

2023年 5月 3 日  
此文件在 收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

30 JUN 2023

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

2301717 23/6 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-M/1962
	Date Received 收到日期	30 JUN 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

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

Zhong Zheng Trucks and Body 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 )

R-riches Property Consultants Limited 盈卓物業顧問有限公司

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 115 in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,757 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 755 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Pat Heung Outline Zoning Plan : S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" Zone
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
21/06/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 21/06/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

---



---



---



---

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



## 6. Type(s) of Application 申請類別

## (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Temporary Open Storage of Vehicles and Auto Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land

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

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

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 1,036 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 721 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 2 .....

Proposed domestic floor area 擬議住用樓面面積 ..... 1 .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 755 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 755 .....sq.m ☒ About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF VEHICLE STORAGE OF AUTO PARTS ANCILLARY VEHICLE REPAIR WORKSHOP	687 m <sup>2</sup> (ABOUT)	687 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STORY)
B2	SITE OFFICE	34 m <sup>2</sup> (ABOUT)	68 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(2-STORY)
TOTAL		721 m <sup>2</sup> (ABOUT)	755 m <sup>2</sup> (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 ..... 3 .....

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) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... 1 .....

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) .....

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holiday ..... .....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Fan Kam Road via a local access ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 1,757 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) ..... .....		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>



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

<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):          申請人仍未履行下列附帶條件：       </div> <div style="margin-bottom: 10px;">         .....          .....          .....       </div> <div style="margin-bottom: 10px;">         Reason(s) for non-compliance:          仍未履行的原因：       </div> <div style="margin-bottom: 10px;">         .....          .....          .....       </div> <div style="margin-bottom: 10px;">         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 .....       </div> <div> <input type="checkbox"/> month(s) 個月 .....       </div>





**8. Declaration 聲明**

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

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

Signature  
簽署



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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

R-Riches Property Consultants Limited



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

Date 日期

23/06/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lot 115 in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long, New Territories	
Site area 地盤面積	1,757 sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11	
Zoning 地帶	"Residential (Group D)" Zone	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Vehicles and Auto Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land	



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	755 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.43 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	6 - 7 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	41 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  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) _____ _____		3  3 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle _____ _____		1       1 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the Site, Town Planning Board Guidelines No. 13G, Plan showing the land status of the Site, Location Plan, Plan showing the land filling area, Swept path analysis, FSI's proposal, Drainage proposal		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use *Lot 115 in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Vehicles and Auto Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 The applicant is a vehicle trading company, which intended to use the Site for storage of the company's vehicles and auto parts. The ancillary vehicle repair workshop is intended to support the operation of the company. The Site is only for the applied use, trading and other shop and services activities are carried out elsewhere.

#### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Residential (Group D)" ("R(D)") on the Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11, according to the Notes of the OZP, 'open storage' use is not a column one nor a column two use within the "R(D)" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The Site falls within Category 2 areas under the Town Planning Board Guidelines No. 13G for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G), which the applied use is considered tolerable as no significant nuisance is anticipated from the proposed development (**Plan 3**).
- 2.3 The Site involves a previously approved S.16 application No. A/YL-PH/890 for the same use, which was submitted by the same applicant. Approval of the current application is in line with the Board's previous decision. In addition, there are 3 similar applications (No. A/YL-PH/801, 909 and 953) for various open storage uses within the same "R(D)" zone in the vicinity of the Site were previously approved by the Board, within which the latest application No. A/YL-PH/953 was approved by the Board on a temporary basis in June 2023. As the current application is similar in nature, approval of the application would not set an undesirable precedent within the same "R(D)" zone.
- 2.4 The proposed development is considered not incompatible with the surrounding area which is

rural in character intermixed with open storage yards, residential structures / dwellings and an animal boarding establishment. Although the proposed use is not entirely in line with the planning intention of the "R(D)" zone, there is no known programme for permanent development at this part of the "R(D)" zone, it is considered that approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intention of the "R(D)" zone.

### 3) Development Proposal

3.1 The Site occupied an area of 1,757 m<sup>2</sup> (about)(**Plan 4**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. Two structures are proposed at the Site for storage of vehicles (a total of 20), storage of auto parts, ancillary vehicle repair workshop and site office with total GFA of 755 m<sup>2</sup> (about) (**Plan 5**). The ancillary site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. The remaining area is designated as open storage of vehicles. It is estimated that the Site would be able to accommodate 8 staff. As the Site is for the applied use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown as **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	1,757 m <sup>2</sup> (about)
<b>Covered Area</b>	721 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,036 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.43 (about)
<b>Site Coverage</b>	41% (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	755 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	755 m <sup>2</sup> (about)
<b>Building Height</b>	6 m – 7m (about)
<b>No. of Storey</b>	1 - 2

3.2 The Site has been filled wholly with concrete of not more than 0.2m in depth within "R(D)" zone. The filling of land is to facilitate a flat surface for manoeuvring of vehicle and site formation of structures (**Plan 6**). Therefore, the associated filling of land area is considered



necessary and has been kept to minimal for the operation of the proposed development.

- 3.3 The Site is accessible from Fan Kam Road via a local access (**Plan 1**). A total of 4 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown below:

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	3
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	1

- 3.4 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). As traffic generated and attracted by the proposed development is minimal (as shown below), adverse traffic impact should not be anticipated.

Time Period	Trip Generation and Attraction				2-Way Total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	4	0	1	0	7
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	1	7
Traffic trip per hour (average)	0.5	0.5	2	2	13

- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The Applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. All vehicle repairing activities will be carried out within enclosed structure. No storage of dangerous goods will be carried out at the Site at any time during the planning approval period.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas.

Adequate mitigation measures are provided by the applicant, i.e. submission of fire service installations and drainage proposals to mitigate any adverse impact arising from the proposed development (**Plans 8 and 9**).

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Vehicles and Auto Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

June 2023



## LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Town Planning Board Guideline No. 13G
Plan 4	Plan Showing the Land Status of the Application Site
Plan 5	Layout Plan
Plan 6	Land Filling Area of the Application Site
Plan 7	Swept Path Analysis
Plan 8	Fire Services Installations Proposal
Plan 9	Drainage Proposal







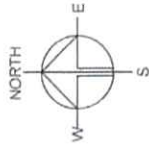






TOWN PLANNING BOARD GUIDELINE NO. 13G

APPLICATION SITE AREA : 1,757 m<sup>2</sup> (ABOUT)  
CATEGORY OF THE APPLICATION SITE : CATEGORY 2



PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

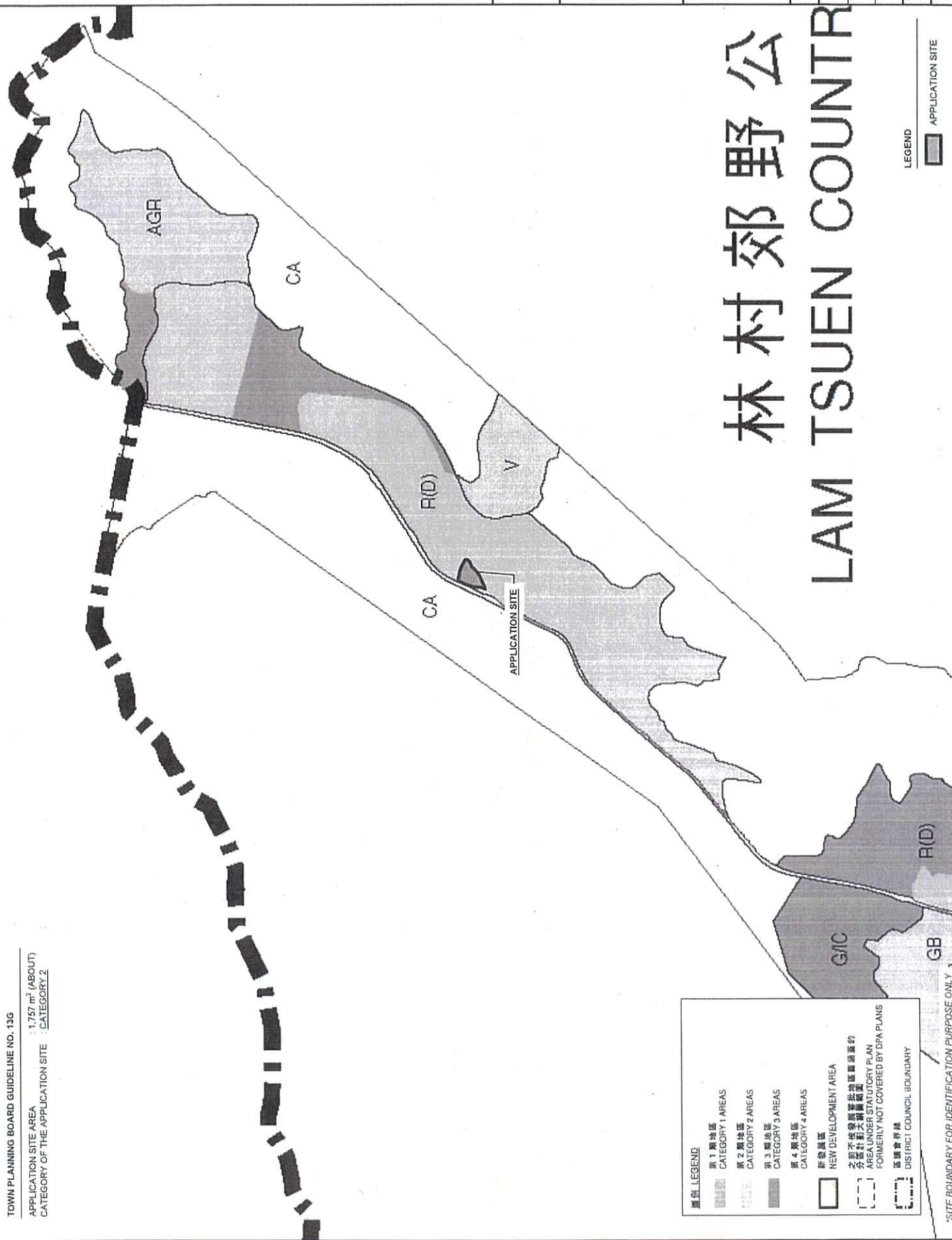
PROJECT  
PROPOSED TEMPORARY OPEN  
STORAGE OF VEHICLES AND  
AUTO PARTS WITH ANCILLARY  
VEHICLE REPAIR WORKSHOP  
FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOT 115 IN D.D. 108, FAN KAM  
ROAD, PAT HEUNG, YUEN LONG,  
NEW TERRORIES

SCALE  
1 : 10000 @ A4

DATE	21.6.2023
DRAWN BY	MN
CHECKED BY	
APPROVED BY	

DWG. TITLE	TPB PG-NO. 13G - CAT. 2
DWG. NO.	
PLAN 3	
VER.	001

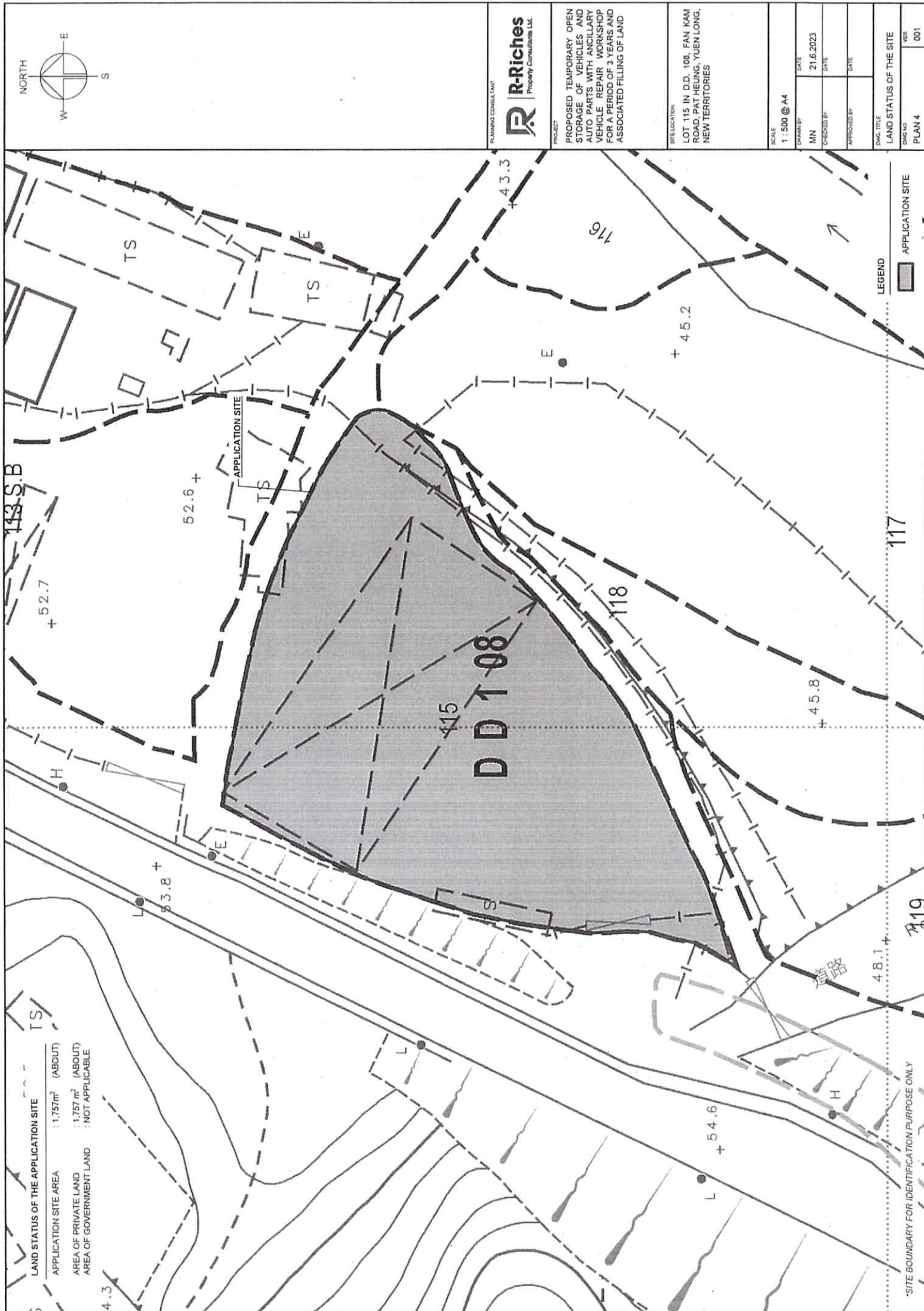


# 林村郊野公 LAM TSUEN COUNTRY

LEGEND  
APPLICATION SITE

- 圖例 LEGEND**
- 第 1 類地區  
CATEGORY 1 AREAS
  - 第 2 類地區  
CATEGORY 2 AREAS
  - 第 3 類地區  
CATEGORY 3 AREAS
  - 第 4 類地區  
CATEGORY 4 AREAS
  - 新發展區  
NEW DEVELOPMENT AREA
  - 本圖不獲發展區所涵蓋的  
分區計劃大綱範圍  
AREA UNDER STATUTORY PLAN  
FORMERLY NOT COVERED BY DPA PLANS
  - 區議會界線  
DISTRICT COUNCIL BOUNDARY

