2.679	2.789	3.000	3.202	3.300	3.582	3.690	
1/ 71	26.503	56.656	77.280	101.99	131.05	164.72	246.91	295.89	350.44	477.13	628.67	714.27	1012.7	1150.4	
0.01500	1.555	1.870	2.015	2.154	2.287	2.415	2.660	2.777	2.890	3.109	3.318	3.419	3.711	3.824	
1/ 67	27.484	58.742	80.119	105.73	135.84	170.74	255.90	306.66	363.19	494.45	651.46	740.14	1049.3	1192.0	
0.01600	1.609	1.934	2.084	2.228	2.365	2.498	2.750	2.871	2.988	3.214	3.430	3.535	3.837	3.953	
1/ 63	28.434	60.761	82.866	109.34	140.48	176.56	264.61	317.09	375.52	511.21	673.50	765.17	1084.7	1232.2	
0.01700	1.661	1.996	2.151	2.299	2.441	2.578	2.838	2.962	3.083	3.316	3.539	3.647	3.958	4.078	
1/ 59	29.356	62.719	85.530	112.85	144.98	182.21	273.05	327.19	387.48	527.46	694.88	789.43	1119.1	1271.2	
0.01800	1.712	2.057	2.216	2.368	2.515	2.655	2.923	3.051	3.176	3.416	3.645	3.756	4.076	4.199	
1/ 56	30.251	64.620	88.118	116.26	149.35	187.70	281.25	337.01	399.09	543.24	715.83	813.00	1152.4	1309.0	
0.01900	1.761	2.116	2.280	2.436	2.586	2.731	3.006	3.138	3.266	3.512	3.748	3.862	4.191	4.317	
1/ 53	31.122	66.471	90.636	119.58	153.61	193.03	289.23	346.56	410.39	558.59	735.83	835.93	1184.9	1345.9	
0.02000	1.809	2.173	2.341	2.502	2.656	2.804	3.087	3.222	3.353	3.608	3.848	3.965	4.302	4.433	
1/ 50	31.971	68.274	93.090	122.81	157.75	198.23	297.00	355.86	421.39	573.55	755.50	858.26	1216.5	1381.7	
	110	140	160	180	190	210	250	260	280	320	350	370	420	440	

θ_{media} for part-fall circular pipes.

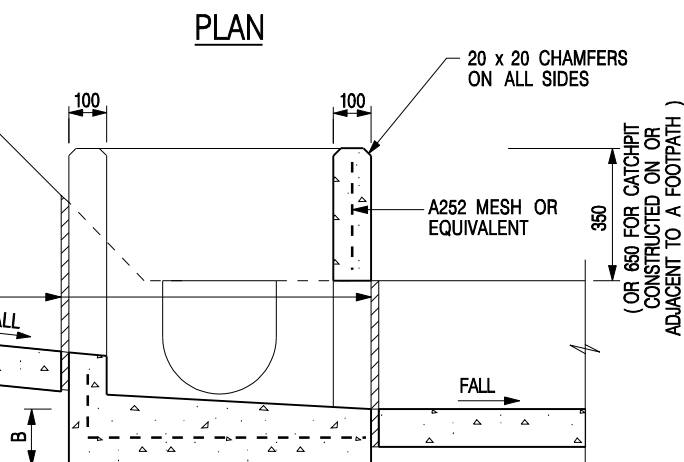
θ_{medial} for part-full circular pipes.

$k_s = 0.060 \text{ mm}$ $S = 0.00400 \text{ to } 0.02000$



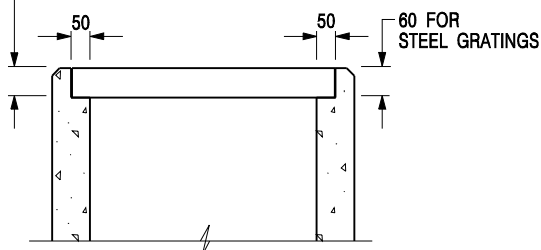
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

DEPTH OF RECESS AND DETAILS OF PRECAST CONCRETE COVERS (SEE STD. DRG. NO. C2407)



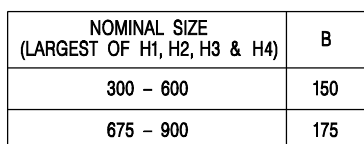
NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

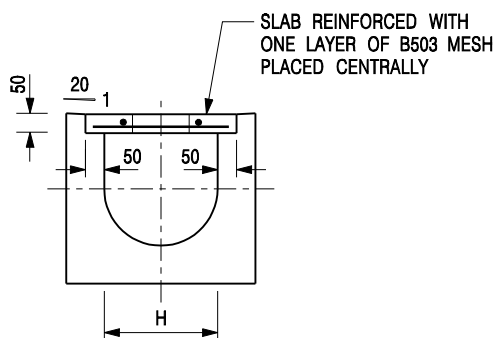
STANDARD CATCHPIT DETAILS (SHEET 1 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO. C2405 /1	
DATE JAN 1991			

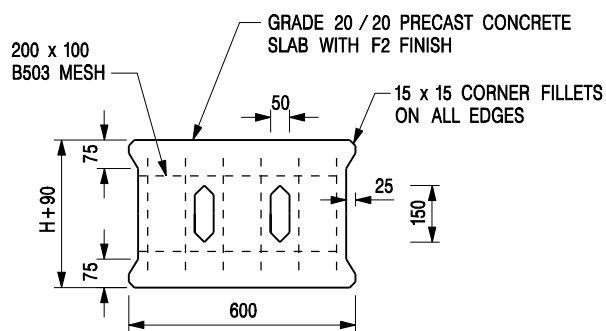


- CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



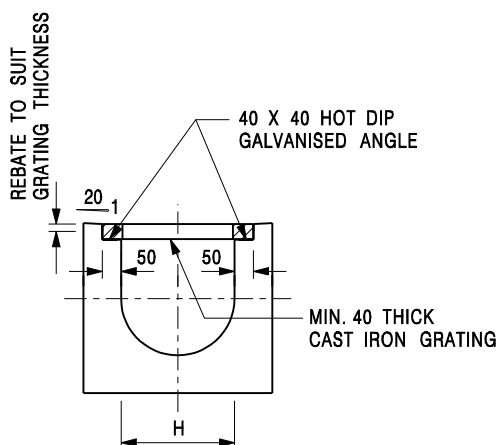
TYPICAL SECTION



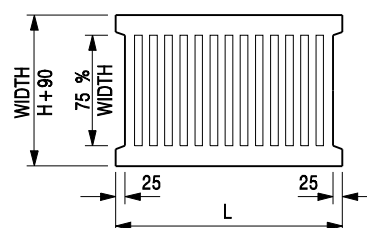
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS

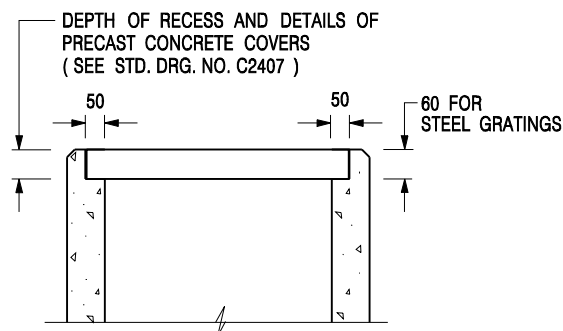


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A

Appendix 2

Fire Service Installations Proposal

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

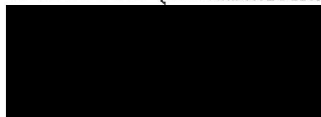
**Planning Department**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-NSW/318
電話號碼 Tel. No. : 3168 4043/3168 4048
傳真機號碼 Fax No. : 3168 4074 / 3168 4045

By Post and Fax (3590 6233)

DeSPACE (International) Limited



(Attn.: Calton HEUNG)

29 October 2024

Dear Sir/ Madam,

Submission for Compliance with Approval Condition**(h) – The Submission of a Fire Service Installation Proposal**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with
Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and
Associated Filling of Land in “Village Type Development” Zone,
Lots 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 3671 S.A,
3672 S.A, 3673 S.A and 3674 RP in D.D. 104, Pok Wai, Yuen Long**
(Application No. A/YL-NSW/318)

I refer to your submission dated 19.9.2024 for compliance with the 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. Please find detailed departmental comments in *Appendix*.

- 2 -

Should you have any queries on the departmental comments, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,



(Alexander MAK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

c.c.

D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal

CTP/TPB

AM/GL/YM/ms

1. GENERAL NOTES

- 1.1 ALL DIMENSIONS SHOWN ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES AND REFER TO HONG KONG PRINCIPAL DATUM.
1.2 ALL BRICK WORK AND MASONRY TO BE BUILT 1:3 CEMENT MORTAR.
1.3 ALL REINFORCED CONCRETE WORKS TO BE 1:2:4 MIX UNLESS OTHERWISE STATED.
1.4 REQUIREMENTS FOR NEW REQUIRED STAIRCASE RS-1:-
a. A CLEAR HEIGHT OF NOT LESS THAN 2000MM SHALL BE PROVIDED.
b. TREADS SHALL BE NOT LESS THAN 225MM WIDE AND RISERS SHALL BE NOT MORE THAN 175MM HIGH.
c. THE STAIRCASE SHALL BE PROVIDED WITH ADEQUATE NATURAL LIGHTING AT EACH STOREY ABOVE THE GROUND FLOOR AND BE VENTILATED AT LEAST AT ITS HIGHEST POINT.
d. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES.
1.5 BARRIER FREE ACCESS REQUIREMENTS:-
a. DISABLED FACILITIES SHALL COMPLY WITH THE REQUIREMENTS LAID DOWN IN DESIGN MANUAL BARRIER FREE ACCESS 2008.
b. HANDRAILS SHALL BE INSTALLED ON BOTH SIDES OF ALL DISABLED RAMPS.
1.6 NO WORKS TO BE COMMENCED UNLESS THE CONSENT FOR COMMENCEMENT OF WORKS HAS BEEN OBTAINED FROM THE BUILDING AUTHORITY.
1.7 STRUCTURAL PLAN AND DRAINAGE PLAN TO BE SUBMITTED SEPARATELY.

2. F.S. NOTES

- 1.THE WHOLE OF THE FIRE SERVICES INSTALLATIONS SHALL COMPLY WITH THE CODES OF PRACTICE (2022EDITION) ISSUED BY THE HONG KONG FIRE SERVICES DEPARTMENT.
2.ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT OR BE BROUGHT UP TO THAT STANDARD BY USE ON APPROVED FIRE RETARDANT PRODUCT.
3.ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
4.ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OR THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
5.EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND ALL EXIT ROUTES LEADING TO GROUND LEVEL AND COMPLY WITH BS STANDARD BS 5266-1:2016, BS EN STANDARD 1838:2013 AND FSD CIRCULAR LETTER 4/2021 AND TECHNICAL GUIDANCE FOR EMERGENCY LIGHTING (MAY 2021). EMERGENCY LIGHTING SHALL BE BACKED UP BY BATTERY.
6.SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO ENSURE THAT ALL EXIT ROUTES FOR ENTIRE BUILDING ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF STAIRCASE SERVING THE ENTIRE BUILDING. THE DIRECTIONAL AND EXIT SIGNS SHALL BE BACKED UP BY BATTERY.
7.MANUAL FIRE ALARM SYSTEM IN ACCORDANCE WITH BS5839-1:2017 (INCORPORATING CORRIGENDUM NO. 1) AND FSD CIRCULAR LETTER 6/2021 SHALL BE PROVIDED FOR EACH BUILDING AND INCORPORATED WITH FIRE HYDRANT/ HOSE REEL SYSTEM.
8.THE MANUAL FIRE ALARM SHALL BE CONNECTED TO THE AUTOMATIC FIRE ALARM SYSTEM AND BE LINKED TO FIRE SERVICES COMMUNICATIONS CENTRE BY A DIRECT TELEPHONE LINE.
9. THE MANUAL CALL POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO ALARM BELL.
10.ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL ALARM SIGNALS SHALL BE PROVIDED WHERE NECESSARY IN ACCORDANCE WITH CURRENT DESIGN MANUAL BARRIER FREE ACCESS. THIS ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/ VISUAL WARNING DEVICE INITIATION.
11.VISUAL FIRE ALARM IN FORM OF FLASHING RED LIGHT WILL BE PROVIDED IN ACCORDANCE WITH DESIGN MANUAL: BARRIER FREE ACCESS 2008 & FSD CIRCULAR LETTER 2/2012 & 6/2021.
12.FIRE DETECTION WITH SMOKE DETECTORS IN ACCORDANCE WITH BS 5839-1:2017 (INCORPORATING CORRIGENDUM NO. 1) AND FSD CL 6/2021 SHALL BE PROVIDED FOR E&M PLANT ROOM. THE DETECTION SYSTEM SHALL BE LINKED TO THE FIRE SERVICES COMMUNICATIONS CENTRE (FSCC) VIA TELEPHONE LINK FOR ENTIRE DEVELOPMENT.
13. FIRE HYDRANT/ HOSE REEL SYSTEM (EACH SYSTEM FOR EACH BUILDING B1 TO B4, TOTAL 4 NOS. SYSTEM)
i. A FIRE HYDRANT AND HOSE REEL SYSTEM IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT 2022 EDITION SHALL BE PROVIDED FOR THE BUILDING.
ii. ONE FS WATER TANK OF CAPACITY 9,000 LITRES FOR EACH SYSTEM (BUILDING) WILL BE PROVIDED TO SUPPLY THE FH/HR SYSTEM.
iii. THE FIXED FIRE PUMPS (ONE DUTY AND ONE STANDBY) IN FS PUMP ROOM AT G/F FOR EACH SYSTEM (BUILDING) , POSITION AS INDICATED ON PLANS.
iv. F.S. INLETS, FH/HR ARE TO BE PROVIDED AT POSITIONS AS INDICATED ON THE DRAWINGS. AND FS INLETS SHALL BE INTERCONNECTED.
v. THERE SHALL BE SUFFICIENT HYDRANTS AND HOSE REELS ON EACH FLOOR. FIRE HYDRANTS SHALL BE PROVIDED ACCORDING TO FSD C/LS/2013 IN ALL APPROACH LOBBIES TO REQUIRED STAIRCASE OR REQUIRED STAIRCASE ENCLOSURES. HOSE REELS SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
14. 4.5KG CO2 FIRE EXTINGUISHERS AND SAND BUCKET TO BE PROVIDED AT POSITION AS INDICATED ON PLANS.
15. WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT IN CASE OF FIRE.
16. SECONDARY POWER SUPPLY WILL BE PROVIDED FROM " TEE-OFF " BEFORE MAIN SWITCH OF POWER SUPPLY EXCEPT EMERGENCY LIGHTING.
17. EMERGENCY FIREMEN'S SWITCH - A MANUAL EMERGENCY STOP DEVICE FOR ELECTRIC VEHICLE CHARGING FACILITIES SHALL BE PROVIDED AT FIREMAN SWITCH CABINET AS INDICATED ON PLAN AT GROUND FLOOR. IN ACCORDANCE WITH FSD COP (2022)
18. STANDARD F.S. REQUIREMENT FOR TRANSFORMER ROOM AND SWITCH ROOM TO BE COMPLIED WITH. OUTDOOR DRY TYPE TRANSFORMER WITH A TOTAL CAPACITY OF 1500 KVA TO BE HOUSED INSIDE THE TRANSFORMER ROOM.

NOTES FOR T.D.

1. SUFFICIENT HEADROOM SHALL BE PROVIDED FOR THE 4 NOS. OF COVERED COACH PARKING SPACES.
2. THE EV CHARGING PROVISIONS SHALL FOLLOW THE "TECHNICAL GUIDELINES ON CHARGING FACILITIES FOR ELECTRIC VEHICLES" BY EMSD AND OTHER RELEVANT GUIDELINES ON THE PROVISIONS OF EV CHARGERS.
3. NO VEHICLE IS ALLOWED TO QUEUE BACK TO OR REVERSE ONTO/FROM PUBLIC ROAD AT ANY TIME DURING THE PLANNING APPROVAL PERIOD.

3. SYMBOL AND ABBREVIATIONS

+	EXISTING STREET LEVEL	NEW R.C. WALL / SLAB
⊕	STRUCTURAL LEVEL	
⋄	FINISHED LEVEL	
Ⓢ	WINDOW MARK	FRR FIRE RESISTING RATING
A.U.T.	ACCESSIBLE UNISEX TOILET	F.S. FIRE SERVICE
B.	BATH	FSD FIRE SERVICES DEPARTMENT
B.L.	BOUNDARY LINE	FSI FIRE SERVICE INLET
B(P)R	BUILDING (PLANNING) REGULATION	G.F.A GROSS FLOOR AREA
DN	DOWN	GRP GLASS REINFORCED POLYESTER
EX.	EXISTING	HR HOSE REEL
FE	FIRE EXTINGUISHER	LAV LAVATORY
		P PERSON
		R.C. REINFORCED CONCRETE
		RU RAMP UP
		UFA USABLE FLOOR AREA
		UFS USABLE FLOOR SPACE

4. INDICATIONS

	BRICK		GLASS		DRY WALL PARTITION
	METAL WORK		SANITARY FITTINGS		
	TIMBER DOORS		CONCRETE		

5. FIRE SERVICES INSTALLATION

Ⓕ	4.5 KG CO2 FIRE EXTINGUISHER
Ⓢ	SAND BUCKET
EXIT	EXIT SIGN
Ⓜ	HOSE REEL

8. SCHEDULE

PROVISION OF SANITARY FITMENT															
FLOOR	USE	PERMITTED DENSITY (M ² / PERSON)	USABLE FLOOR AREA (M) ²	CAPACITY OF EACH FLOOR	MALE : FEMALE	NO. OF MALE	NO. OF FEMALE	SANITARY FITMENT							
								W.C. PAN		BASIN		URINAL		BATH/SOWER	
								REQ.	PROD.	REQ.	PROD.	REQ.	PROD.	REQ.	PROD.
G/F	SECURITY ROOM	9	3.780	1	1 : 1	1	—	M: 1	M: 1 ⁺	M: 1	M: 1 ⁺	—	—	—	—
1/F	STORE ROOM	30	72.722 x 3 = 218.166	8	1 : 1	4	4	F: 1	F: 1 ⁺	F: 1	F: 1 ⁺	—	—	—	—

* ACCESSIBLE UNISEX TOILET TO BE PROVIDED

PROVISION OF FIRE RESISTANCE RATING AND FIRE COMPARTMENT LIMITATIONS											LEGEND :		S = SIMPLE SUPPORTED C = CONTINUOUS	NOT LESS THAN PER CENT OF VERTICAL REINFORCEMENT	
FLOOR	USE CLASSIFICATION	CLASS	COMPARTMENT AREA / VOLUME		F.R.R. REQUIRED (MINUTES)	MIN. DIMENSION OF ELEMENT									
			PERMITTED	ACTUAL		R.C. SLAB		R.C. BEAM				R.C. COLUMN		R.C. WALL	
						THICKNESS	COVER TO STEEL		WIDTH	COVER TO STEEL		MIN. OVERALL SIZE	COVER TO STEEL	THICKNESS	COVER TO STEEL
							S	C		S	C				
G/F	CAR PORT & SECURITY ROOM	—	NOT LIMITED	—	60	100	20	20	200	30	30	200	25	100	15
1/F	STORE ROOM	—	NOT LIMITED	—	60	100	20	20	200	30	30	200	25	100	15