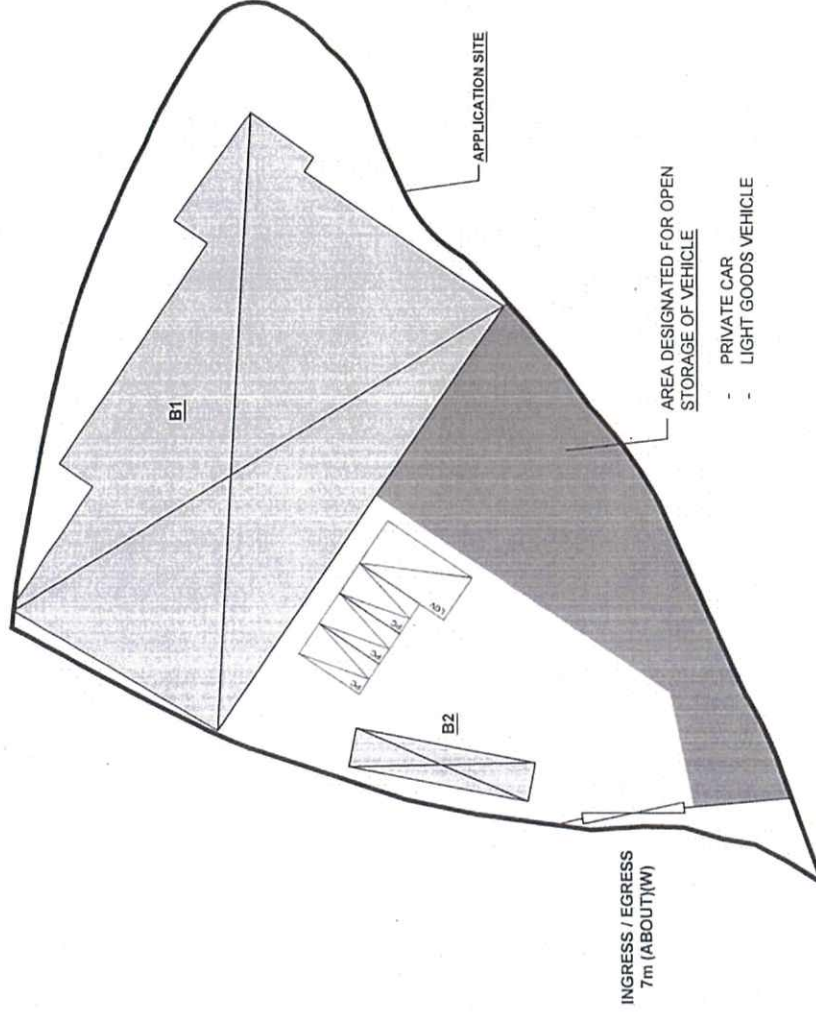
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	1,757 m <sup>2</sup>	(ABOUT)
COVERED AREA	721 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	1,036 m <sup>2</sup>	(ABOUT)
PLOT RATIO	0.43	(ABOUT)
SITE COVERAGE	41 %	(ABOUT)
NO. OF STRUCTURE	2	NOT APPLICABLE
DOMESTIC GFA	755 m <sup>2</sup>	(ABOUT)
NON-DOMESTIC GFA	755 m <sup>2</sup>	(ABOUT)
TOTAL GFA	755 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	6 m - 7 m	(ABOUT)
NO. OF STOREY	1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF VEHICLE STORAGE OF AUTO PARTS ANCILLARY VEHICLE REPAIR WORKSHOP	687 m <sup>2</sup> (ABOUT)	687 m <sup>2</sup> (ABOUT)	7 m (ABOUT) (1-STOREY)
B2	SITE OFFICE	34 m <sup>2</sup> (ABOUT)	63 m <sup>2</sup> (ABOUT)	6 m (ABOUT) (2-STOREY)
TOTAL		721 m <sup>2</sup> (ABOUT)	755 m <sup>2</sup> (ABOUT)	

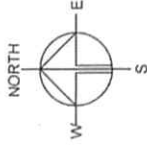


## PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	3
DIMENSION OF PARKING SPACE	5 m (L) X 2.5 m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	1
DIMENSION OF LOADING/UNLOADING SPACE	11 m (L) X 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE (LGV)
	PARKING SPACE (PC)
	INGRESS / EGRESS



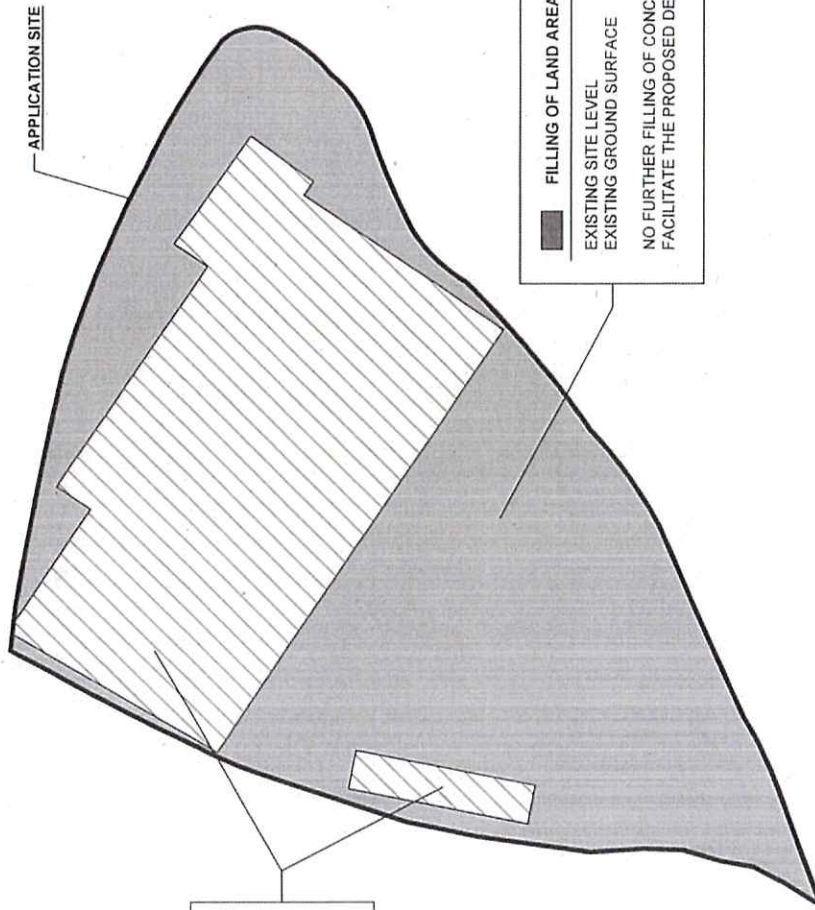
APPROVED BY



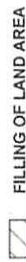
# PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,757 m <sup>2</sup>	(ABOUT)
EXISTING SITE LEVEL	: +52.5 mPD to +52.6 mPD	(ABOUT)
LAND FILLING AREA	: 1,757 m <sup>2</sup> , 100%	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION SPACE	

ALL SITE LEVELS ARE FOR REFERENCE ONLY. THE APPLICATION SITE HAS BEEN PAVED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT TO FACILITATE THE PROPOSED DEVELOPMENT.



APPLICATION SITE



FILLING OF LAND AREA

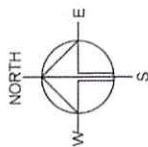
EXISTING SITE LEVEL : +52.6 mPD (ABOUT)  
EXISTING GROUND SURFACE : CONCRETE

NO FURTHER FILLING OF CONCRETE IS REQUIRED TO FACILITATE THE PROPOSED DEVELOPMENT.

FILLING OF LAND AREA

EXISTING SITE LEVEL : +52.5 mPD (ABOUT)  
EXISTING GROUND SURFACE : CONCRETE

NO FURTHER FILLING OF CONCRETE IS REQUIRED TO FACILITATE THE PROPOSED DEVELOPMENT.



PLANNING CONSULTANT



PROJECT  
PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES AND AUTO PARTS WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

RELOCATION

LOT 115 IN D.D. 108, FAN KAM ROAD, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 500 @ A4

DRAWN BY	DATE
MN	21.6.2023
CHECKED BY	DATE
APPROVED BY	DATE

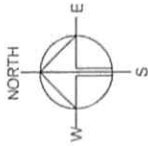
LEGEND

APPLICATION SITE

DWG. TITLE  
FILLING OF LAND AREA

DWG. NO.  
PLAN 6

VER.  
001



PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

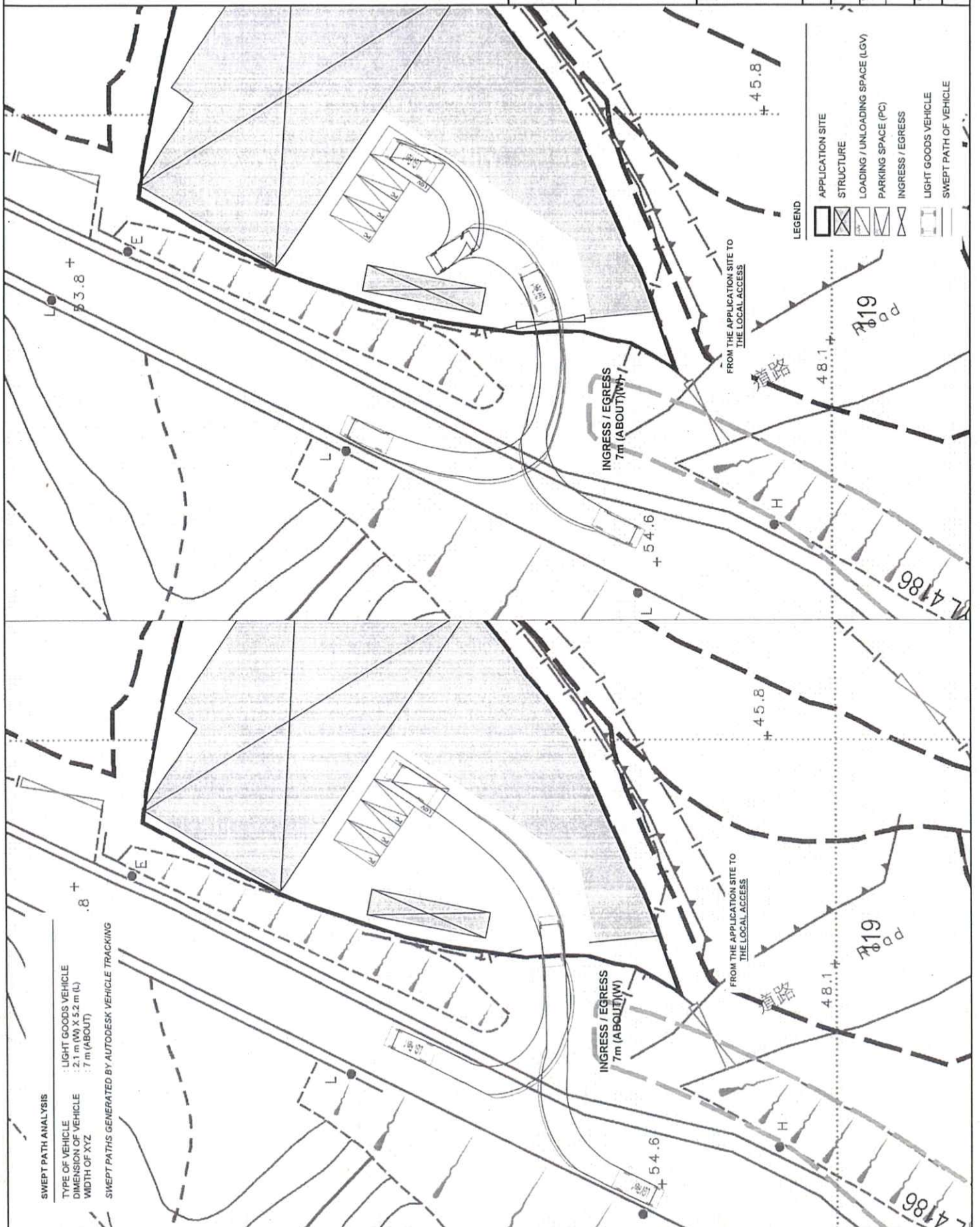
PROPOSED TEMPORARY OPEN  
STORAGE OF VEHICLES AND  
AUTO PARTS WITH ANCILLARY  
VEHICLE REPAIR WORKSHOP  
FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOT 115 IN D.D. 108, FAN KAM  
ROAD, PAT HEUNG, YUEN LONG,  
NEW TERRITORIES

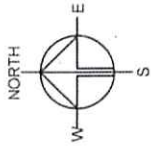
SCALE  
1:1000 @ A4

DATE	21.6.2023
REVIEWED BY	
APPROVED BY	

SWR TITLE	SWEPT PATH ANALYSIS
SWR NO.	PLAN 7
VER.	002







#### FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
  - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
  - 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
  - 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
  - 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
  - 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
  - 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & SPR. PUMP ROOM.
  - 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
  - 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. FIRE ALARM SYSTEM
  - 2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
  - 2.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. PUMP ROOM.
3. MISCELLANEOUS F.S. INSTALLATION
  - 3.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
  - 3.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
  - 3.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
  - 3.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
  - 3.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
  - 3.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

PLANNING CONSULTANT

R-RICHES PROPERTY  
CONSULTANTS LIMITED

PROJECT

TEMPORARY  
STORAGE OF VEHICLES AND  
AUTO PARTS WITH ANCILLARY  
VEHICLE REPAIR WORKSHOP  
FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 115 IN D.D. 108 FAN KAM  
ROAD, PAT HEUNG, YUEN LONG,  
NEW TERRITORIES

SCALE

1: 400 @ A4

DESIGN BY

OL

DATE

03.04.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG TITLE

FSIS PROPOSAL (1/2)

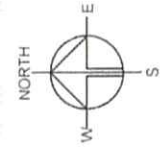
DWG NO.

PLAN 8

VER.

001

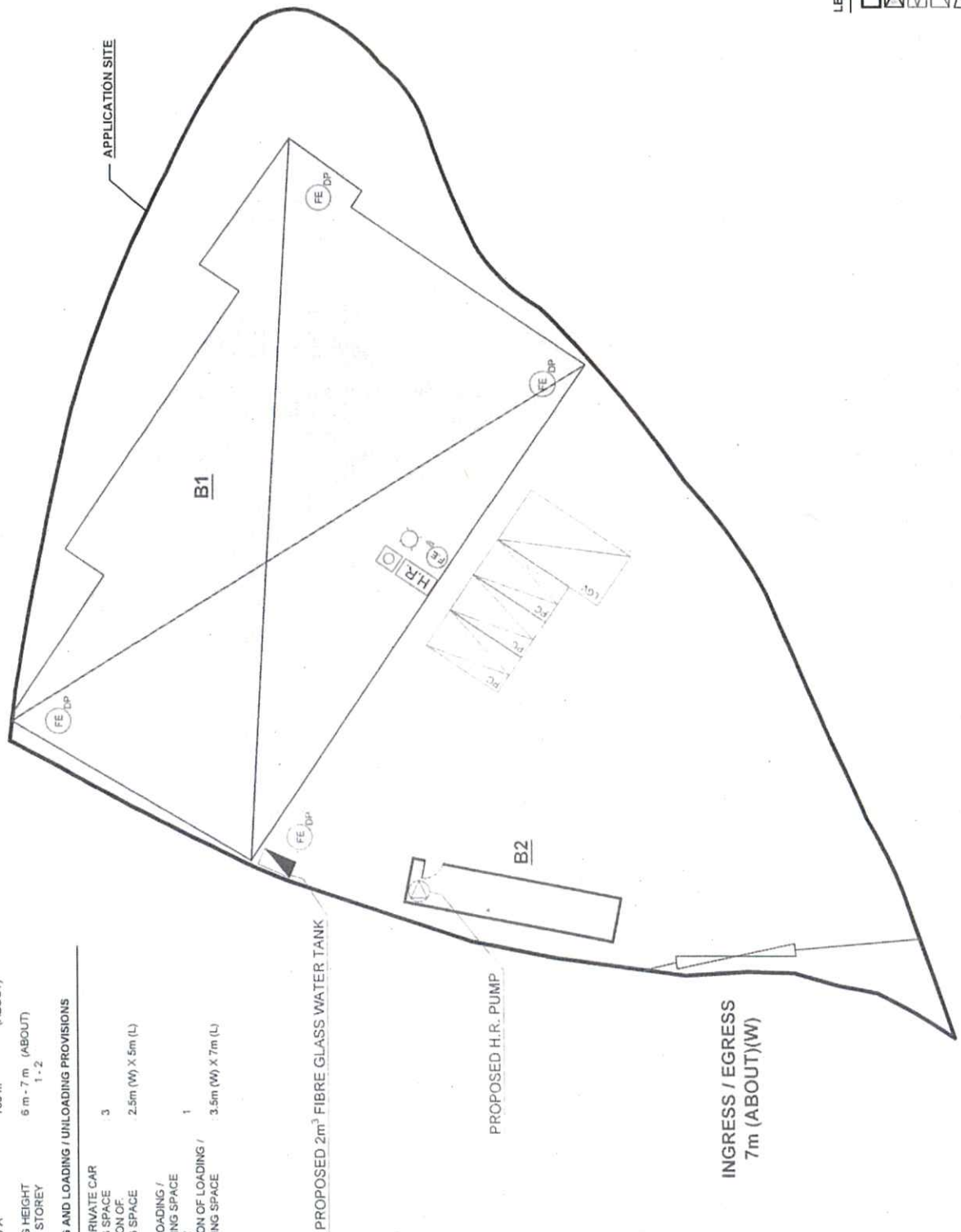




PLANNING CONSULTANT R-RICHES PROPERTY CONSULTANTS LIMITED	PROJECT PROPOSED TEMPORARY STORAGE OF VEHICLES AND AUTO PARTS WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	SITE LOCATION LOT 115 IN D.D. 108, FAN KAM ROAD, PAT HEUNG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 350 @ A4	DRAWN BY OL	DATE 03.04.2023	REVIEWED BY OL	DATE 19.04.2023	APPROVED BY DATE	DWG. TITLE FSIS PROPOSAL (22)	DWG. NO. PLAN 8	REV. 002
---	---	---	-----------------------	----------------	--------------------	-------------------	--------------------	---------------------	----------------------------------	--------------------	-------------