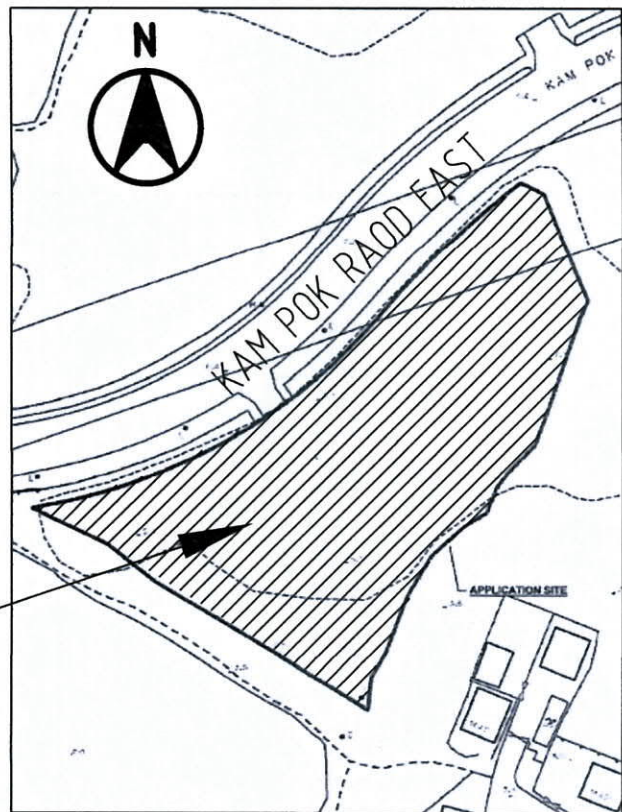
* REINFORCEMENT CONSISTING OF EXPANDED METAL LATH OR A WIRE FABRIC NOT LIGHTER THAN 0.5KG/SQ.M. WITH 2mm DIAMETER WIRE AT NOT MORE THAN 100mm CENTERS OR A CONTINUOUS ARRANGEMENT OF LINKS AT NOT MORE THAN 200mm CENTRES SHOULD BE INCORPORATED IN THE CONCRETE COVER AT A DISTANCE NOT EXCEEDING 20mm FROM THE FACE.

SCHEDULE OF REQUIREMENT OF EXIT ROUTE & EXIT DOOR												
FLOOR	USE	CAPACITY OF STOREYS (IN PERSONS)	MIN. NOS. OF EXIT ROUTE & EXIT DOOR		MIN. TOTAL WIDTH IN MM OF				MIN. WIDTH IN MM EACH			
			REQ'D	PRO'D	EXIT DOOR REQ'D	EXIT ROUTE REQ'D	EXIT DOOR REQ'D	EXIT ROUTE REQ'D	EXIT DOOR REQ'D	EXIT ROUTE REQ'D		
G/F	SECURITY ROOM	1	–	1	–	900	–	1050	–	900	–	1050
1/F	STORE ROOM	3	–	1	–	900	–	1050	–	900	–	1050

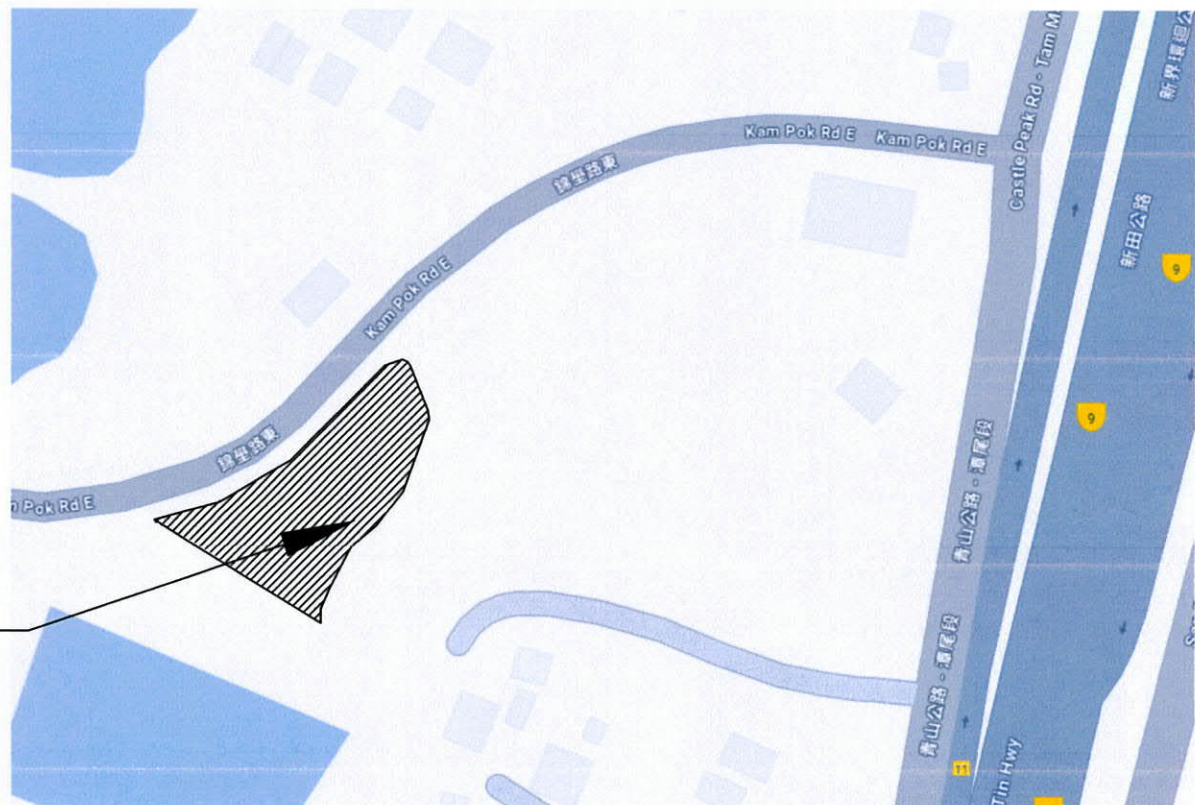
WINDOW AREA CALCULATION				
FLOOR	USE	UFA (M ²)	REQ. OPENABLE WINDOW AREA (M ²)	PROVIDED OPENABLE WINDOW AREA (M ²)
G/F	SECURITY ROOM	3,780	3,780/10 = 0.378	1m x 0.6m x 70% = 0.420 > 0.378
G/F	ACCESSIBLE UNISEX TOILET 1	3,570	3,570/10 = 0.357	1m x 0.6m x 70% = 0.420 > 0.357
G/F	ACCESSIBLE UNISEX TOILET 2	3,570	3,570/10 = 0.357	1m x 0.6m x 70% = 0.420 > 0.357

PROVISION OF MEANS OF ESCAPE IN CASE OF FIRE						
BUILDING	FLOOR	NUMBER OF STOREYS SERVED	TYPE OF STAIRCASE	WIDTH OF STAIRCASE	REDUCTION FACTOR	PERMITTED DISCHARGE VALUE
STORE	G/F - 1/F	1	NON-SPRINKLERED	1050	—	210

6. BLOCK PLAN SCALE 1:1000



7. KEY PLAN SCALE 1:2500



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BD'S COPY

WONG SHING TSANG
Authorized Person (Engineer)
Hong Kong Professional Engineer
No. 12/00

Plan approved
CHENG Hang-on, Colin
Chief Building Surveyor
for BUILDING AUTHORITY
15 JUL 2024

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2024 MAY 16 P 4:18
R&D Registry (ASD) BUILDINGS DEPARTMENT
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2024 JUL 10 A 10:29
R&D Registry (ASD) BUILDINGS DEPARTMENT

REV	DESCRIPTION	DATE	BY	CHK'D	APP
STW S.T. WONG & PARTNERS LIMITED CONSULTING ENGINEERS					
E&M CONSULTANT W WEC Engineering Consultants (International) Limited					
PROJECT PROPOSED TEMPORARY PUBLIC VEHICLE PARK WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE AT POK WAI, YUEN LONG, NT —LOTS 3669 s.A ss.2, 3669 s.B ss.1, 3670 R.P. (PART), 3671 s.A, 3672 s.A, 3673 s.A & 3674 R.P. IN DD104					
PROJECT No. P530-24					
DRAWING TITLE NOTES, BLOCK PLAN & SCHEDULES					
SCALE AT A1	DESIGNED	DRAWN	CHECKED	APPROVED	
AS SHOWN	DATE	DATE FEB. 2024	DATE	DATE	
DRAWING No. GP-01					REV.

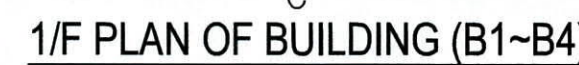
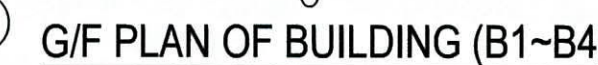
NO. OF PRIVATE CAR AND TAXI : 38
PARKING SPACE WITH EV CHARGER : (INCLUDING 2 ACCESSIBLE PARKING SPACE)
DIMENSION OF PARKING SPACE : 5m(L) x 2.5m(W)

NO. OF LIGHT GOODS VEHICLE : 16
PARKING SPACE WITH EV CHARGER : 7m(L) x 3.5m(W)
DIMENSION OF PARKING SPACE

NO. OF COACH : 11
PARKING SPACE WITH EV CHARGER : 12m(L) x 3.5m(W)
DIMENSION OF PARKING SPACE

SURFACE CHARGE : 450mm WIDTH

9



BUILDING B1~B4 (EACH)

- TOTAL = 192.000 SQ.M.

SECURITY ROOM & ACCESSIBLE UNISEX TOILETS

- ④ 2.500 x 6.000 = 15.000 SQ.M.
TX ROOM & CUSTOMER'S SWITCH ROOM
- ⑤ 5.700 x 10.925 = 62.273 SQ.M.

BUILDING B1~B4 (EACH)

- ① $8.000 \times 12.000 = 96.000 \text{ SQ.M.}$

SECURITY ROOM & ACCESSIBLE UNISEX TOILETS

- ④ 2.500 x 6.000 = 15.000 SQ.M.
TX ROOM & CUSTOMER'S SWITCH ROOM
- ⑤ 5.700 x 10.925 = 62.273 SQ.M.

4 NOS. FS WATER TANK (EACH)

- ⑥ $2.000 \times 5.000 = 10.000 \text{ SQ.M.}$



1:100

SITE AREA:	4,736 m ²
BUILDING HEIGHT:	3.5m-8m
SITE CLASSIFICATION:	A
PERMITTED SITE COVERAGE:	11%
COVERED AREA :	$96.000\text{m}^2 \times 4 + 15.000\text{m}^2 + 62.273\text{m}^2 + 10.000\text{m}^2 \times 4 = 501.273\text{m}^2$
UNCOVERED AREA :	$4,736\text{m}^2 - 501.273\text{m}^2 = 4,234.727\text{m}^2$
ACTUAL SITE COVERAGE :	$501.273\text{m}^2 / 4,736\text{m}^2 = 10.584\% < 11\%$
DOMESTIC G.F.A. :	NOT APPLICABLE
PERMITTED NON-DOMESTIC G.F.A.:	918.000m ²
TOTAL NON-DOMESTIC G.F.A:	$192.000\text{m}^2 \times 4 + 15.000\text{m}^2 + 62.273\text{m}^2 = 845.273\text{m}^2 < 918.000\text{m}^2$
PERMITTED NON-DOMESTIC PLOT RATIO:	0.19
ACTUAL NON-DOMESTIC PLOT RATIO:	$845.273\text{m}^2 / 4,736\text{m}^2 = 0.178 < 0.19$

Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP-ADM-19. The duties of the authorized person registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this report.

Plan Approved

CHENG Hang-on, Colin
Chief Building Surveyor
for BUILDING AUTHORITY

15 JUL 2024

WONG SHING TSANG
Authorized Person (Engineer)
BEng CEng MHKIE RPE
AP (E) 12/00

SITE AREA:	4,736 m ²
BUILDING HEIGHT:	3.5m-8m
ZONING::	VILLAGE TYPE DEVELOPMENT
USE:	PUBLIC VEHICLE PARK
MAXIMUM BUILDING HEIGHT:	8.23m (3 STOREY)
ACTUAL BUILDING HEIGHT:	8.00m (2 STOREY)

PERMITTED SITE COVERAGE:	11%
COVERED AREA :	$96.000\text{m}^2 \times 4 + 15.000\text{m}^2 + 62.273\text{m}^2 + 10.000\text{m}^2 \times 4 = 501.273\text{m}^2$
UNCOVERED AREA :	$4,736\text{m}^2 - 501.273\text{m}^2 = 4,234.727\text{m}^2$
ACTUAL SITE COVERAGE :	$501.273\text{m}^2 / 4,736\text{m}^2 = 10.584\% < 11\%$
DOMESTIC G.F.A. :	NOT APPLICABLE
PERMITTED NON-DOMESTIC G.F.A.:	918.000m^2
TOTAL NON-DOMESTIC G.F.A:	$192.000\text{m}^2 \times 4 + 15.000\text{m}^2 + 62.273\text{m}^2 = 845.273\text{m}^2 < 918.000\text{m}^2$
PERMITTED NON-DOMESTIC PLOT RATIO:	0.19
ACTUAL NON-DOMESTIC PLOT RATIO:	$845.273\text{m}^2 / 4,736\text{m}^2 = 0.178 < 0.19$

DO NOT SCALE DRAWINGS, VERIFY ALL DIMENSIONS ON SITE.

BD REF : 2/9007/24

FSD REF :

PART PLAN FOR SECURITY ROOM

1:100

R/F PLAN OF BUILDING (B1-B4)

1:150

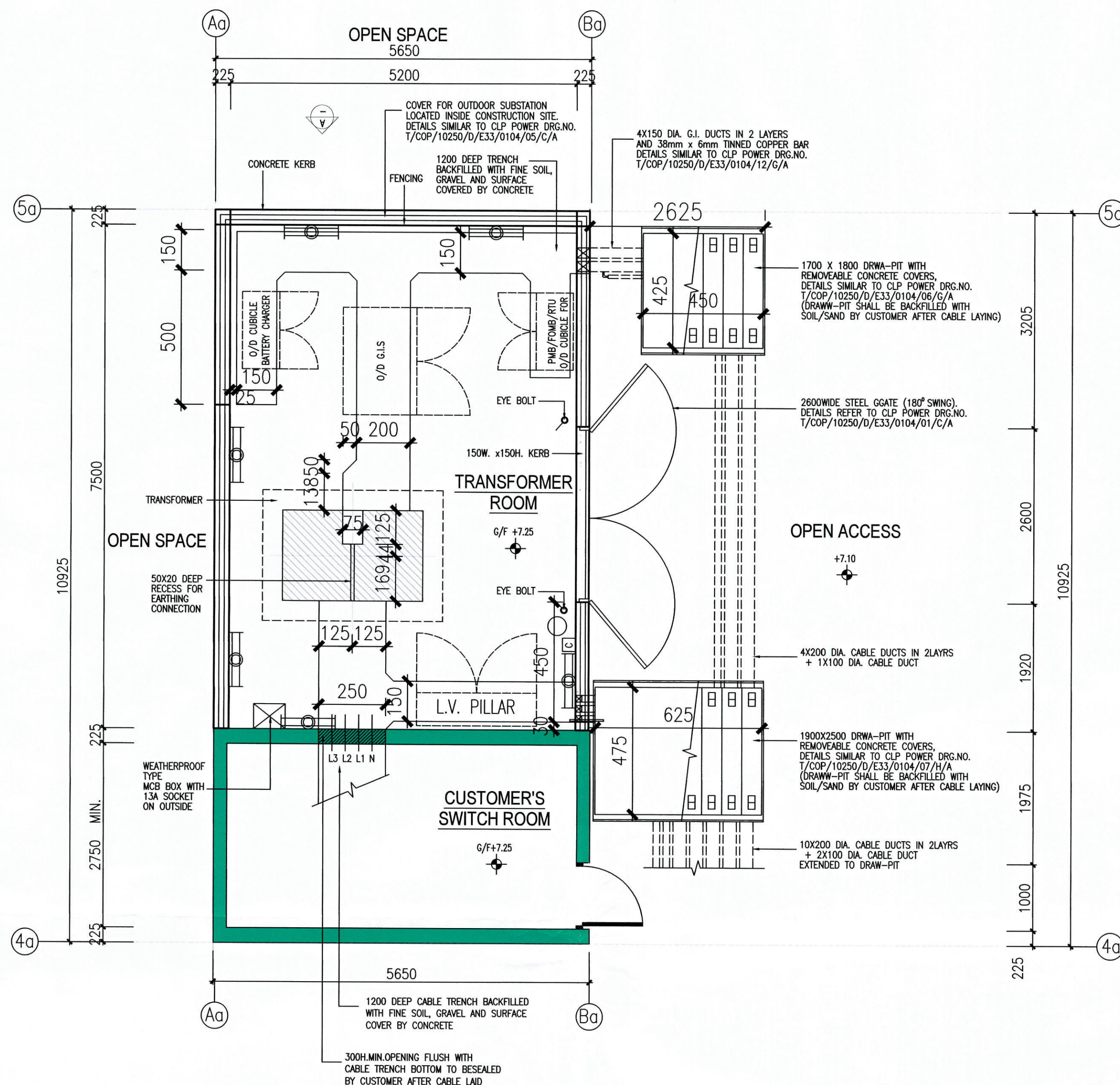
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REV	DESCRIPTION	DATE	BY	CHK'D	APPROVED
AP & RSE	STW S.T. WONG & PARTNERS LIMITED CONSULTING ENGINEERS				
E&M CONSULTANT	W WEC Engineering Consultants (International) Limited				
PROJECT	PROPOSED TEMPORARY PUBLIC VEHICLE PARK WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE AT POK WAI, YUEN LONG, NT - LOTS 3669 s.A ss.2, 3669 s.B ss.1, 3670 R.P. (PART), 3671 s.A 3672 s.A, 3673 s.A & 3674 R.P. IN DD104				
PROJECT No.	P530-24				
DRAWING TITLE	MASTER LAYOUT PLAN, CALCULATIONS & PART PLANS				
SCALE AT A1	DESIGNED JL	DRAWN JL	CHECKED JL	APPROVED ST	
AS SHOWN	DATE JUN 2024	DATE JUN 2024	DATE JUN 2024	DATE JUN 2024	
DRAWING No.	GP-02				REV.