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF VEHICLE STORAGE OF VEHICLE PARTS ANCILLARY VEHICLE REPAIR WORKSHOP	687 m <sup>2</sup> (ABOUT)	687 m <sup>2</sup> (ABOUT)	7 m (ABOUT) (1-STORY)
B2	SITE OFFICE	34 m <sup>2</sup> (ABOUT)	68 m <sup>2</sup> (ABOUT)	6 m (ABOUT) (2-STORY)
TOTAL		721 m <sup>2</sup> (ABOUT)	755 m <sup>2</sup> (ABOUT)	

DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	1,757 m <sup>2</sup> (ABOUT)
COVERED AREA	721 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	1,036 m <sup>2</sup> (ABOUT)
PLOT RATIO	0.43 (ABOUT)
SITE COVERAGE	41 % (ABOUT)
NO. OF STRUCTURE	2
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GFA	755 m <sup>2</sup> (ABOUT)
TOTAL GFA	755 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	6 m - 7 m (ABOUT)
NO. OF STOREY	1 - 2
PARKING AND LOADING / UNLOADING PROVISIONS	
NO. OF PRIVATE CAR	3
PARKING SPACE	2.5m (W) X 5m (L)
DIMENSION OF	
PARKING SPACE	
NO. OF LOADING /	
UNLOADING SPACE	1
FOR LGV	
DIMENSION OF LOADING /	
UNLOADING SPACE	3.5m (W) X 7m (L)



LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LUL SPACE
	INGRESS / EGRESS



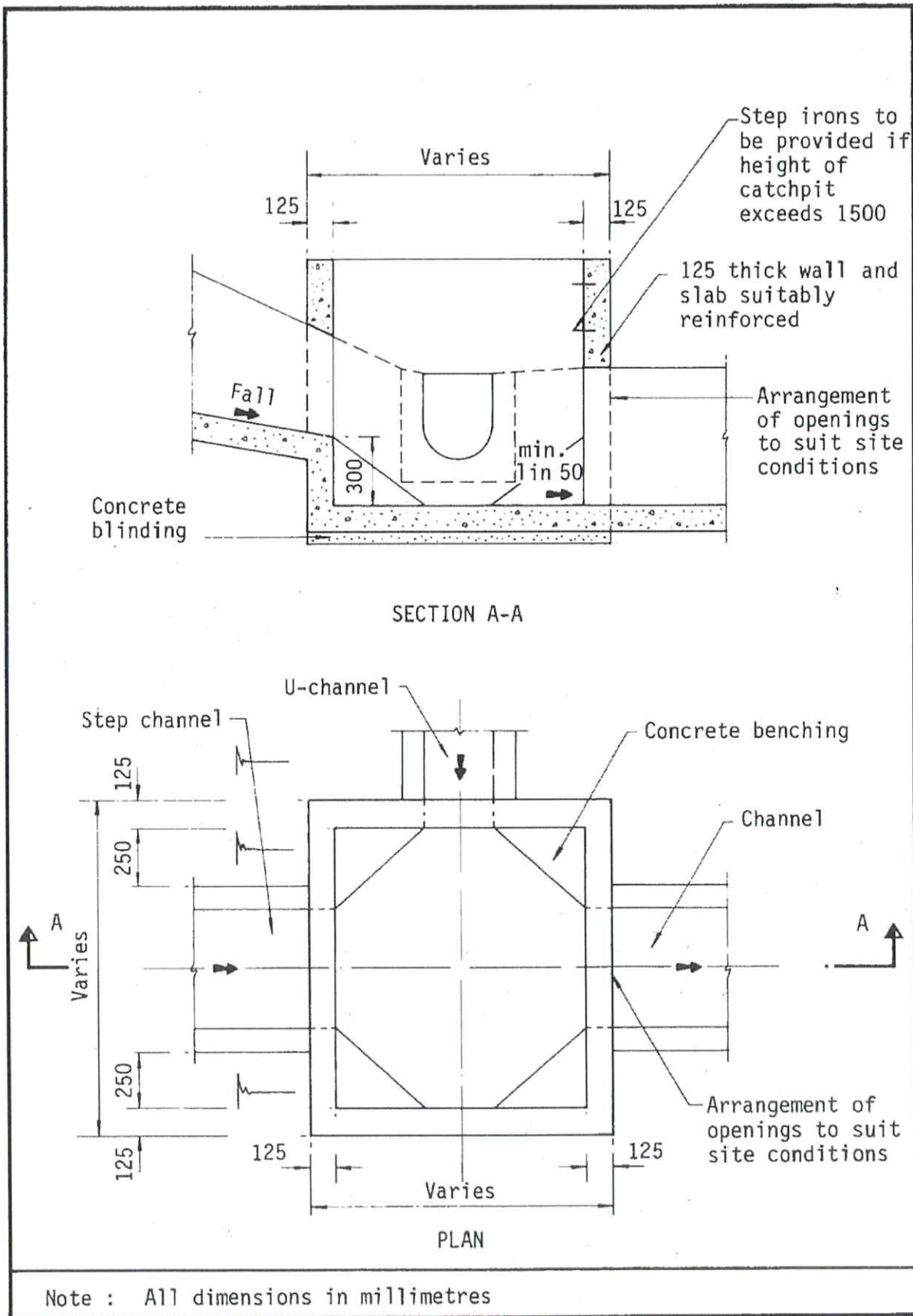


Figure 8.10 - Typical Details of Catchpits



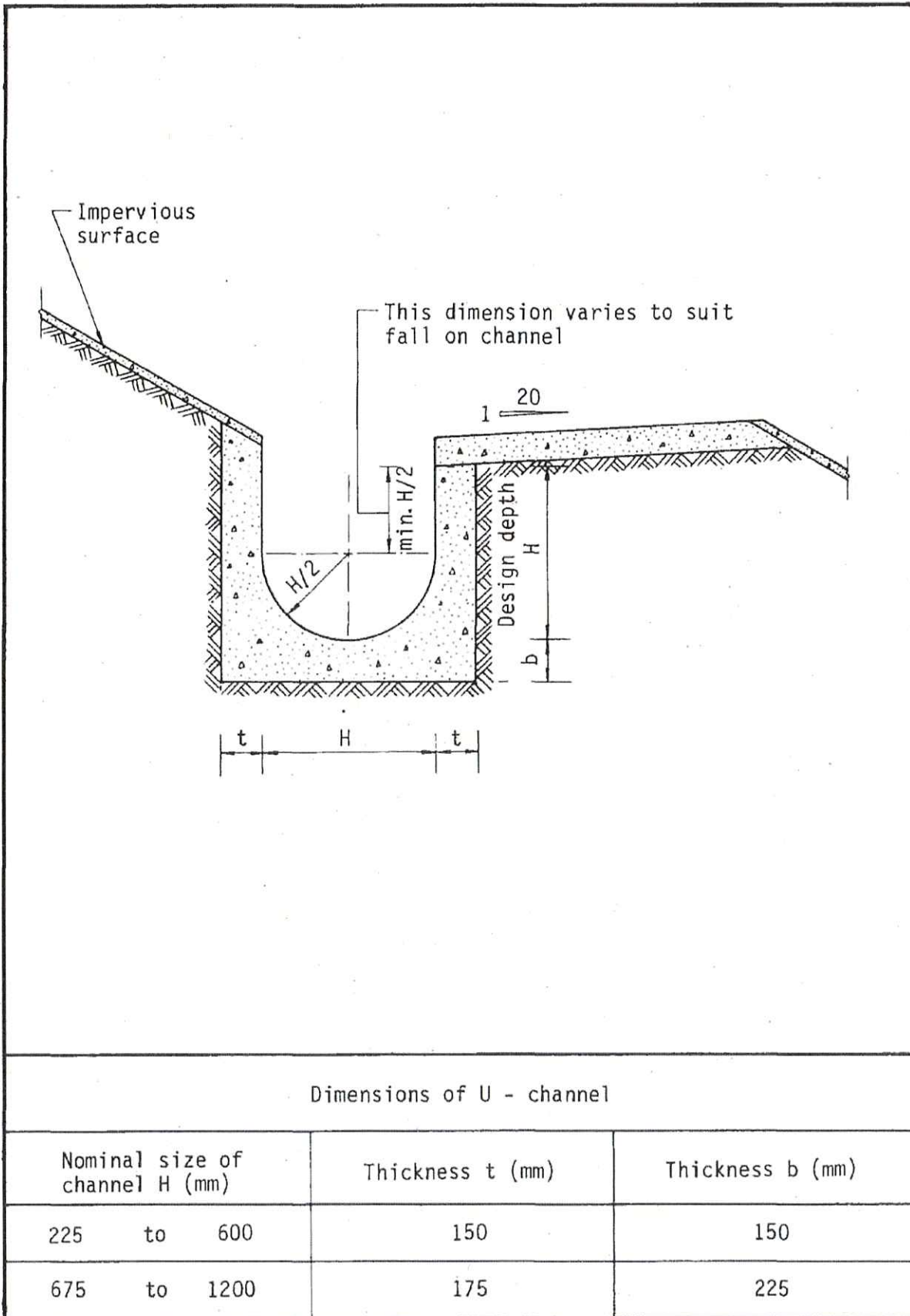


Figure 8.11 - Typical U-channel Details

Our Ref. : DD108 Lot 115  
Your Ref. : TPB/A/YL-PH/962

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

By Email

11 July 2023

Dear Sir,

**Supplementary Information**

**Proposed Temporary Open Storage of Vehicle and Auto Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land in "Residential (Group D)" Zone, Lot 115 in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-PH/962)**

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) The applied use is revised as 'Proposed Temporary Storage of Vehicle and Auto Parts with Ancillary Facilities and Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land' (**Appendix I and Plans 1 to 6**)
- (ii) Two structures are provided at the application site (the Site) for storage of vehicles, auto parts, ancillary vehicle repair workshop and site office with a total GFA of 755m<sup>2</sup>. The applicant will submit Short Term Waiver (STW) application to the Lands Department to make way for erection of the proposed structures at the Site, after planning approval has been obtained from the Town Planning Board.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / orpheuslee@r-riches.com.hk or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,



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

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. YIP Long Ting  
(Attn.: Mr. Peter NGAN

email: ltyip@pland.gov.hk)  
email: pplngan@pland.gov.hk)



IT, HK



**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Temporary Storage of Vehicle and Auto Parts with Ancillary Facilities and Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land

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

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 ..... 1,036 .....sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 ..... 721 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 2 .....

Proposed domestic floor area 擬議住用樓面面積 ..... / .....sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 ..... 755 .....sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 ..... 755 .....sq.m ☒ About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF VEHICLE STORAGE OF AUTO PARTS ANCILLARY VEHICLE REPAIR WORKSHOP	687 m <sup>2</sup> (ABOUT)	687 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	SITE OFFICE	34 m <sup>2</sup> (ABOUT)	68 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(2-STOREY)
TOTAL		721 m <sup>2</sup> (ABOUT)	755 m <sup>2</sup> (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 ..... 3 .....

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) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... 1 .....

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) .....



## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 115 in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	1,757 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11
Zoning 地帶	"Residential (Group D)" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Storage of Vehicle and Auto Parts with Ancillary Facilities and Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land

### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use *Lot 115 in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Storage of Vehicle and Auto Parts with Ancillary Facilities and Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 The applicant is a vehicle trading company, which intended to use the Site for storage of the company's vehicles and auto parts. The ancillary open storage and vehicle repair workshop is intended to support the operation of the company. The Site is only for the applied use, trading and other shop and services activities are carried out elsewhere.

#### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Residential (Group D)" ("R(D)") on the Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11, according to the Notes of the OZP, 'open storage' use is not a column one nor a column two use within the "R(D)" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The Site involves a previously approved S.16 application No. A/YL-PH/890 for the similar use, which was submitted by the same applicant. Approval of the current application is in line with the Board's previous decision. In addition, there are 3 similar applications (No. A/YL-PH/801, 909 and 953) for various open storage uses within the same "R(D)" zone in the vicinity of the Site were previously approved by the Board, within which the latest application No. A/YL-PH/953 was approved by the Board on a temporary basis in June 2023. As the current application is similar in nature, approval of the application would not set an undesirable precedent within the same "R(D)" zone.
- 2.4 The proposed development is considered not incompatible with the surrounding area which is rural in character intermixed with open storage yards, residential structures / dwellings and an animal boarding establishment. Although the proposed use is not entirely in line with the planning intention of the "R(D)" zone, there is no known programme for permanent development at this part of the "R(D)" zone, it is considered that approval of the application



on a temporary basis for a period of three years would not frustrate the long-term planning intention of the "R(D)" zone.

### 3) Development Proposal

- 3.1 The Site occupied an area of 1,757 m<sup>2</sup> (about)(**Plan 4**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. Two structures are proposed at the Site for storage of vehicles (a total of 20), storage of auto parts, ancillary vehicle repair workshop and site office with total GFA of 755 m<sup>2</sup> (about) (**Plan 5**). The ancillary site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. The remaining area is designated as open storage of vehicles. It is estimated that the Site would be able to accommodate 8 staff. As the Site is for the applied use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown as **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	1,757 m <sup>2</sup> (about)
<b>Covered Area</b>	721 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,036 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.43 (about)
<b>Site Coverage</b>	41% (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	755 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	755 m <sup>2</sup> (about)
<b>Building Height</b>	6 m – 7m (about)
<b>No. of Storey</b>	1 - 2

- 3.2 The Site has been filled wholly with concrete of not more than 0.2m in depth within "R(D)" zone. The filling of land is to facilitate a flat surface for manoeuvring of vehicle and site formation of structures (**Plan 6**). Therefore, the associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development.
- 3.3 The Site is accessible from Fan Kam Road via a local access (**Plan 1**). A total of 4 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown below:

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	3
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	1

- 3.4 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). As traffic generated and attracted by the proposed development is minimal (as shown below), adverse traffic impact should not be anticipated.

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	4	0	1	0	7
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	1	7
Traffic trip per hour (average)	0.5	0.5	2	2	13

- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The Applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. All vehicle repairing activities will be carried out within enclosed structure. No storage of dangerous goods will be carried out at the Site at any time during the planning approval period.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. submission of fire service installations and drainage proposals to mitigate any adverse impact arising from the proposed development (**Plans 8 and 9**).



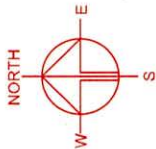
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Proposed Temporary Storage of Vehicle and Auto Parts with Ancillary Facilities and Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land'**.