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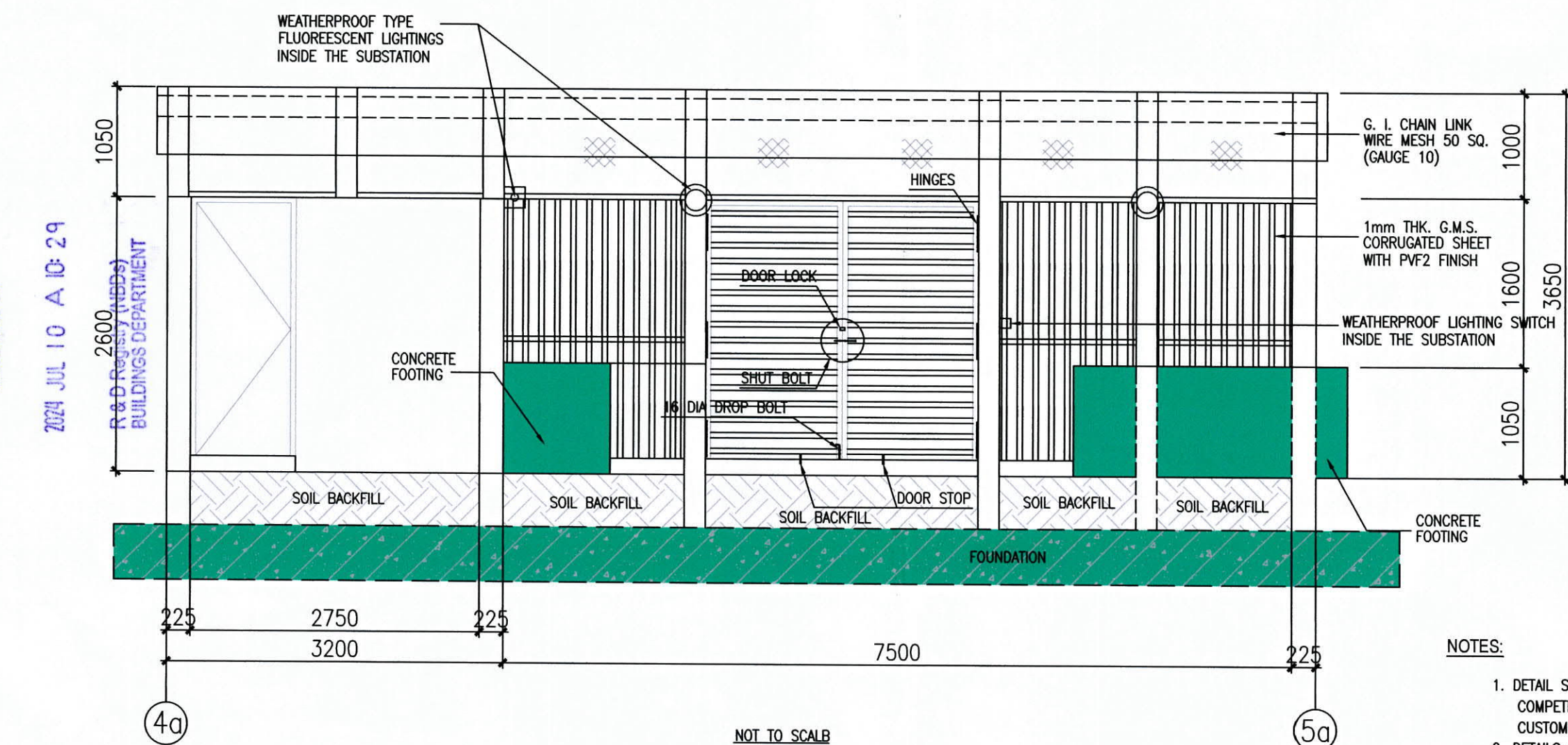
BD REF : 2/9007/24

FSD REF :



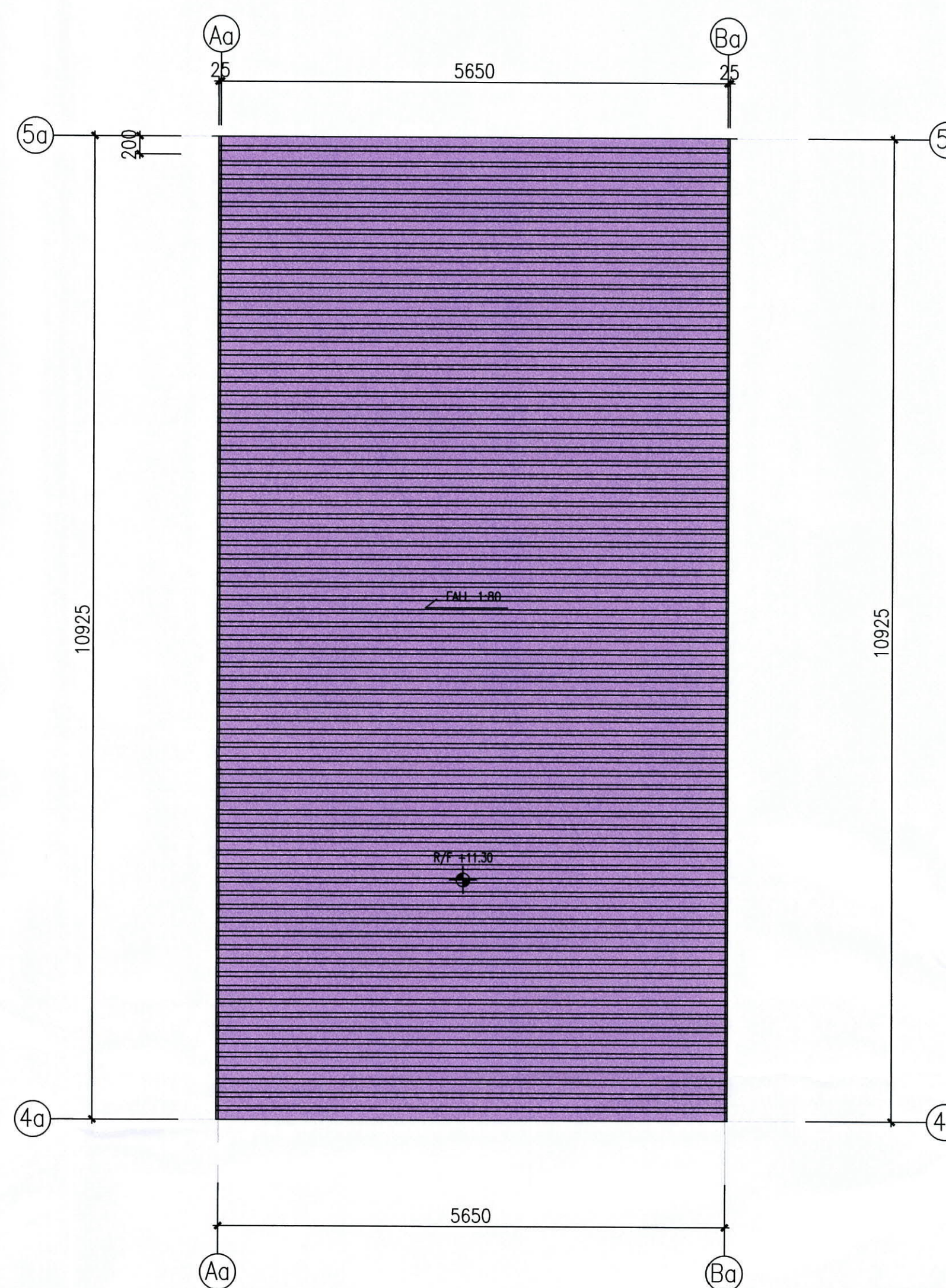
TX ROOM & CUSTOMER'S SWITCH ROOM G/F LAYOUT PLAN 1:50

LEGEND: WEATHERPROOF FLUORESCENT LAMPS
 WEATHERPROOF LIGHTING SWITCH

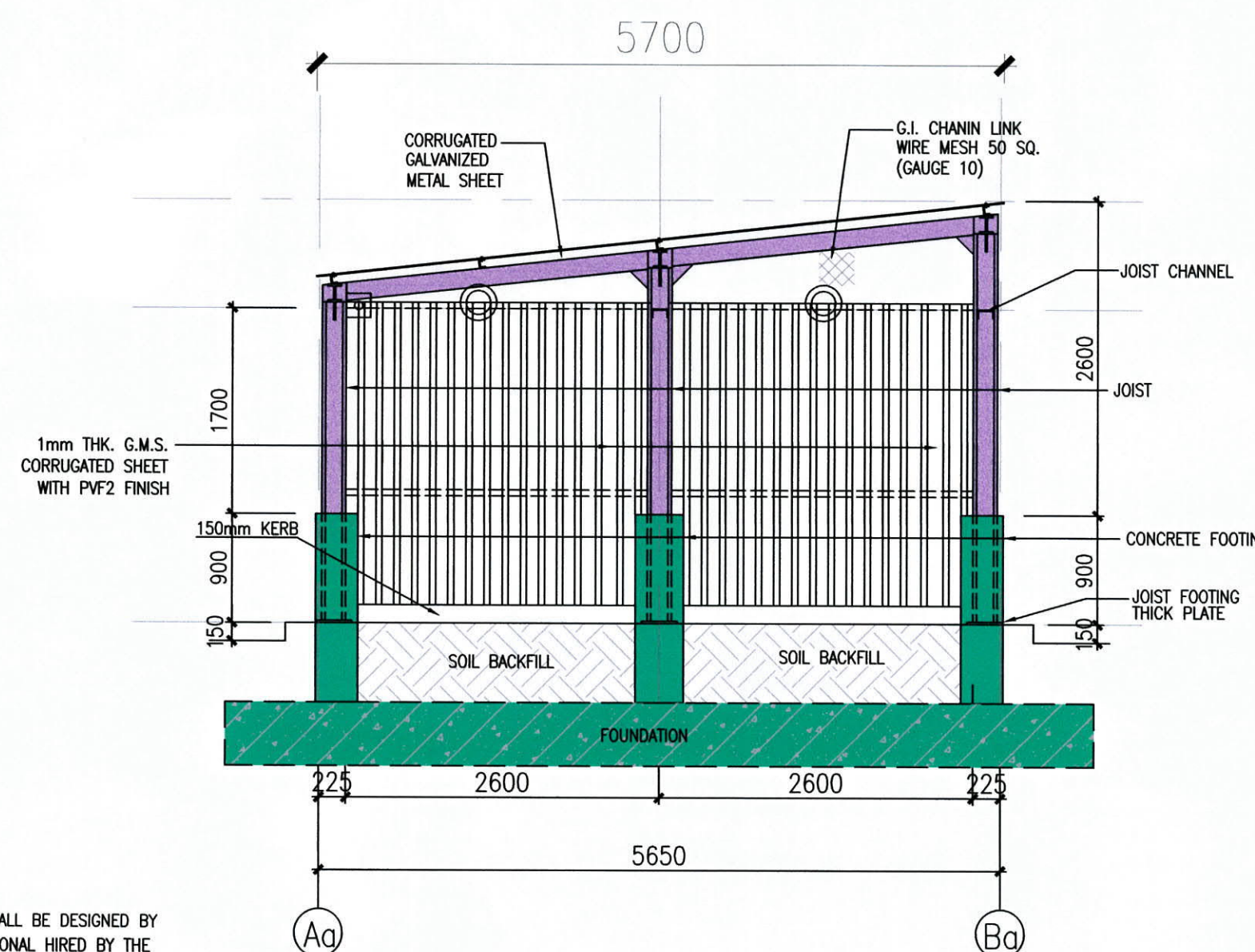


FRONT VIEW 1:50

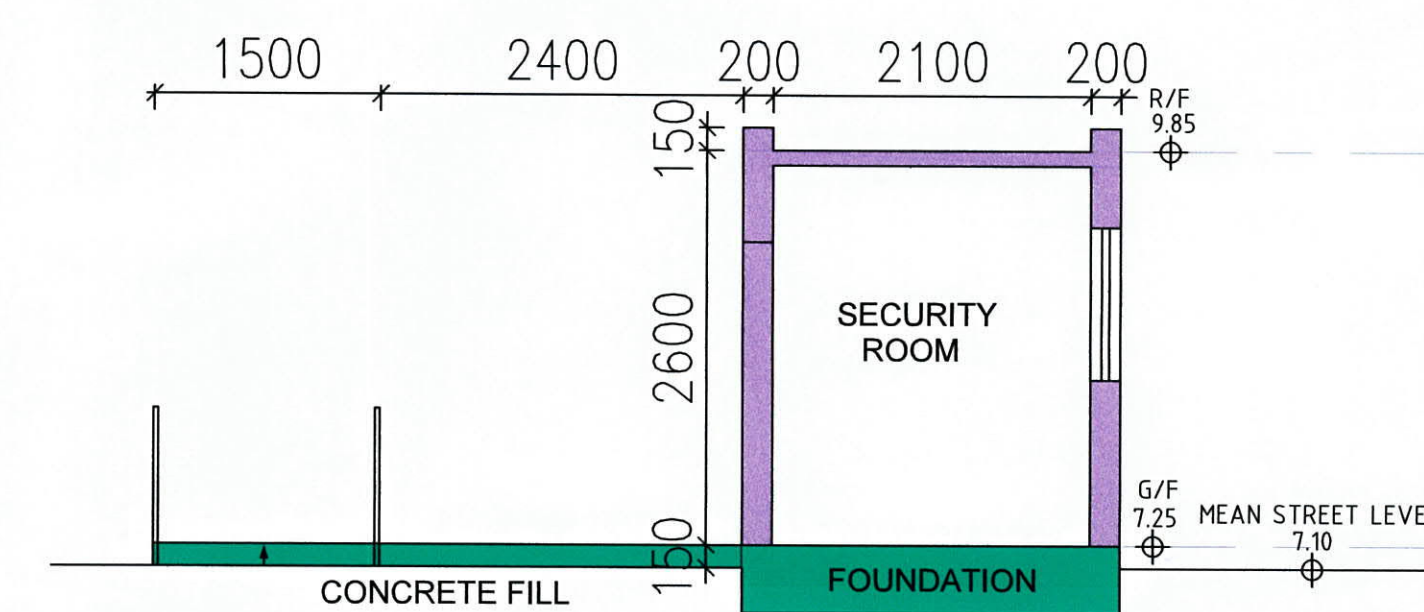
- NOTES:
1. DETAIL STRUCTURE SHALL BE DESIGNED BY COMPETENT PROFESSIONAL HIRED BY THE CUSTOMER/DEVELOPER
 2. DETAILS OF METAL GATE, DRAIN PIPE, EARTHING BAR ARRANGEMENT REFER TO DRG.NO. T-COP-10250-D-E33-0104-01
 3. SUPPORTING METAL STRUCTURE SHALL BE APPLIED WITH ANTI-RUST PAINTING.
 4. FLUORESCENT LIGHTINGS (WEATHERPROOF TYPE) SHALL BE INSTALLED INSIDE THE SUBSTATION



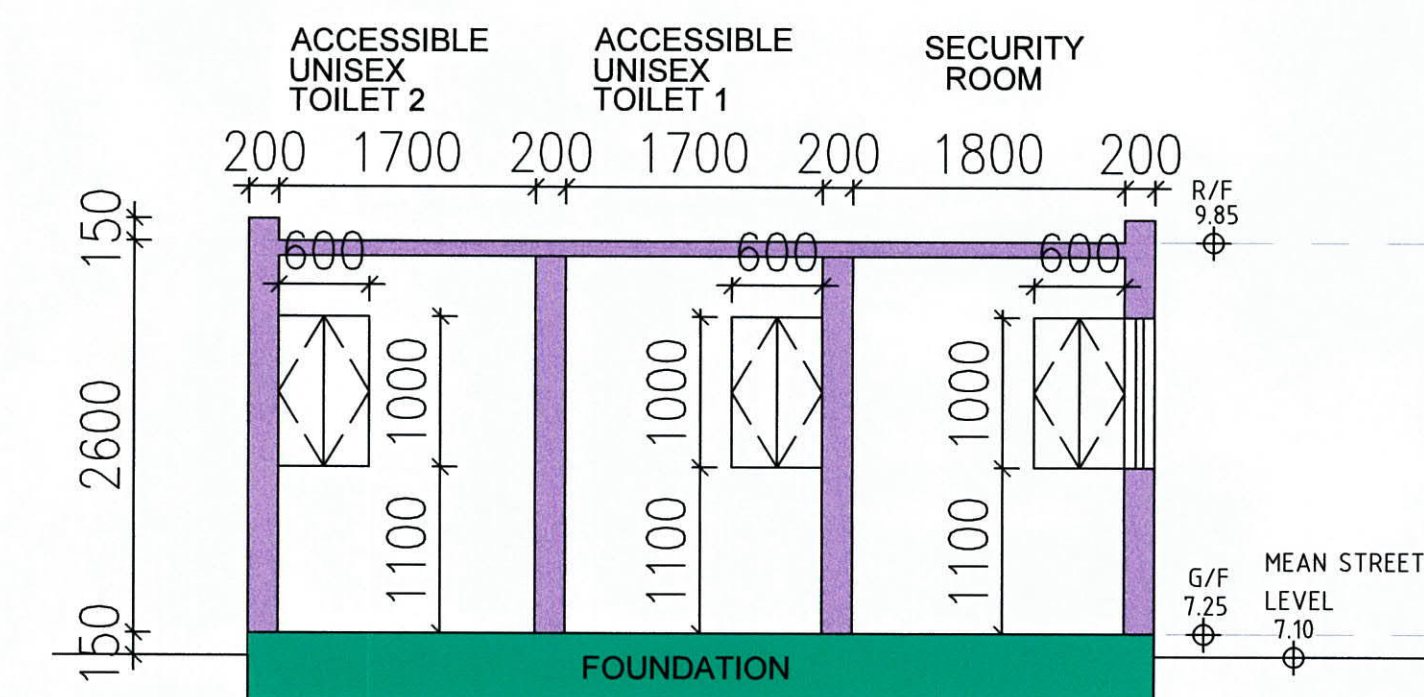
TX ROOM & CUSTOMER'S SWITCH ROOM R/F LAYOUT PLAN 1:50