**R-riches Property Consultants Limited**

**June 2023**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Land Filling Area of the Application Site
<b>Plan 6</b>	Swept Path Analysis
<b>Plan 7</b>	Fire Services Installations Proposal
<b>Plan 8</b>	Drainage Proposal

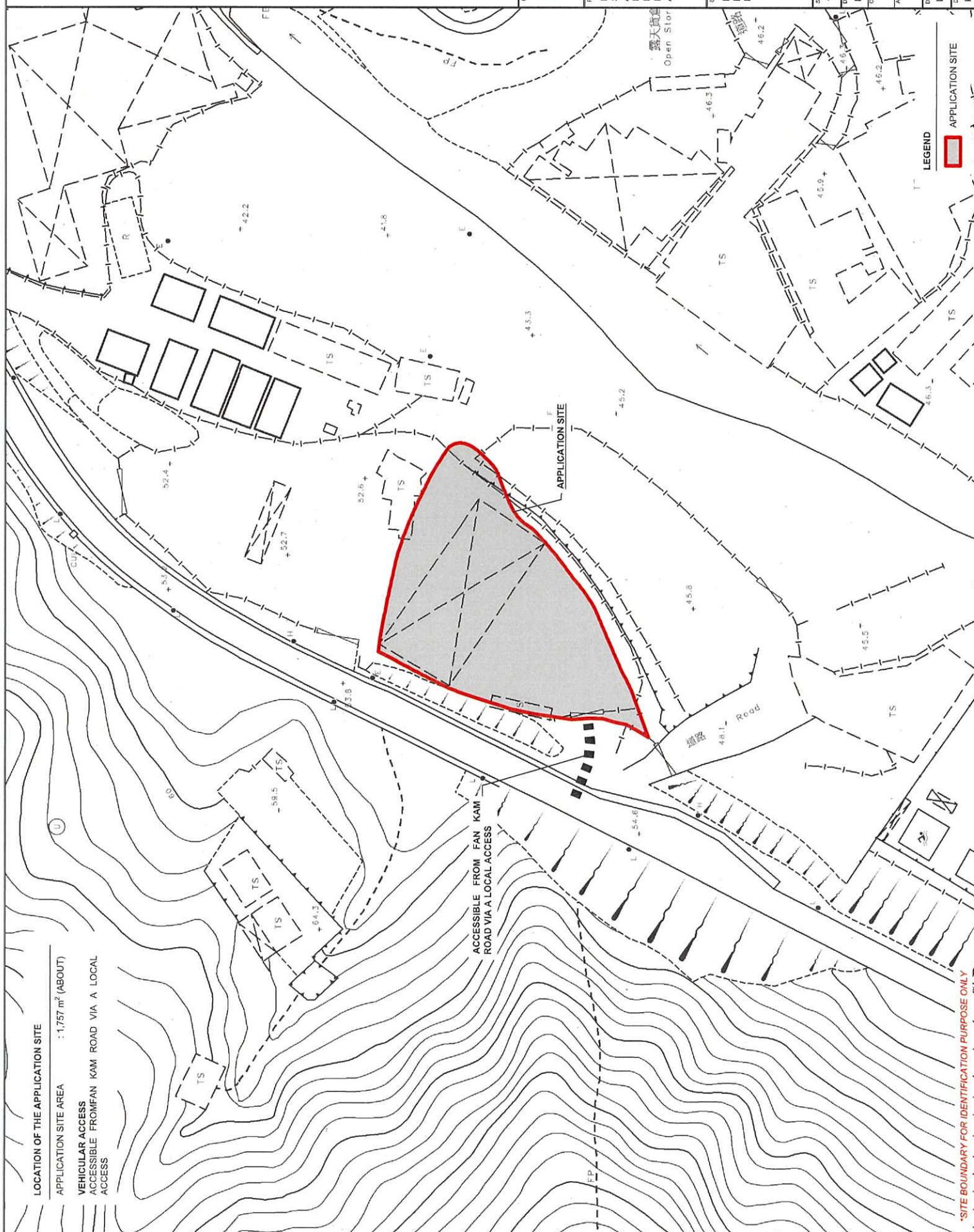


PLANNING CONSULTANT  
**R-riches**  
Property Consultants Ltd.

PROJECT  
PROPOSED  
STORAGE OF VEHICLES AND  
AUTO PARTS WITH ANCILLARY  
FACILITIES AND VEHICLE  
REPAIR WORKSHOP FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOT 115 IN D.D. 108, FAN KAM  
ROAD, PAT HEUNG, YUEN LONG,  
NEW TERRITORIES

SCALE	1:1000 @ A4
DRAWN BY	DATE
MIN	21.6.2023
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	LOCATION PLAN
DWG. NO.	PLAN 1
VER.	001



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,757 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

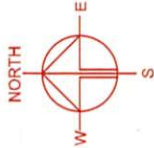
ACCESSIBLE FROM FAN KAM ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM FAN KAM  
ROAD VIA A LOCAL ACCESS

LEGEND  
APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY





#### ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,757 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED PAT HEUNG OZP  
OZP PLAN NO. : SYL-PH/11  
AREA ZONED AS "R(D)" : 1,757 m<sup>2</sup> (ABOUT)  
"R(D)" - "RESIDENTIAL (GROUP D)"

PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
PROPOSED  
STORAGE OF VEHICLES AND  
AUTO PARTS WITH ANCILLARY  
FACILITIES AND VEHICLE REPAIR  
WORKSHOP FOR A PERIOD OF 3  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION  
LOT 115 IN D.D. 108, FAN KAM  
ROAD, PAT HEUNG, YUEN LONG,  
NEW TERRITORIES

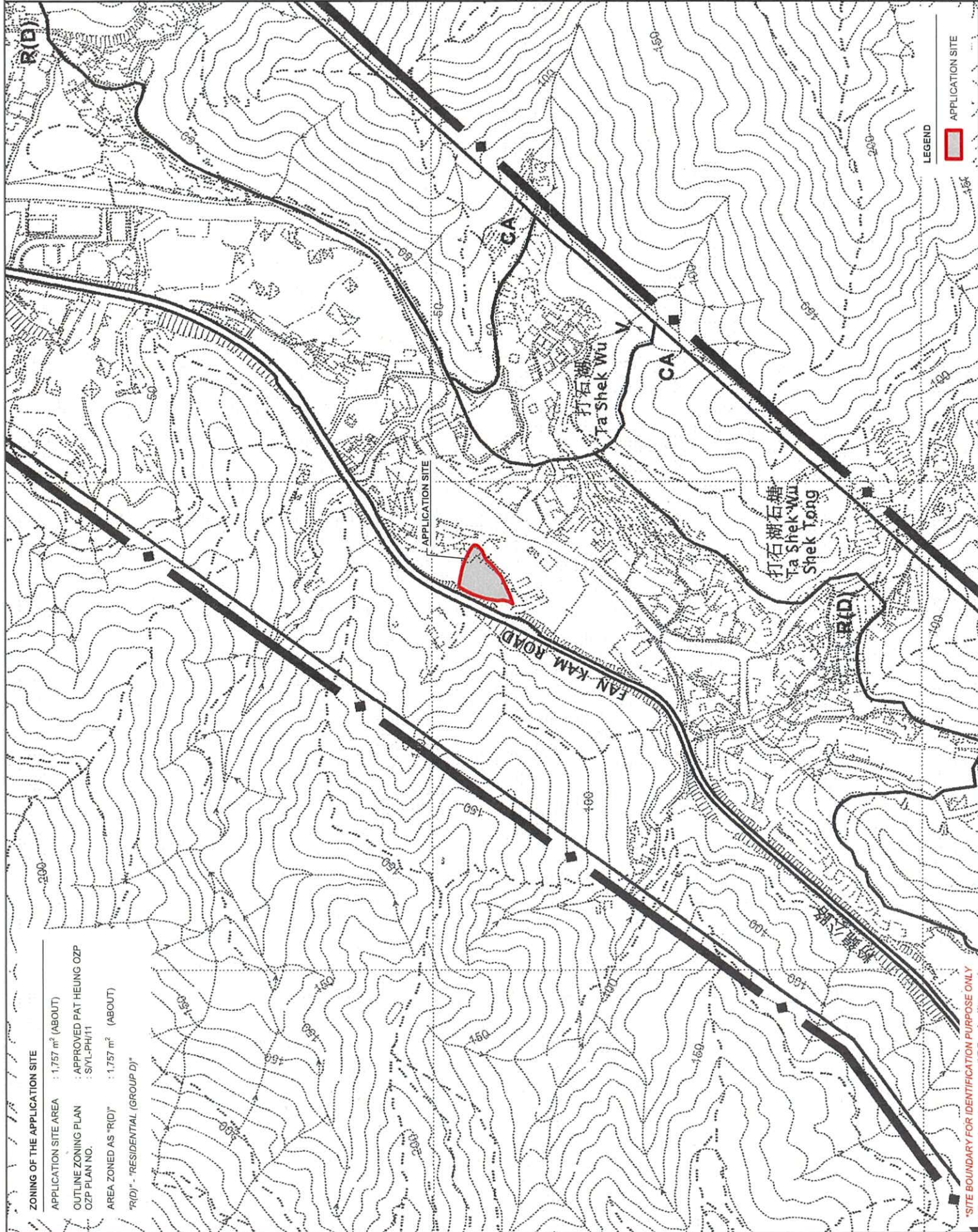
SCALE  
1:5000 @ A4

DATE	DATE	DATE
DOWN BY	21.6.2023	
MIN		
CHECKED BY		
APPROVED BY		

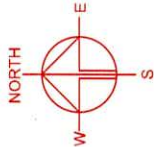
DWG. TITLE	NO.
ZONING OF THE SITE	001
DWG. NO.	PLAN 2

LEGEND  
APPLICATION SITE

"SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY"

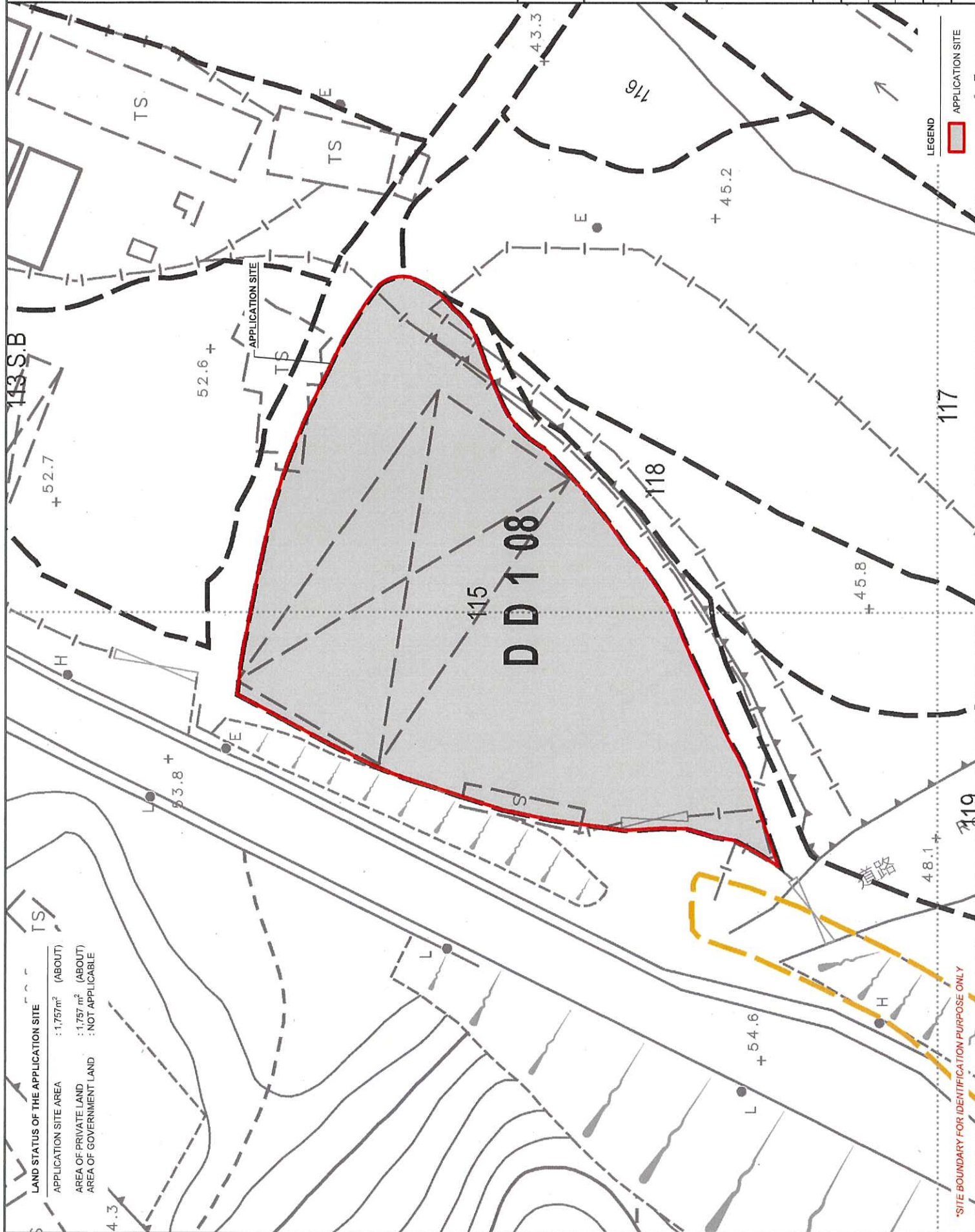






LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,757 m<sup>2</sup> (ABOUT)  
AREA OF PRIVATE LAND : 1,757 m<sup>2</sup> (ABOUT)  
AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY STORAGE OF VEHICLES AND AUTO PARTS WITH ANCILLARY FACILITIES AND VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 115 IN D.D. 108, FAN KAM ROAD, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:500 @ A4

DRAWN BY

MN

DATE

21.6.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG. NO.

PLAN 3

REV.

001

LEGEND

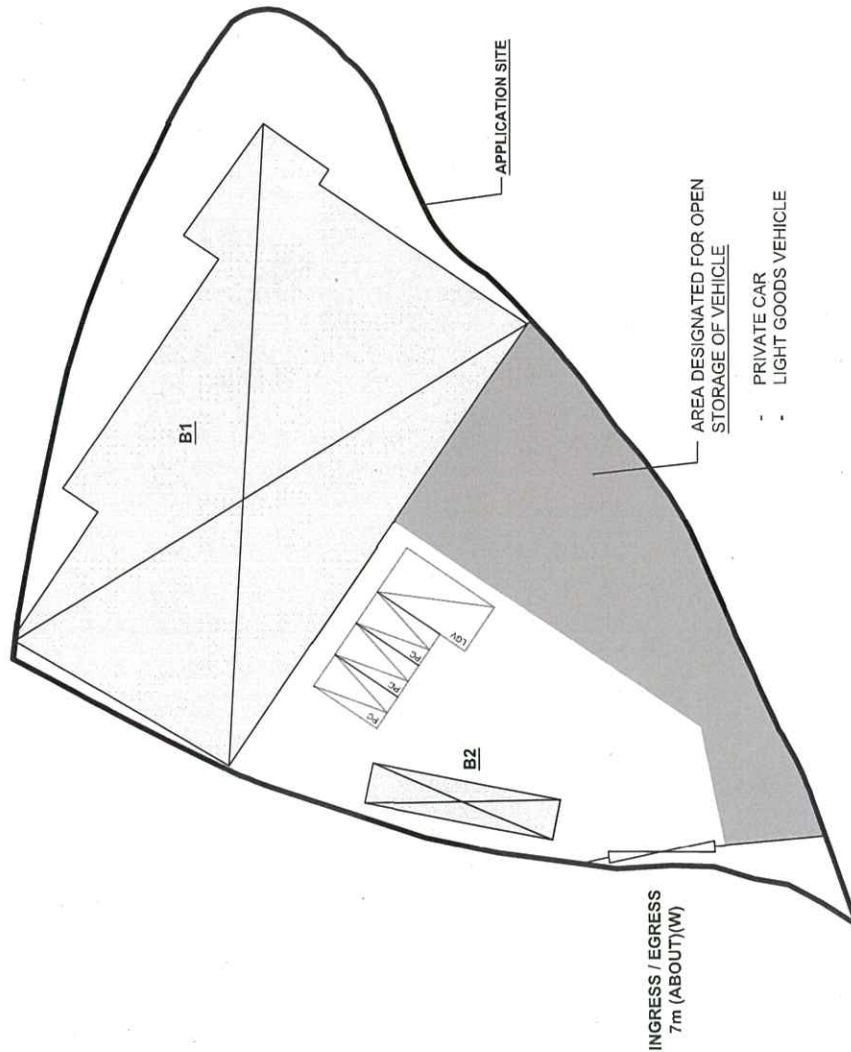
APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,757 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 721 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,036 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.43	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 755 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 755 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 6 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

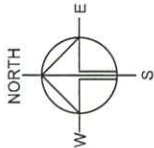
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF VEHICLE STORAGE OF AUTO PARTS ANCILLARY VEHICLE REPAIR WORKSHOP	687 m <sup>2</sup> (ABOUT)	687 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	SITE OFFICE	34 m <sup>2</sup> (ABOUT)	68 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(2-STOREY)
TOTAL		721 m <sup>2</sup> (ABOUT)	755 m <sup>2</sup> (ABOUT)	



INGRESS / EGRESS  
7m (ABOUT)(W)

## PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) X 3.5 m (W)



PLANNING CONSULTANT



PROJECT  
TEMPORARY  
STORAGE OF VEHICLES AND  
AUTO PARTS WITH ANCILLARY  
FACILITIES AND VEHICLE REPAIR  
WORKSHOP FOR A PERIOD OF 3  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION

LOT 115 IN D.D. 108, FAN KAM  
ROAD, PAT HEUNG, YUEN LONG,  
NEW TERRITORIES

SCALE

1: 500 @ A4

DRAWN BY

MN

DATE

21.6.2023

CHECKED BY

DATE

APPROVED BY

DATE

DRAWN TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

001

## LEGEND

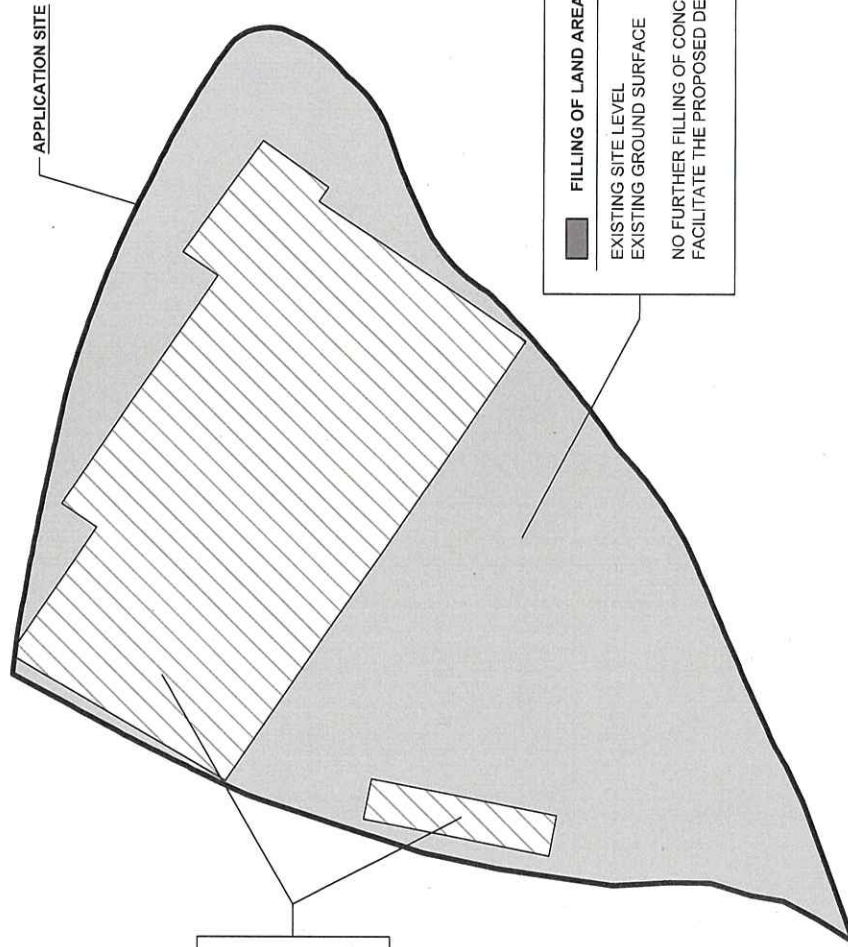
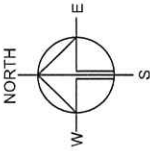
	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE (LGV)
	PARKING SPACE (PC)
	INGRESS / EGRESS



# PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,757 m <sup>2</sup>	(ABOUT)
EXISTING SITE LEVEL	: +52.5 mPD to +52.6 mPD	(ABOUT)
LAND FILLING AREA	: 1,757 m <sup>2</sup> , 100%	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION SPACE	

ALL SITE LEVELS ARE FOR REFERENCE ONLY. THE APPLICATION SITE HAS BEEN PAVED WITH CONCRETE, NO FURTHER FILLING OF LAND WILL BE CARRIED OUT TO FACILITATE THE PROPOSED DEVELOPMENT.



## FILLING OF LAND AREA

EXISTING SITE LEVEL : +52.6 mPD (ABOUT)  
 EXISTING GROUND SURFACE : CONCRETE  
 NO FURTHER FILLING OF CONCRETE IS REQUIRED TO FACILITATE THE PROPOSED DEVELOPMENT.

## FILLING OF LAND AREA

EXISTING SITE LEVEL : +52.5 mPD (ABOUT)  
 EXISTING GROUND SURFACE : CONCRETE  
 NO FURTHER FILLING OF CONCRETE IS REQUIRED TO FACILITATE THE PROPOSED DEVELOPMENT.

PLANNING CONSULTANT



PROJECT  
 PROPOSED TEMPORARY STORAGE OF VEHICLES AND AUTO PARTS WITH ANCILLARY FACILITIES AND VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
 LOT 115 IN D.D. 108, FAN KAM ROAD, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 500 @ A4

DRAWN BY	DATE
MIN	21.6.2023
CHECKED BY	DATE
APPROVED BY	DATE

LEGEND

☐ APPLICATION SITE

DWG. TITLE  
 FILLING OF LAND AREA

DWG. NO.  
 PLAN 5

VER.  
 001





**FIRE SERVICES NOTES:**

1. HOSE REEL SYSTEM
  - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
  - 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
  - 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
  - 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
  - 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
  - 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & SPR. PUMP ROOM.
  - 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
  - 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. FIRE ALARM SYSTEM
  - 2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER N0.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
  - 2.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. PUMP ROOM.
3. MISCELLANEOUS F.S. INSTALLATION
  - 3.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
  - 3.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
  - 3.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
  - 3.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
  - 3.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
  - 3.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES.

PLANNING CONSULTANT  
**R-RICHES PROPERTY  
CONSULTANTS LIMITED**

PROJECT  
PROPOSED TEMPORARY  
STORAGE OF VEHICLES AND  
AUTO PARTS WITH ANCILLARY  
FACILITIES AND VEHICLE  
REPAIR WORKSHOP FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

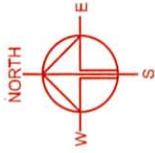
SITE LOCATION  
LOT 115 IN D.D. 108, FAN KAM  
ROAD, PAT HEUNG, YUEN LONG,  
NEW TERRITORIES

SCALE  
1 : 400 @ A4

DATE	DATE
OL	03.04.2023
CHECKED BY	DATE
OL	06.06.2023
APPROVED BY	DATE

DWG TITLE	FSIS PROPOSAL (1/2)
DWG NO.	PLAN 7
VER.	003





#### DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,757 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 721 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,036 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.43	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 755 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 755 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 6 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

#### PARKING AND LOADING / UNLOADING PROVISIONS

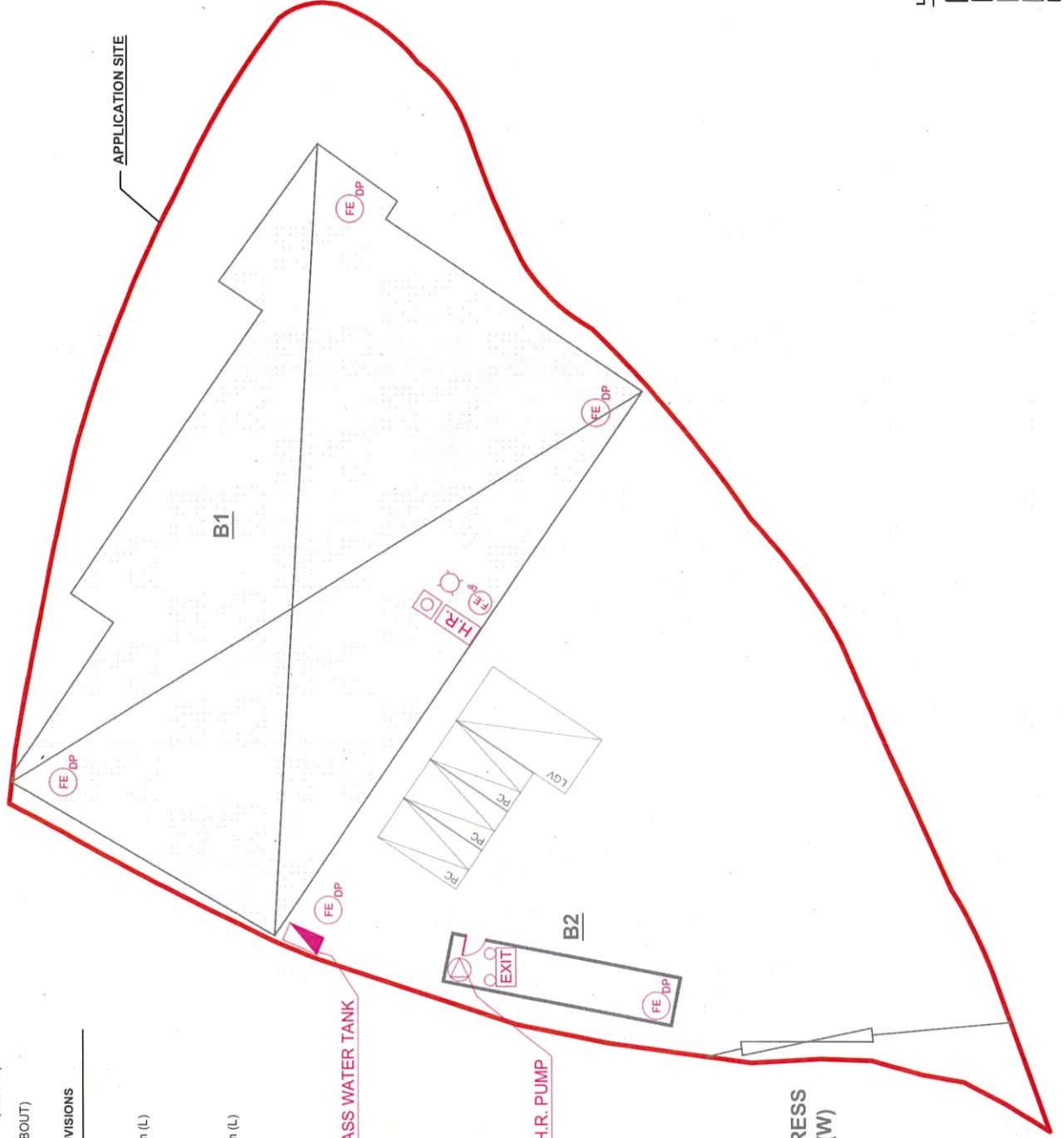
NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LOADING / UNLOADING SPACE FOR LGV	: 1
DIMENSION OF LOADING / UNLOADING SPACE	: 3.5m (W) X 7m (L)

PROPOSED 2m<sup>3</sup> FIBRE GLASS WATER TANK

PROPOSED H.R. PUMP

INGRESS / EGRESS  
7m (ABOUT)(W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF VEHICLE PARTS STORAGE OF VEHICLE PARTS ANCILLARY VEHICLE REPAIR WORKSHOP	687 m <sup>2</sup> (ABOUT)	687 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	SITE OFFICE	34 m <sup>2</sup> (ABOUT)	68 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(2-STOREY)
TOTAL		721 m <sup>2</sup> (ABOUT)	755 m <sup>2</sup> (ABOUT)	



#### LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LUL SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT  
PROPOSED  
STORAGE OF VEHICLES AND  
AUTO PARTS WITH ANCILLARY  
FACILITIES AND VEHICLE REPAIR  
WORKSHOP FOR A PERIOD OF 3  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION

LOT 115 IN D.D. 108, FAN KAM  
ROAD, PAT HEUNG, YUEN LONG,  
NEW TERRITORIES

SCALE

1: 350@A4

DRAWN BY

OL 03.04.2023

DATE

OL 06.06.2023

DATE

DATE

DATE

DATE

DATE

DATE

DATE

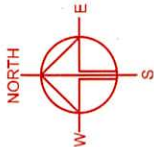
DATE

DATE

DATE

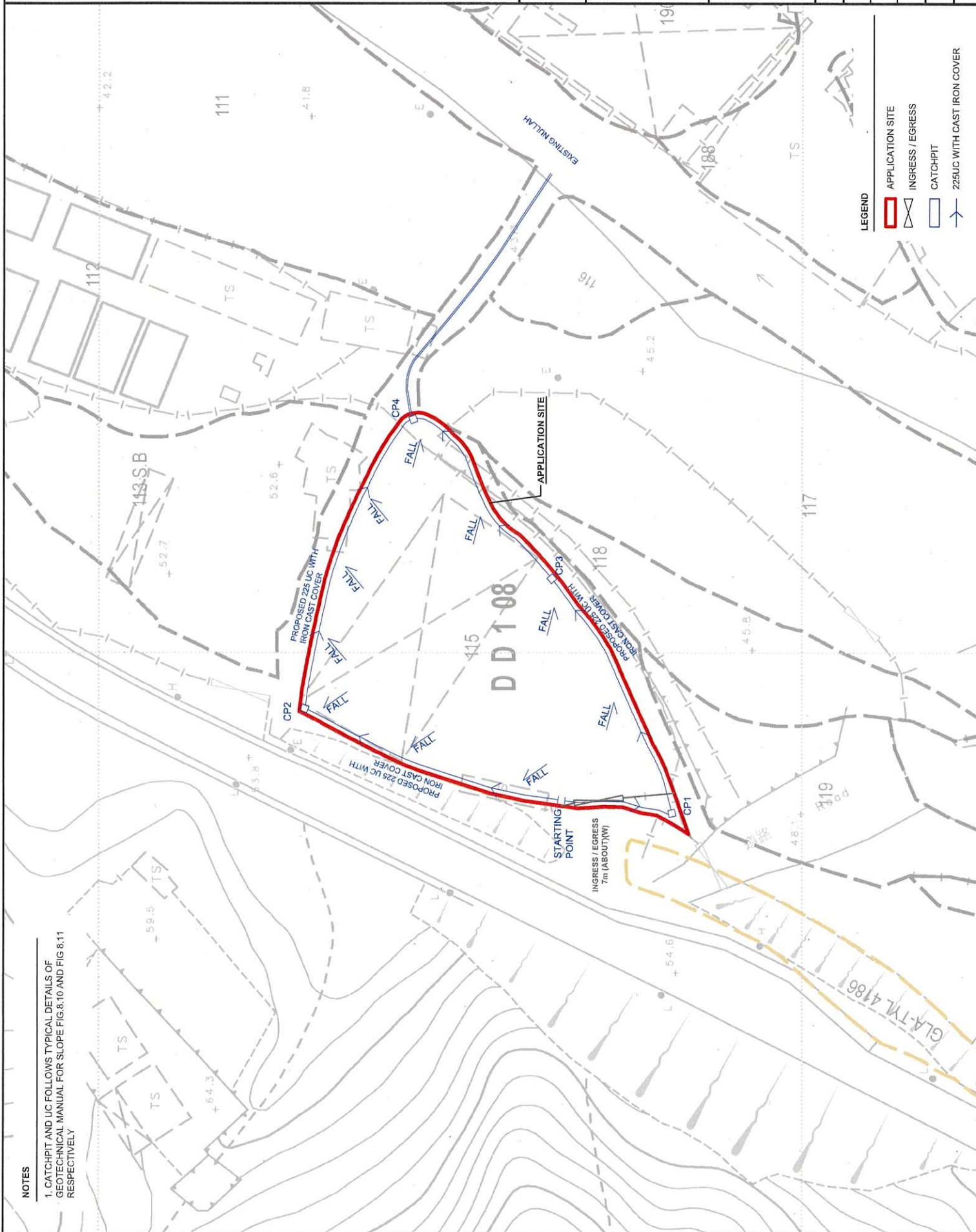
DATE

DATE



#### NOTES

1. CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG.8.10 AND FIG.8.11 RESPECTIVELY



- LEGEND
- APPLICATION SITE
  - INGRESS / EGRESS
  - CATCHPIT
  - 225UC WITH CAST IRON COVER

PLANNING CONSULTANT



PROJECT  
PROPOSED  
STORAGE OF  
VEHICLES AND  
AUTO PARTS WITH ANCILLARY  
FACILITIES AND VEHICLE  
REPAIR WORKSHOP FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOT 115 IN D.D. 108, FAN KAM  
ROAD, PAT HEUNG YUEN LONG,  
NEW TERRITORIES