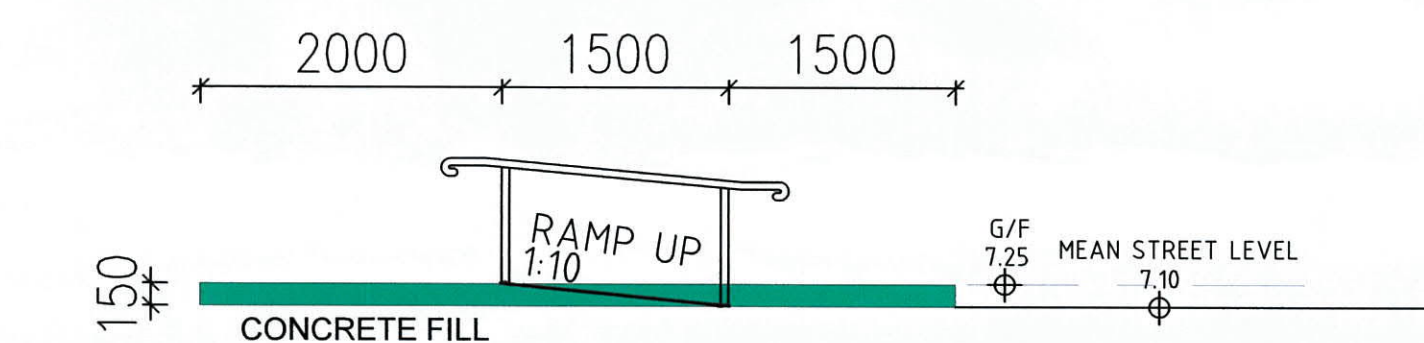
ELEVATION A 1:50



SECTION A-A 1:50



SECTION B-B 1:50



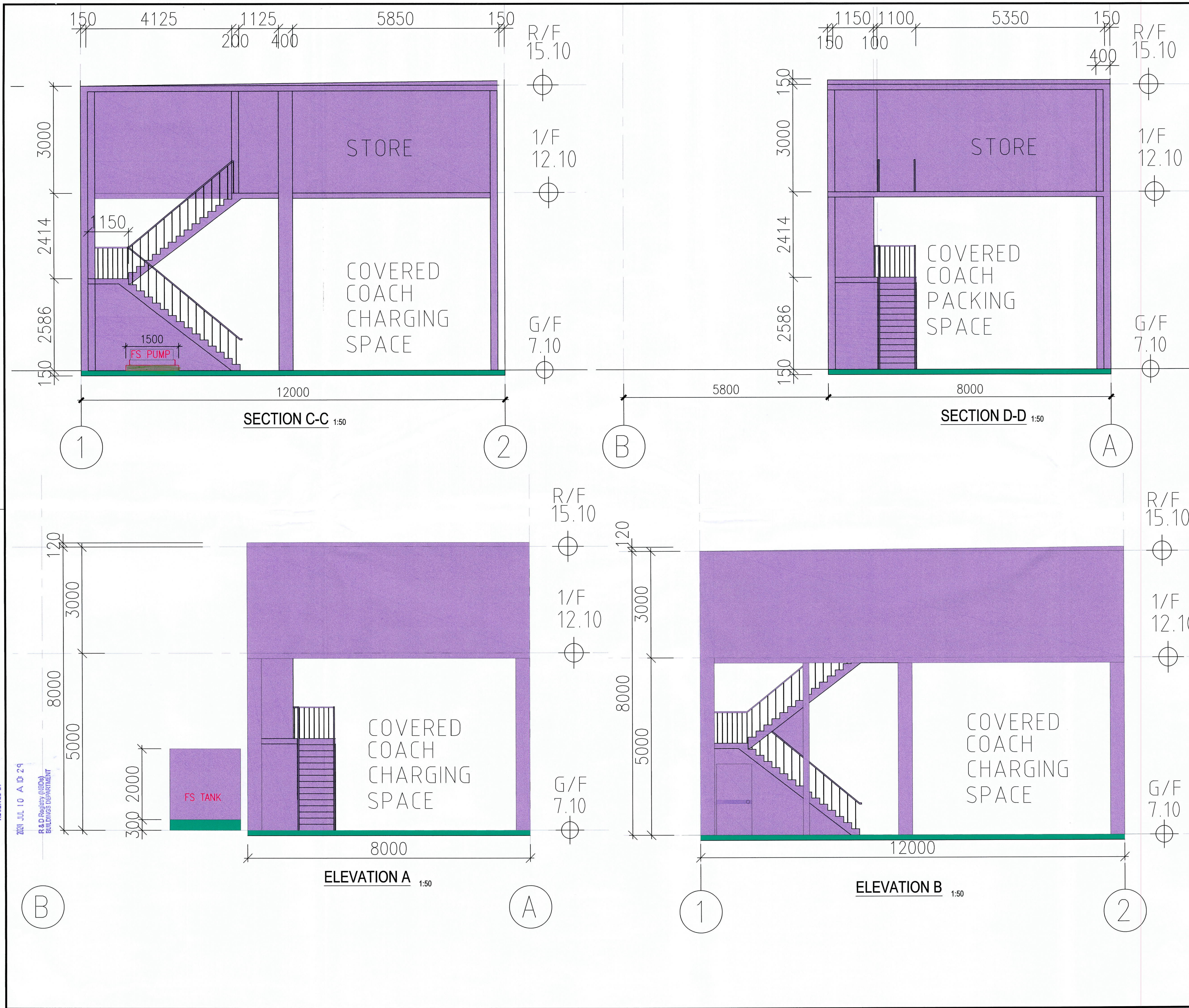
SECTION C-C 1:50

Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(2)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved
CHENG Hing-on, Colin
Chief Building Surveyor
for BUILDING AUTHORITY
15 JUL 2024

WONG SHING TSANG
Authorized Person (Engineer)
BEng (Eng) MHKIE RPE
AP 16/12/00

REV	DESCRIPTION	DATE	BY	CHK'D	APP
AP & RSE	S.T. WONG & PARTNERS LIMITED CONSULTING ENGINEERS				
E&M CONSULTANT	WEC Engineering Consultants (International) Limited				
PROJECT	PROPOSED TEMPORARY PUBLIC VEHICLE PARK WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE AT POK WAI, YUEN LONG, NT - LOTS 3669 s.A ss.2, 3669 s.B ss.1, 3670 R.P. (PART), 3671 s.A, 3672 s.A, 3673 s.A & 3674 R.P. IN DD104				
PROJECT No.	P530-24				
DRAWING TITLE	TX ROOM LAYOUT PLANS, ELEVATIONS, SECTIONS				
SCALE AT A1	DESIGNED JL	DRAWN JL	CHECKED JL	APPROVED ST	
AS SHOWN	DATE JUN 2024	DATE JUN 2024	DATE JUN 2024	DATE JUN 2024	
DRAWING No.	GP-03				



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BD REF :	2/9007/24
FSD REF :	

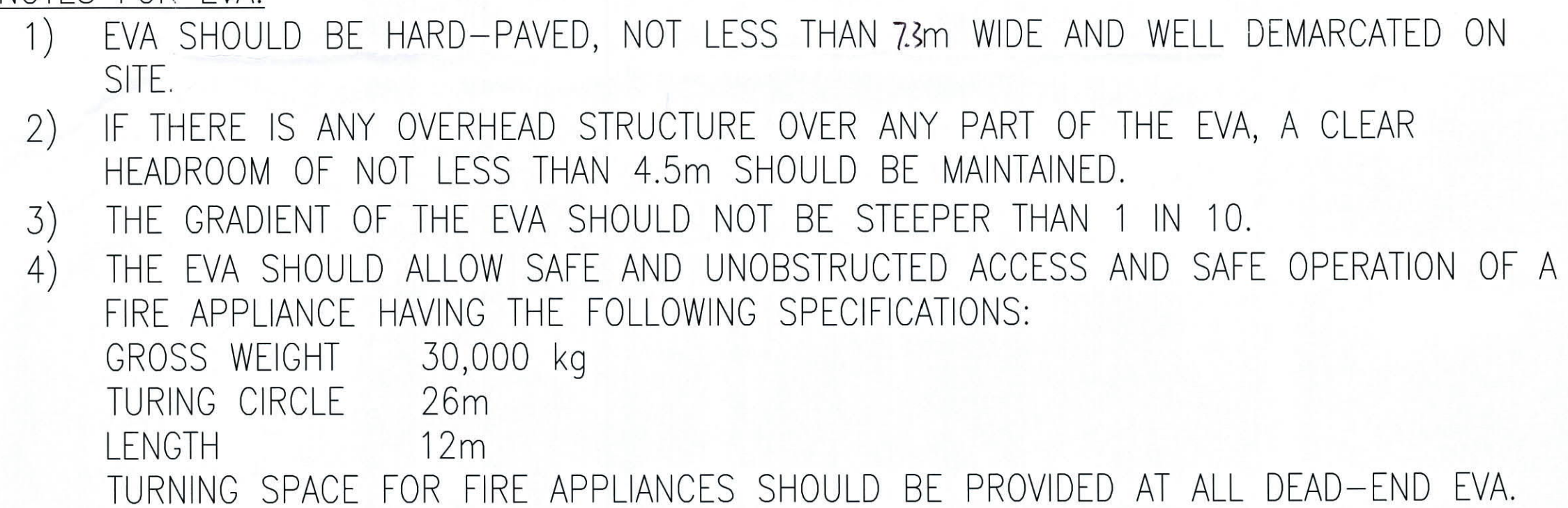
Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved
CHENG Hang-on, Colin
Chief Building Surveyor
for BUILDING AUTHORITY
15 JUL 2024

WONG SHING TSANG
Authorized Person (Engineer)
B Eng CEng M HKIE RPE
A/P (E) 12/00

REV	DESCRIPTION	DATE	BY	CHK'D	APP
AP & RSE					
		S.T. WONG & PARTNERS LIMITED CONSULTING ENGINEERS			
E&M CONSULTANT					
		WEC Engineering Consultants (International) Limited			
PROJECT					
PROPOSED TEMPORARY PUBLIC VEHICLE PARK WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE AT POK WAI, YUEN LONG, NT - LOTS 3669 s.A ss.2, 3669 s.B ss.1, 3670 R.P. (PART), 3671 s.A, 3672 s.A, 3673 s.A & 3674 R.P. IN DD104					
PROJECT No. P530-24					
DRAWING TITLE					
ELEVATIONS & SECTIONS					
SCALE AT A1	DESIGNED JL	DRAWN JL	CHECKED JL	APPROVED ST	
AS SHOWN	DATE JUN 2024	DATE JUN 2024	DATE JUN 2024	DATE JUN 2024	
DRAWING No. GP-04					REV. -