SCALE  
1: 500 @ A4

DATE  
03.04.2023  
DRAWN BY  
DATE  
03.04.2023  
REVISED BY  
DATE  
APPROVED BY  
DATE

DWG TITLE  
DRAINAGE PROPOSAL  
DWG NO.  
PLAN 8  
VER.  
001

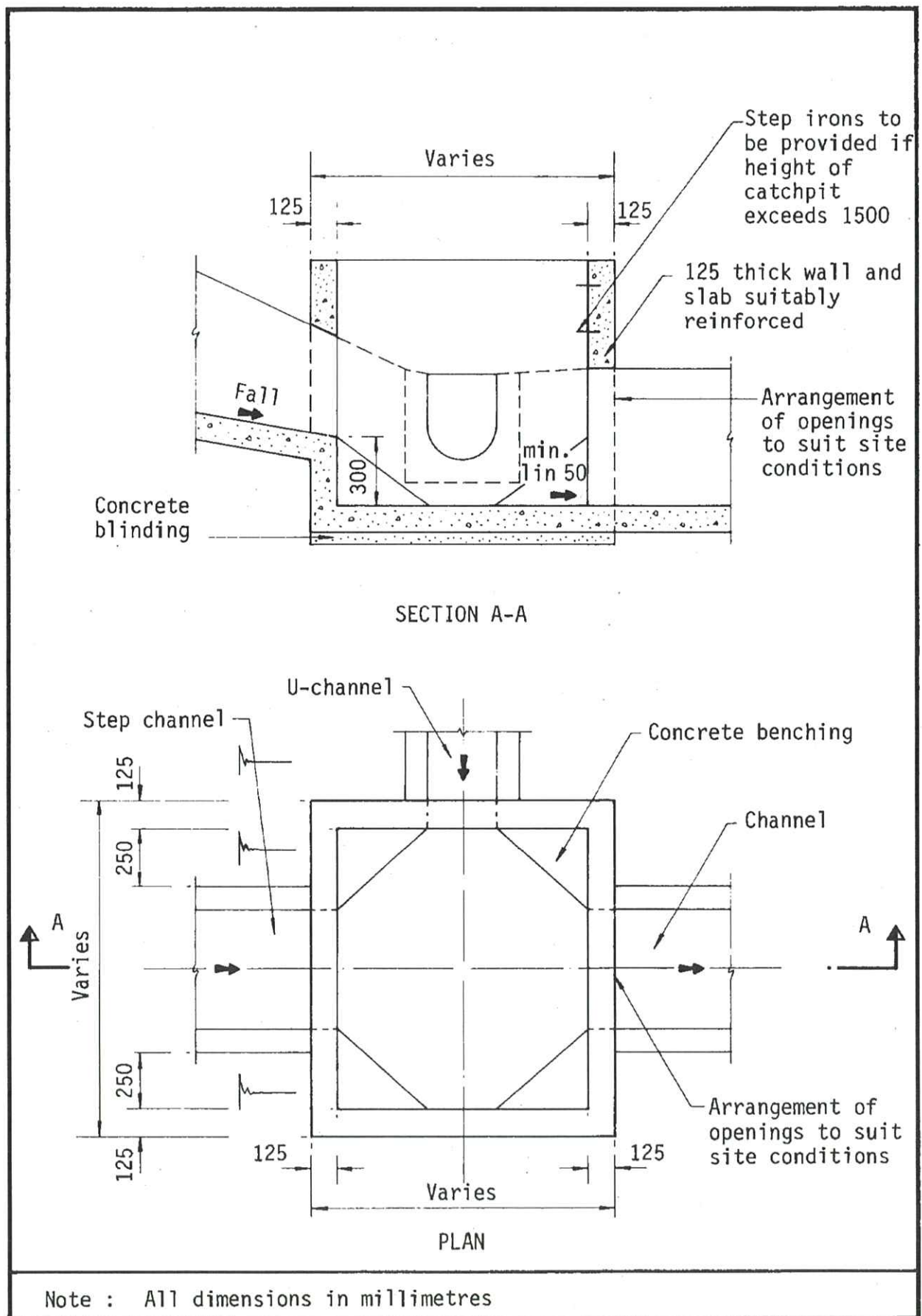
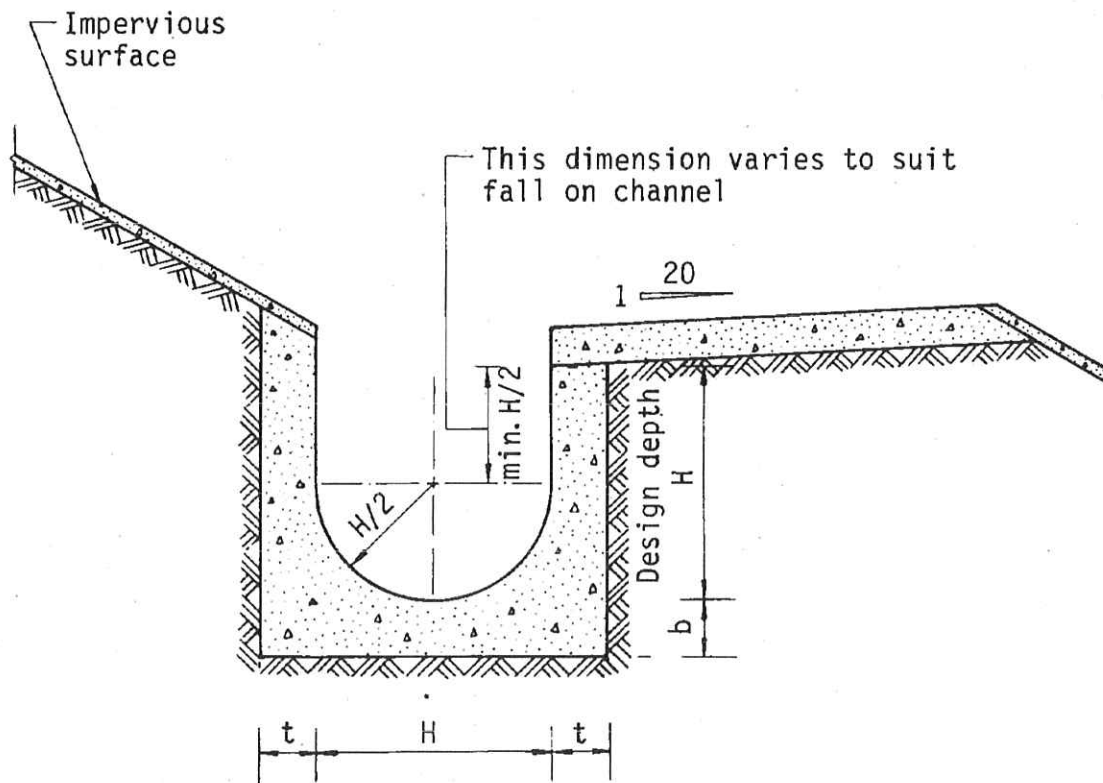


Figure 8.10 - Typical Details of Catchpits





Dimensions of U - channel

Nominal size of channel $H$ (mm)	Thickness $t$ (mm)	Thickness $b$ (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

Our Ref. : DD108 Lot 115  
Your Ref. : TPB/A/YL-PH/962

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

By Email

21 August 2023

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Storage of Vehicles and Auto Parts with Ancillary Facilities and Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land in "Residential (Group D)" Zone, Lot 115 in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-PH/962)**

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at / or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

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



**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. YIP Long-ting

email: ltyip@pland.gov.hk )

(Attn.: Mr. Peter NGAN

email: pplngan@pland.gov.hk )

## Responses-to-Comments

**Proposed Temporary Storage of Vehicles and Auto Parts with Ancillary Facilities and Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land in “Residential (Group D)” Zone, Lot 115 in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long, New Territories**

**(Application No. A/YL-PH/962)**

(i) Clarification on background information of the proposed development:

- The designated open storage (about 339m<sup>2</sup>, 19% of the application site) will be used for storage of auto parts and vehicles (**Plan 1**).
- No medium/heavy vehicles and container vehicles, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exist the Site at all time during the planning approval period.
- The applicant will undertake the action on compliance with the approval conditions after planning approval is granted by the Town Planning Board.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Director of Fire Services, Fire Services Department (Contact Person: Mr. WONG Ho-yin; Tel: 2733 7737)		
(a)	“F.S. & SPR. PUMP ROOM” as mentioned in FS Notes item 1.6 shall be revised as “F.S. PUMP ROOM”.	Noted. Please refer to the revised fire service installations (FSIs) proposal ( <b>Annex I</b> ).
(b)	The F.S. pump room shall be clearly indicated on plan.	
(c)	The layout and occupancy of each storey of Structure B2 shall be provided.	
(d)	Fire extinguisher(s) shall be provided to every storey of Structure B2.	
2. Comments of Chief Engineer/North Mainland, Drainage Services Department (Contact Person: Mr. Terence TANG; Tel: 2300 1257)		
(a)	The gradients of the proposed u-channels should be shown on the drainage plan.	A revised drainage proposal is provided ( <b>Annex II</b> ).



		The gradients of the proposed u-channels are shown on the drainage plan.
(b)	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.	There is no site formation/ land filling works, the proposed formation level is the same as existing level and revised accordingly.
(c)	The proposed size of u-channel appears to be undersized. Please demonstrate with hydraulic calculations, with catchment plan, that all proposed/ existing drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. Please review if additional catchment areas from adjacent areas should be included.	Outside catchment area have been considered and UC is updated and revised accordingly.
(d)	Consideration should be given to provide catchpit at the turning points of the u-channel.	It is provided.
(e)	The cover and invert levels of the proposed u-channels and catchpits should be shown on the drainage plan.	Noted.
(f)	The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, DO/YL should be consulted.	It is provided.
(g)	The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the application site.	It is provided.

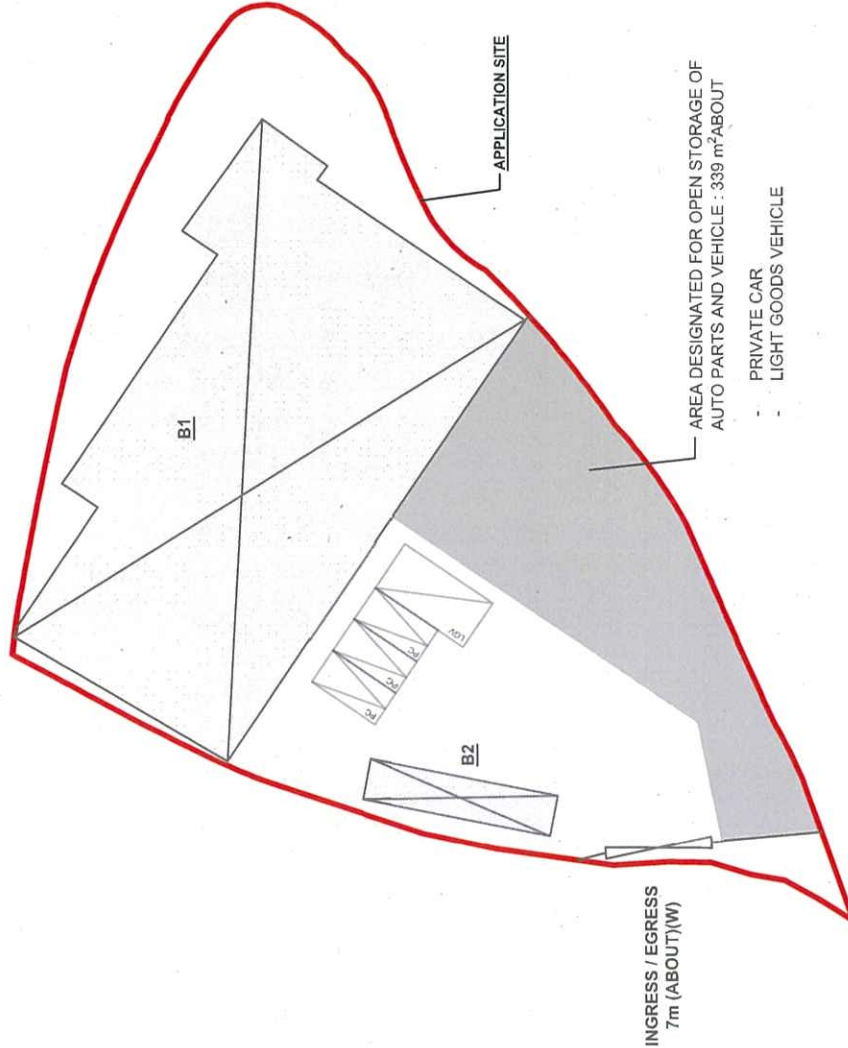
(h)	Please provide hydraulic calculations for the proposed discharging drainage facility demonstrating its capacity to cater for the surface runoff from the entire application site.	It is provided.
(i)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	No fence wall will be erected.
(j)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Cross sections are provided.
(k)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(l)	The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted.
<b>3. Comments of District Lands Officer/Yuen Long, Lands Department (Contact Person: Mr. CHENG Sze Lai; Tel: 2443 1072)</b>		
(a)	LandsD has grave concerns given that there are unauthorized building works and/or uses on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	Noted. The applicant will submit Short Term Waiver (STW) applications to Lands Department to make way for erection of the proposed structures at the Site. No structure is proposed for domestic use.



# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,757 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 721 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,036 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.43	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 755 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 755 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 6 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF VEHICLE STORAGE OF AUTO PARTS ANCILLARY VEHICLE REPAIR WORKSHOP	687 m <sup>2</sup> (ABOUT)	687 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	SITE OFFICE	34 m <sup>2</sup> (ABOUT)	68 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(2-STOREY)
TOTAL		721 m <sup>2</sup> (ABOUT)	755 m <sup>2</sup> (ABOUT)	

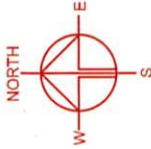


## PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) X 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE (LGV)
	PARKING SPACE (PC)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES AND AUTO PARTS WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 115 IN D.D. 108, FAN KAM ROAD, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1: 500 @ A4

DRAWN BY

MIN

DATE

21.6.2023

REVIEWED BY

OL

DATE

15.8.2023

APPROVED BY

DATE

DATE

DATE

DATE

DATE

DWG TITLE

LAYOUT PLAN

DWG NO.

PLAN 1

001

## FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
  - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
  - 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
  - 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
  - 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
  - 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
  - 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. PUMP ROOM.
  - 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
  - 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. FIRE ALARM SYSTEM
  - 2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
  - 2.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. PUMP ROOM.
3. MISCELLANEOUS F.S. INSTALLATION
  - 3.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
  - 3.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
  - 3.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
  - 3.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
  - 3.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
  - 3.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY STORAGE OF VEHICLES AND AUTO PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 115 IN D.D. 108, FAN KAM ROAD, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY

OL

DATE

03.04.2023

CHECKED BY

OL

DATE

24.07.2023

APPROVED BY

DATE

DWG. TITLE

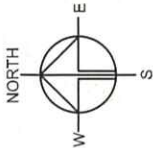
FSIS PROPOSAL (1/2)

DWG. NO.

Annex I

VER.

003



PLANNING CONSULTANT



PROJECT

TEMPORARY  
STORAGE OF VEHICLES AND  
AUTO PARTS WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 3  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION

LOT 115 IN D.D. 108, FAN KAM  
ROAD, PAT HEUNG, YUEN LONG,  
NEW TERRITORIES

SCALE

1:350@A4

DRAWN BY

OL 03.04.2023

REVIEWED BY

OL 24.07.2023

APPROVED BY

DATE

DWG. TITLE

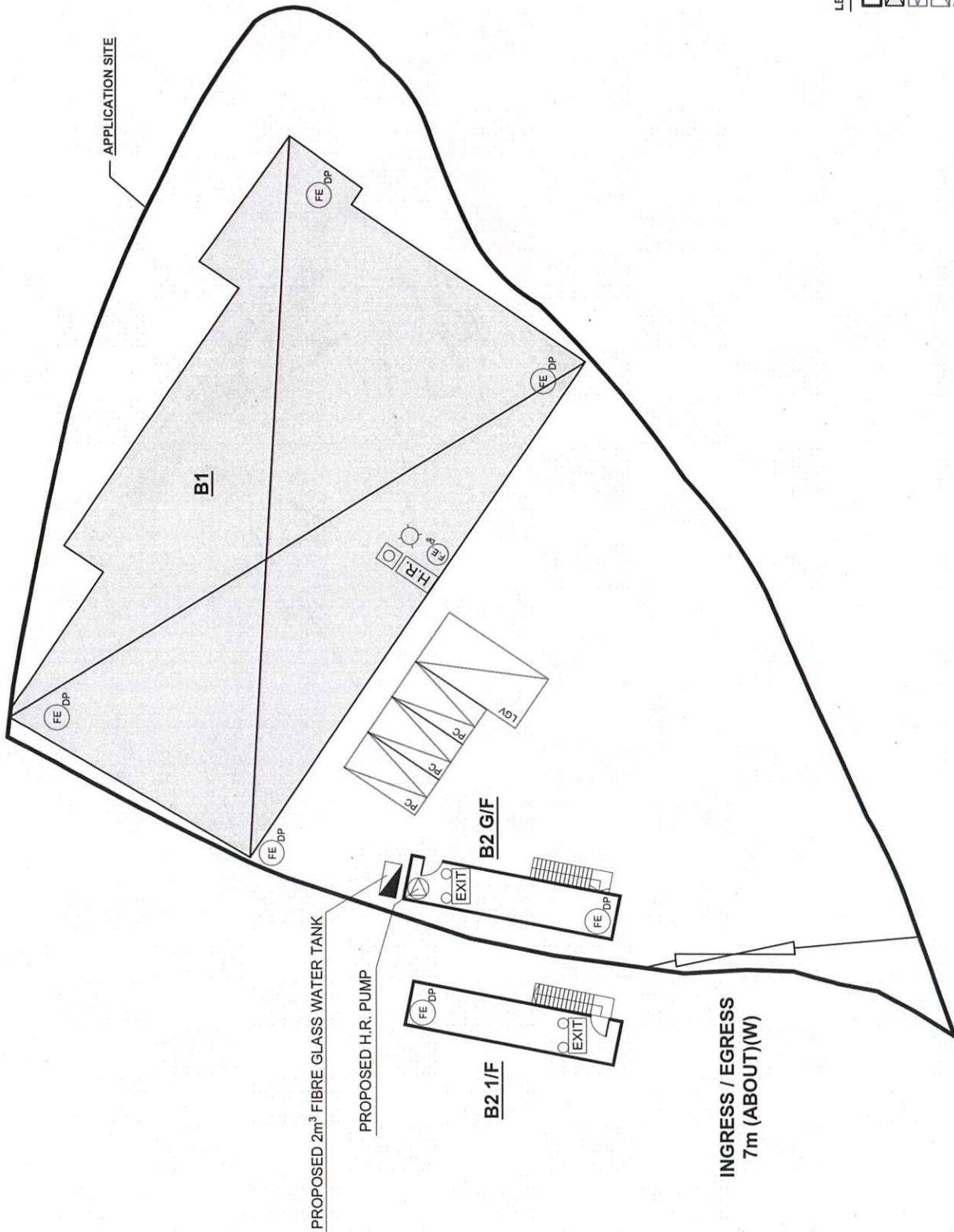
FSIS PROPOSAL (2/2)

DWG. NO.

Annex I

VER. 003

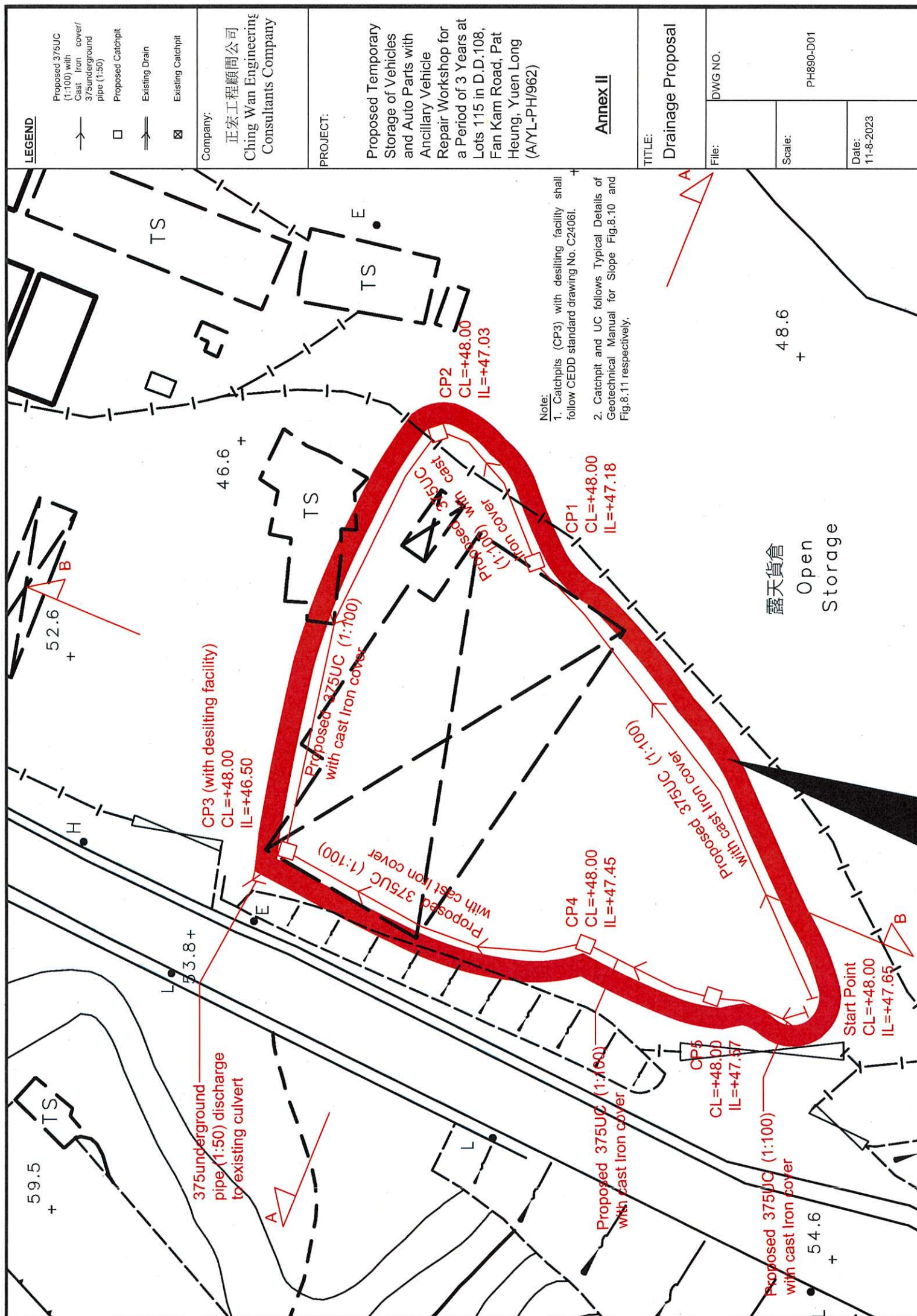
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF VEHICLE STORAGE OF VEHICLE PARTS ANCILLARY VEHICLE REPAIR WORKSHOP	687 m <sup>2</sup> (ABOUT)	687 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	F.S. PUMP ROOM (G/F) SITE OFFICE (1/F)	34 m <sup>2</sup> (ABOUT)	34 m <sup>2</sup> (ABOUT) 34 m <sup>2</sup> (ABOUT)	3 m (ABOUT) 3 m (ABOUT)
TOTAL		721 m <sup>2</sup> (ABOUT)	755 m <sup>2</sup> (ABOUT)	



LEGEND

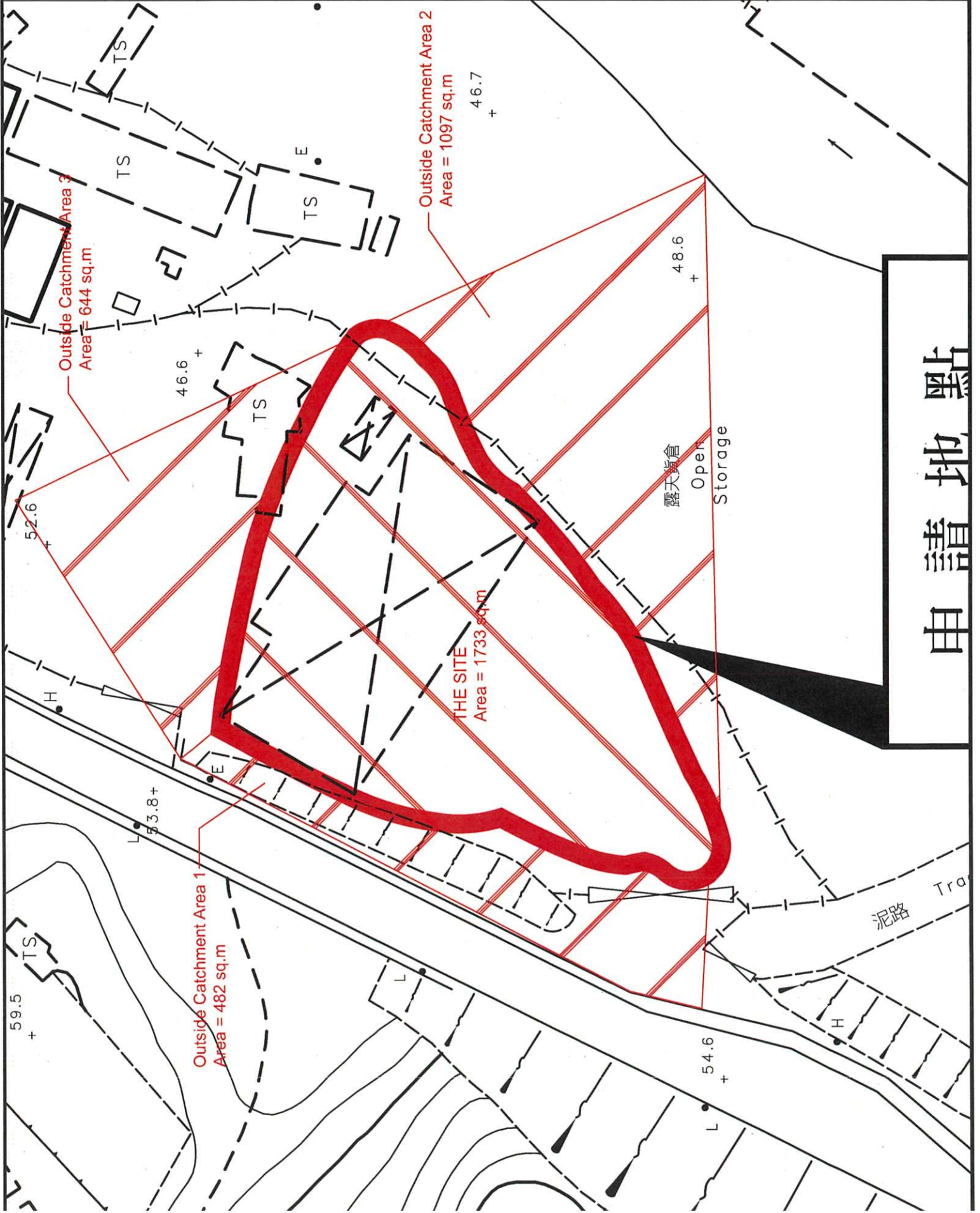




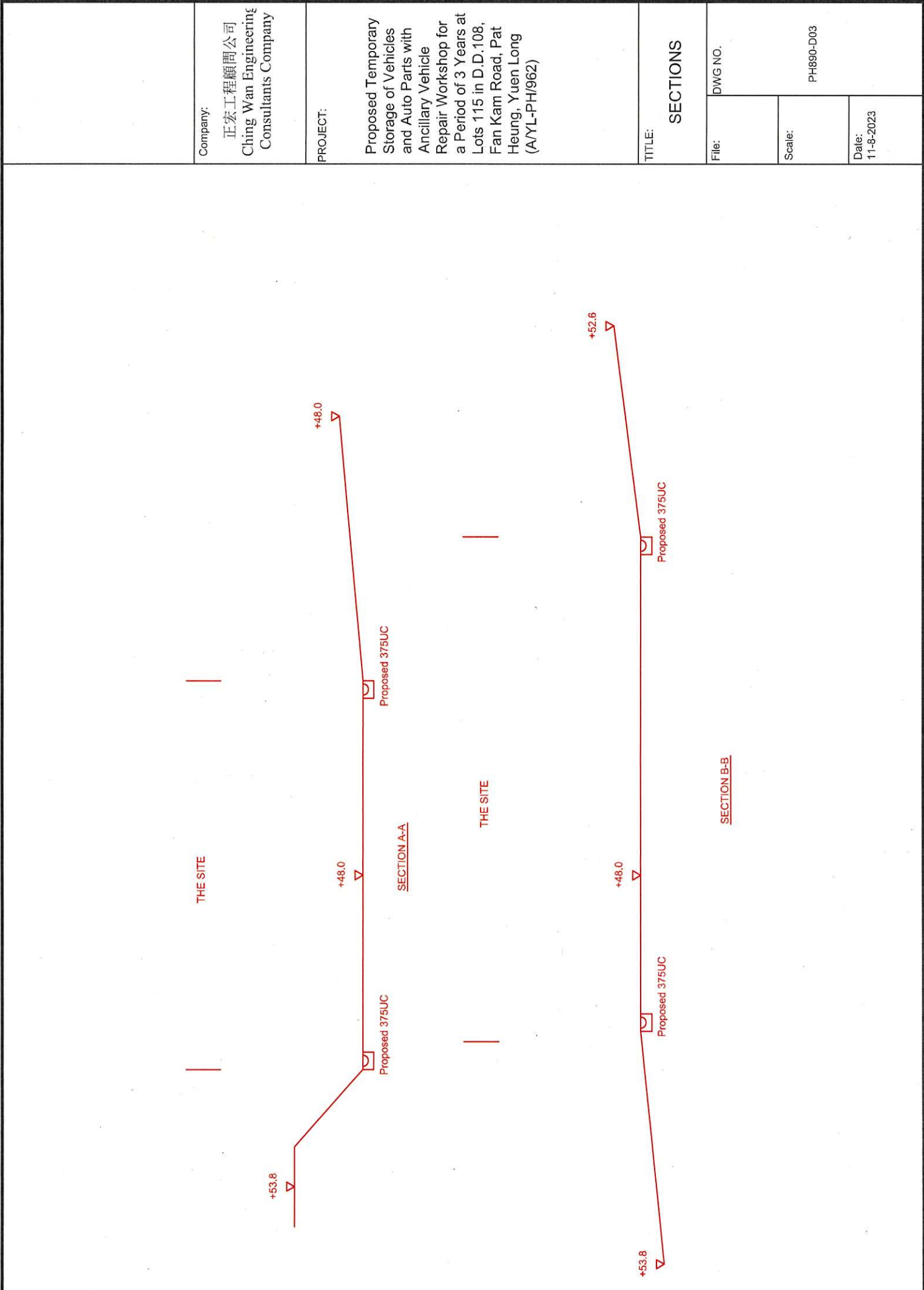




	Company: 正宏工程顧問公司 Ching Wan Engineering Consultants Company		PROJECT:  Proposed Temporary Storage of Vehicles and Auto Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years at Lots 115 in D.D.108, Fan Kam Road, Pat Heung, Yuen Long (A/YL-PH/962)	TITLE:  CATCHMENT AREA PLAN
File:	DWG NO.			
Scale:				PH890-D02
Date:				11-8-2023



申請地點





#### CATCHMENT AREA

$$\text{Total Catchment Area} = 3956 \quad \text{m}^2$$

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$\begin{aligned} A &= 3956 \quad \text{m}^2 \\ &= 0.003956 \quad \text{km}^2 \end{aligned}$$

$$\text{take } i = 250 \quad \text{mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.003956 \\ &= 0.261 \quad \text{m}^3/\text{sec} \\ &= \underline{15672} \quad \text{lit/min} \end{aligned}$$

Calculation Maximum Capacity of Proposed 375dia Underground pipe.

$$\text{Manning Equation } V = R^{2/3} * S_f^{0.5} / n$$

$$\begin{aligned} \text{where } R &= \frac{\pi r^2 / 2}{\pi r} \quad \text{dia } 375 \text{ mm} \\ &= r/2 \quad r = 0.1875 \text{ m} \\ &= 0.09375 \quad \text{m} \end{aligned}$$

$$n = 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$1/50 \quad S_f = 0.02$$

$$\begin{aligned} \text{Therefore, } V &= 0.09375^{2/3} * 0.02^{0.5} / 0.012 \\ &= 2.43 \quad \text{m/sec} \end{aligned}$$

$$\begin{aligned} \text{Maximum Capacity (Q}_{\text{max}}) &= V * A \\ &= 1.72 * \pi r^2 \\ &= 0.27 \quad \text{m}^3/\text{sec} \end{aligned}$$

$$\begin{aligned} 1 \text{ nos of pipe} &= 0.27 \quad \text{m}^3/\text{sec} \\ &= 16117 \quad \text{lit/min} \\ &> 15672 \quad \text{lit/min} \end{aligned}$$