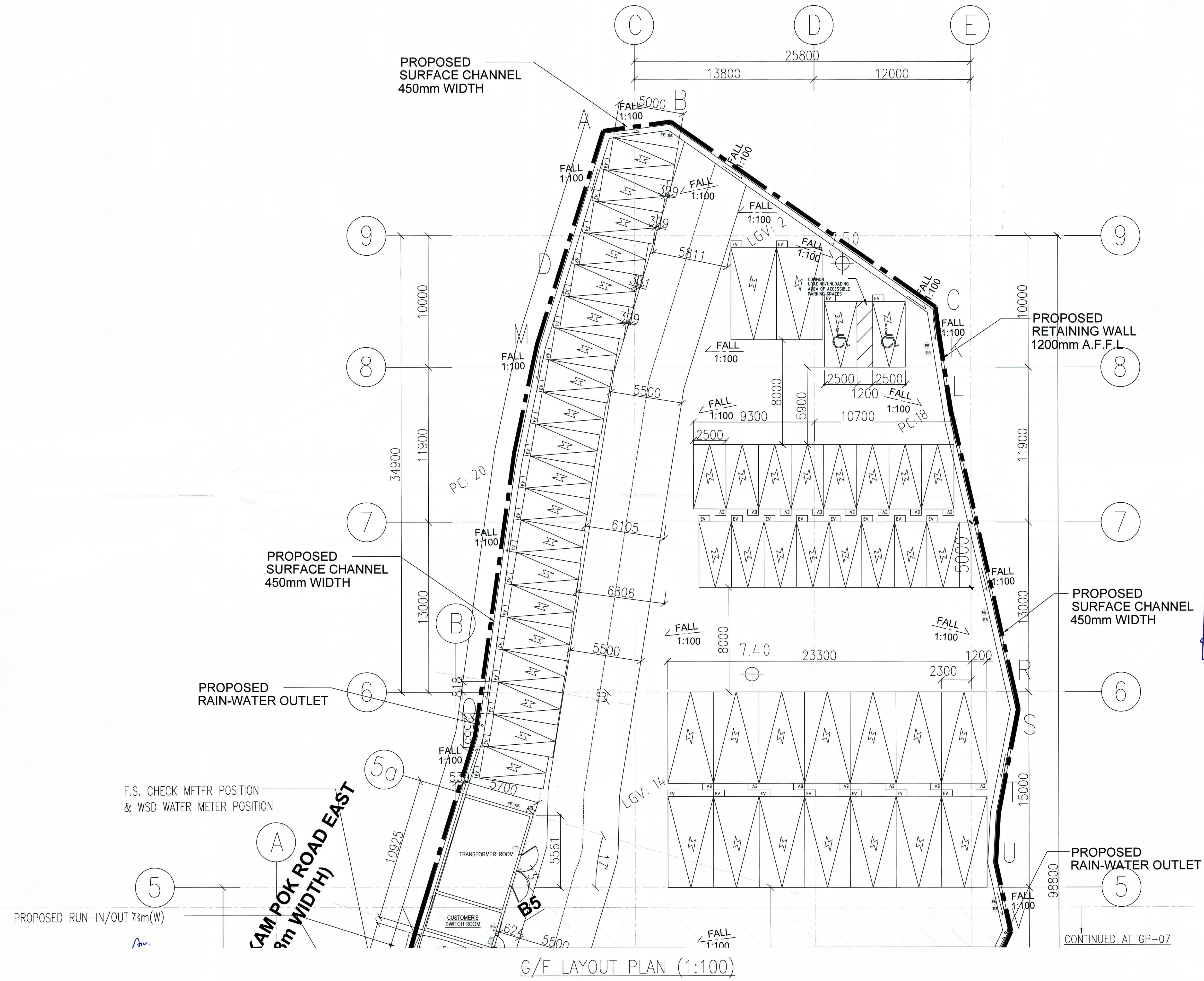
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Plan Approved

CHENG Hang-on, Colin
Chief Building Surveyor
for BUILDING AUTHORITY

15 JUL 2024



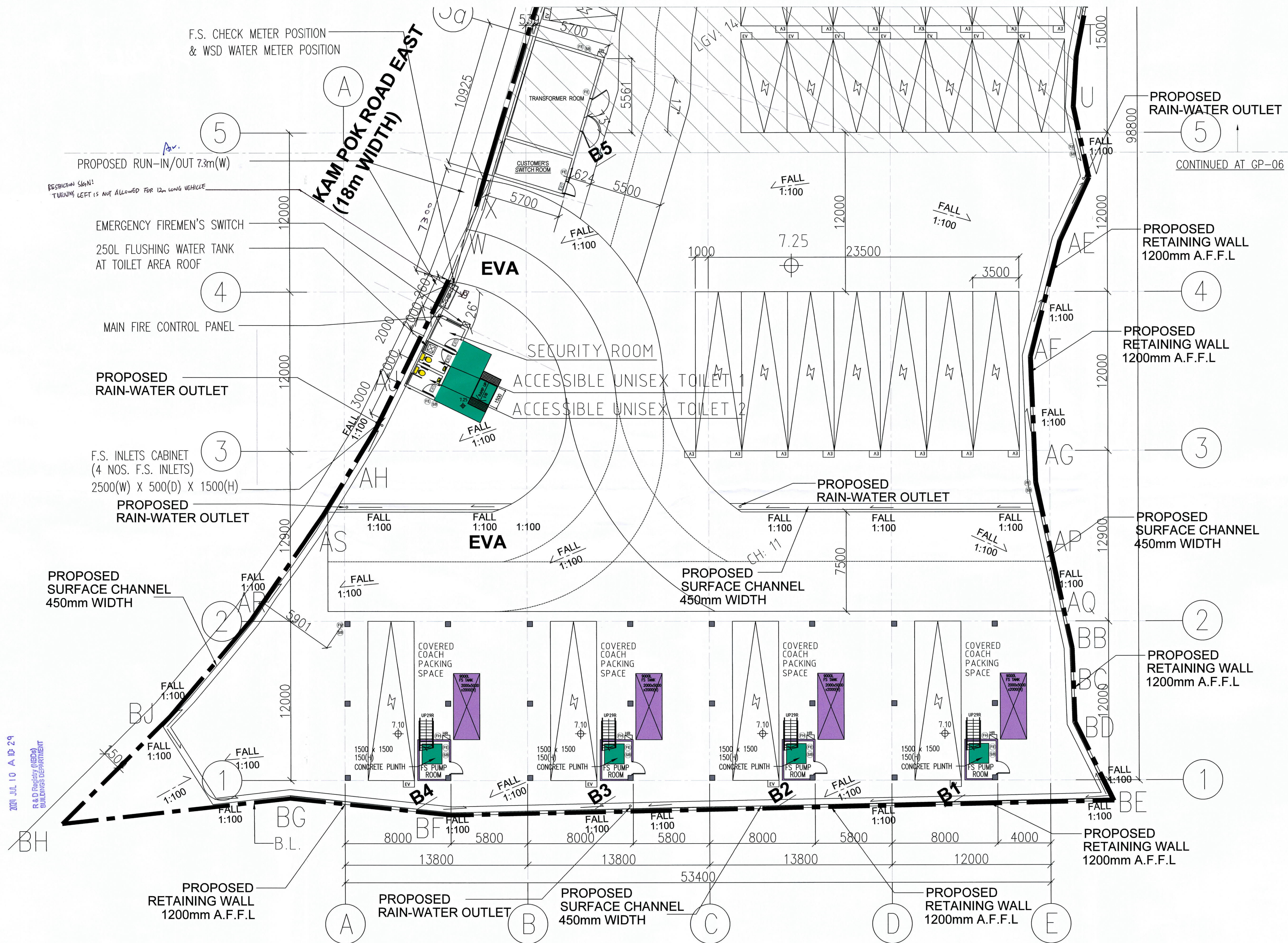
Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-15. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved
CHENG Hing-on, Colin
Chief Building Surveyor
for BUILDING AUTHORITY
15 JUL 2024

WONG SHING TSANG
Authorized Person (Engineer)
BEng (Eng) MHKIE RPE
AP (E) 12/00

REV	DESCRIPTION	DATE	BY	CHK'D	APP
1	S.T. WONG & PARTNERS LIMITED CONSULTING ENGINEERS				
2	EAM CONSULTANT				
3	PROJECT PROPOSED TEMPORARY PUBLIC VEHICLE PARK WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE AT POK WAI, YUEN LONG, NT - LOTS 3669 s.A. s.s.2, 3669 s.B s.s.1, 3670 R.P. (PART), 3671 s.A, 3672 s.A, 3673 s.A & 3674 R.P. IN D0104				
4	PROJECT No. P530-24				
5	DRAWING TITLE G/F LAYOUT PLAN (SHEET 1 OF 2)				
6	SCALE AT A0 DESIGNED JL DATE JUN 2024 DRAWN JL DATE JUN 2024 CHECKED JL DATE JUN 2024 APPROVED ST DATE JUN 2024				
7	DRAWING No. GP-06				

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BUILDINGS DEPARTMENT



Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved
CHENG Hing-on, Colin
Chief Building Surveyor
for BUILDING AUTHORITY
15 JUL 2024

WONG SHING TSANG
Authorized Person (Engineer)
REG. NO. ENG. MHKIE RPE
AF (E) 1200

REV	DESCRIPTION	DATE	BY	CHK'D	APP
1	ISSUED FOR TENDER	15 JUL 2024	STW		
S.T. WONG & PARTNERS LIMITED CONSULTING ENGINEERS					
E&M CONSULTANT					
PROJECT					
PROPOSED TEMPORARY PUBLIC VEHICLE PARK WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE AT POK WAI, YUEN LONG, NT - LOTS 3669 s.A. s.s.2, 3669 s.B. s.s.1, 3670 R.P. (PART), 3671 s.A, 3672 s.A, 3673 s.A & 3674 R.P. IN D0104					
PROJECT NO. P530-24					
DRAWING TITLE					
G/F LAYOUT PLAN (SHEET 2 OF 2)					
SCALE AT A0					
DESIGNED JL	DRAWN JL	CHECKED JL	APPROVED ST		
DATE JUN 2024	DATE JUN 2024	DATE JUN 2024	DATE JUN 2024		
DRAWING NO.				GP-07	REV.
					-