Proposed 375 dia pipe is OK

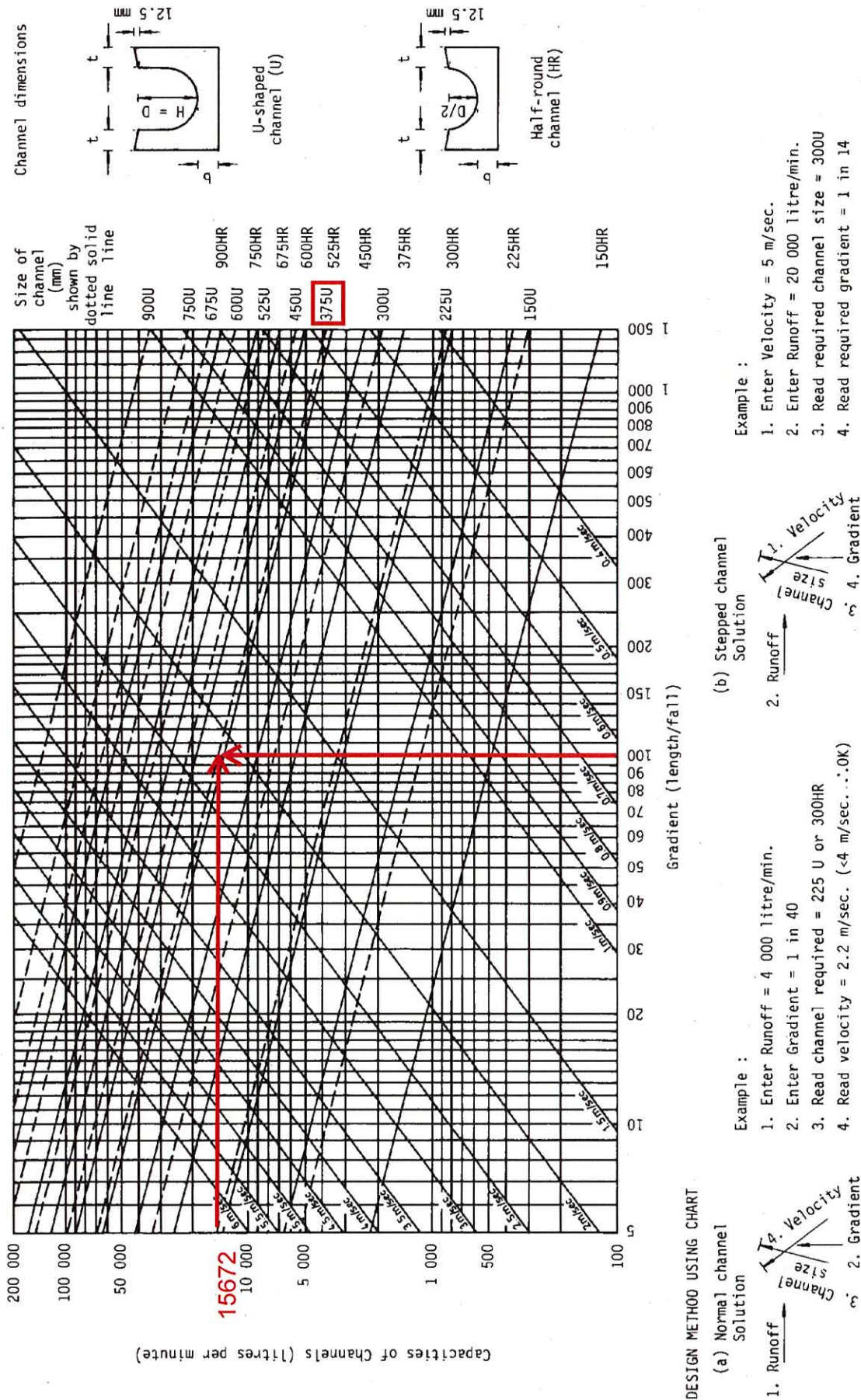
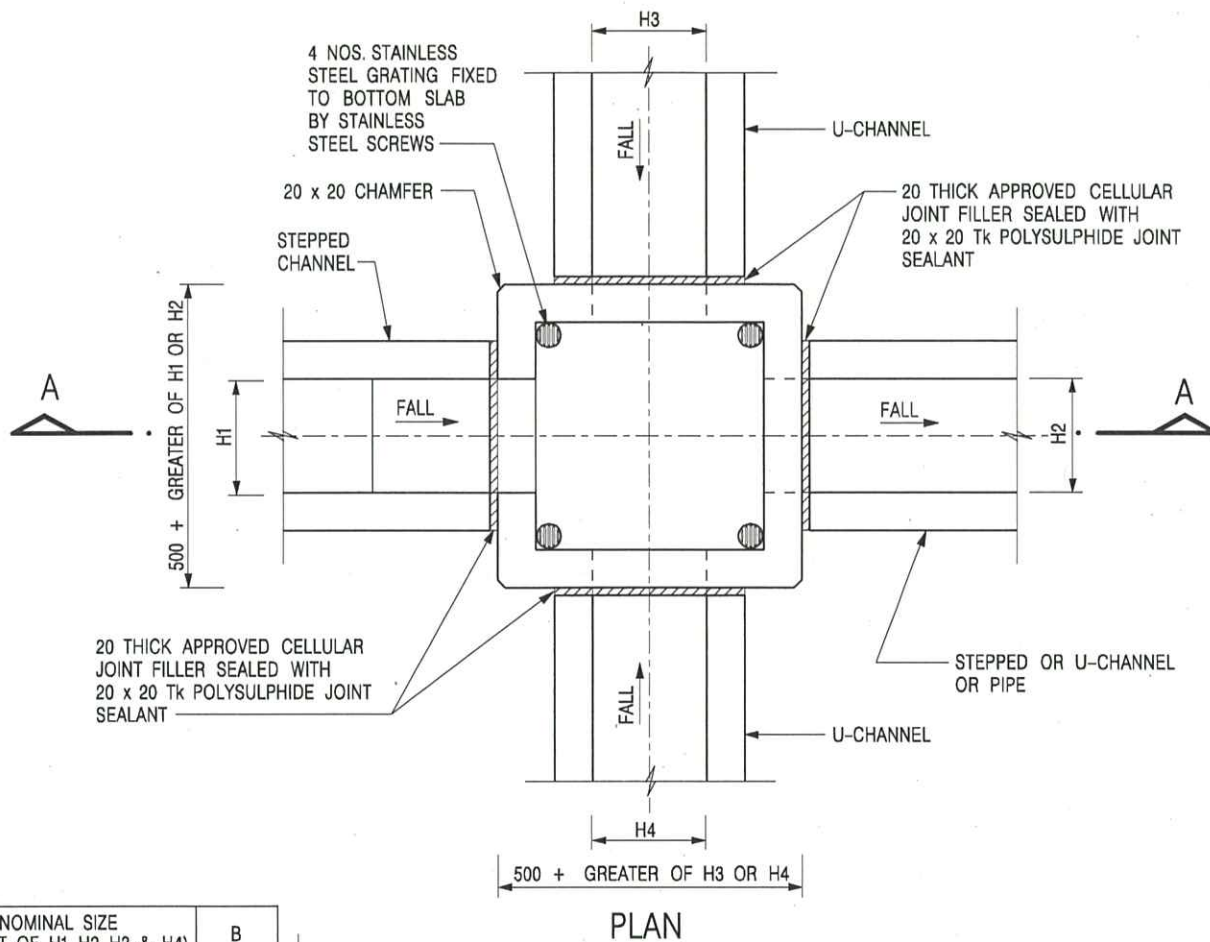
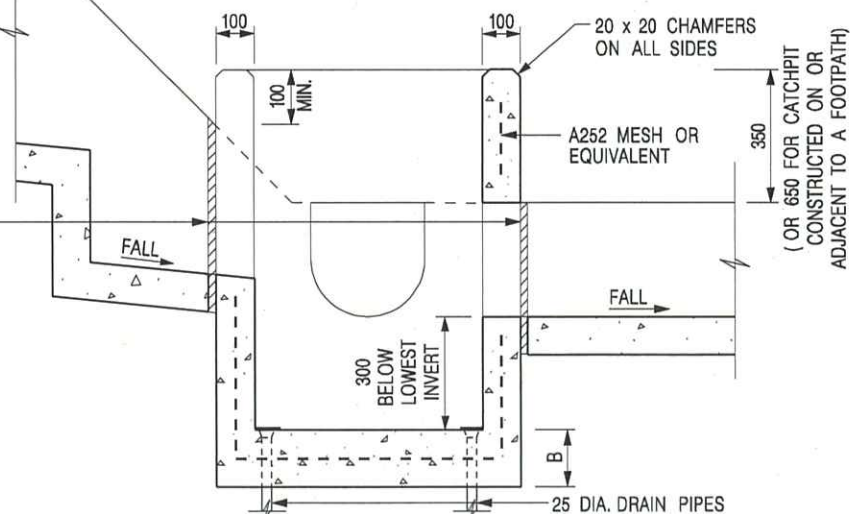


Figure 8.7 - Chart for the Rapid Design of Channels



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

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



**NOTES:**

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

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)

卓越工程 建設香港

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



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

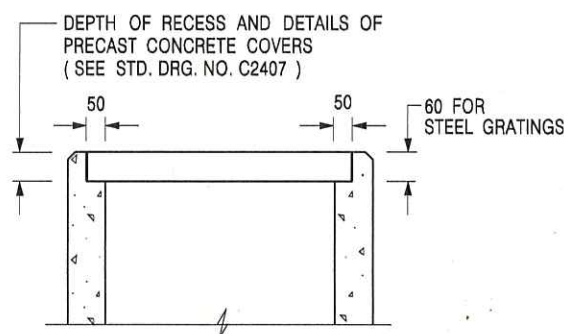
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.  
C2406 /1

We Engineer Hong Kong's Development





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

#### NOTES:

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

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
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 /2**

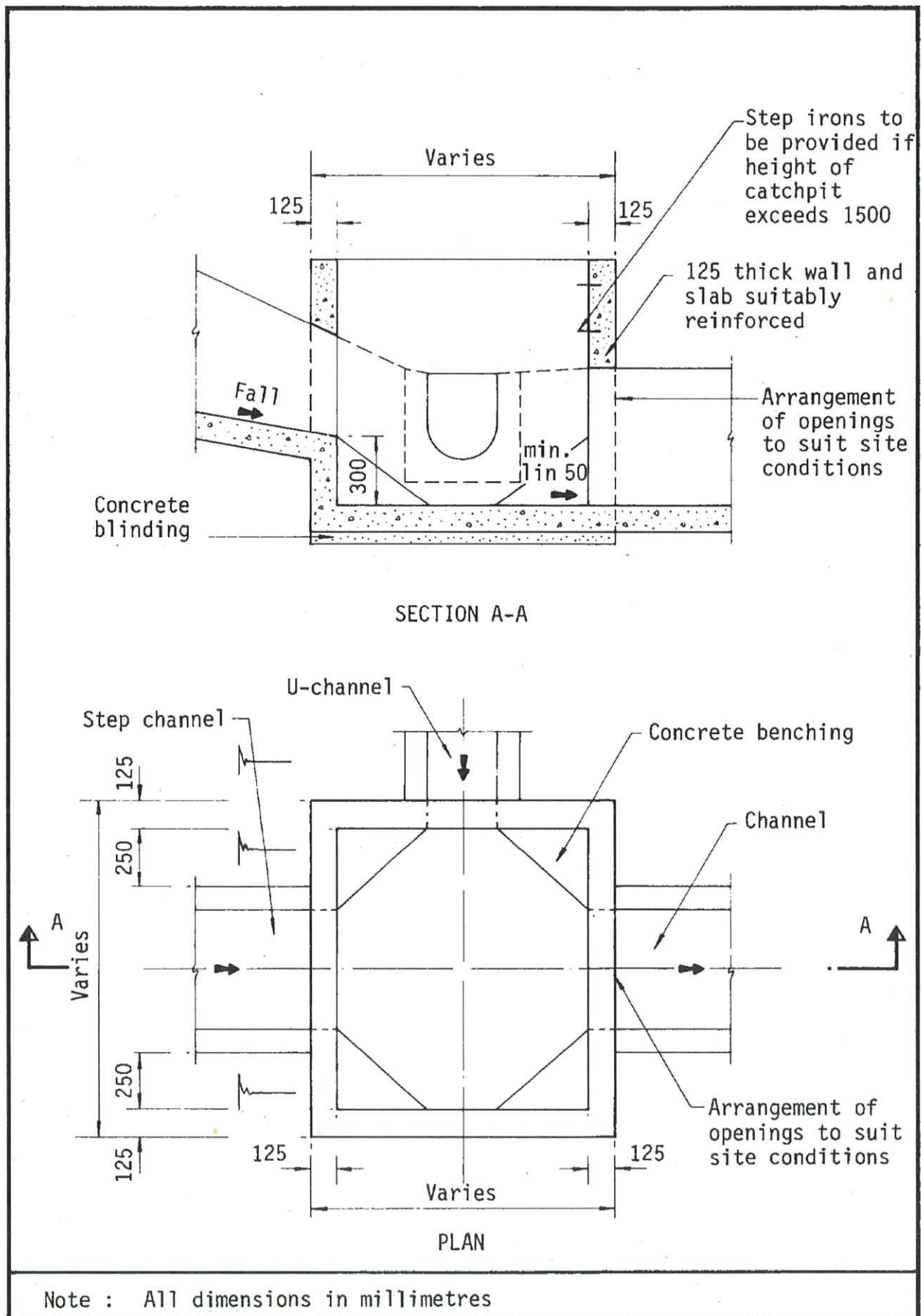
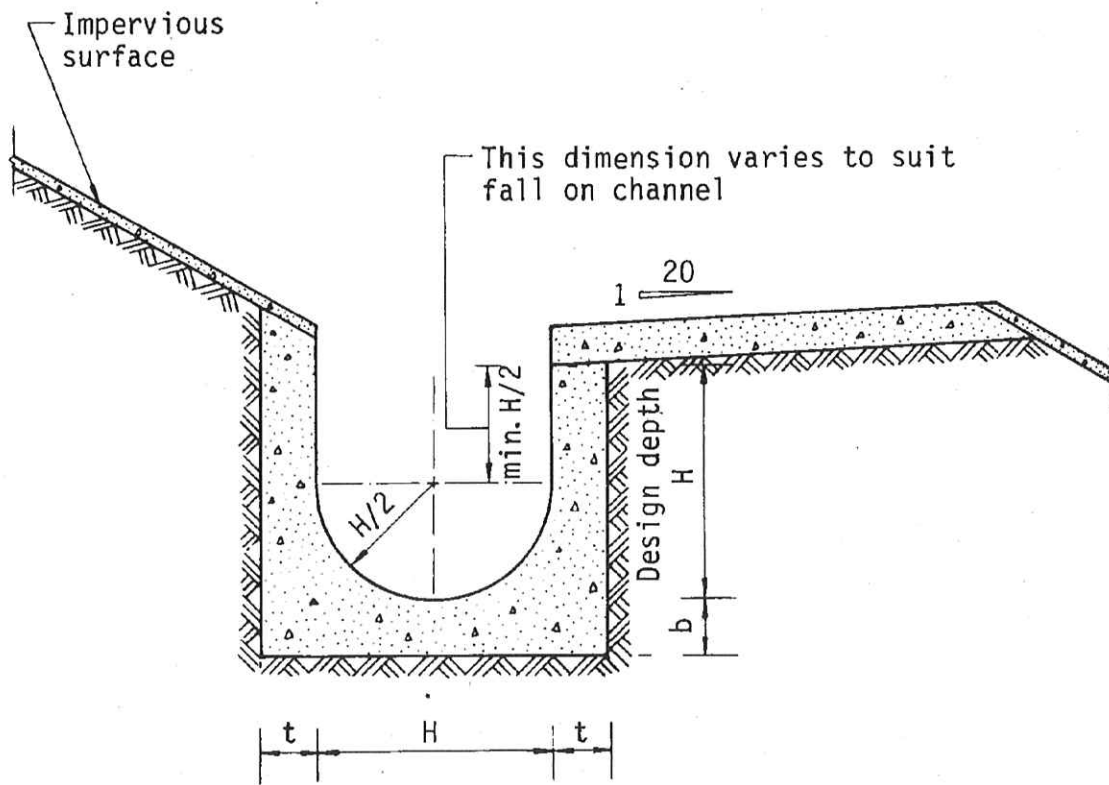


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel $H$ (mm)	Thickness $t$ (mm)	Thickness $b$ (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



**Previous s.16 Applications covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-PH/182	Temporary Open Storage of Private Cars, Lorries and Vehicle Parts for a Period of 12 Months	3.4.1998
A/YL-PH/273	Temporary Open Storage of Private Cars, Lorries and Vehicle Parts for 12 Months	30.4.1999
A/YL-PH/329	Temporary Open Storage of Private Cars, Lorries and Vehicle Parts for a Period of 3 Years	31.3.2000
A/YL-PH/446	Temporary Open Storage of Private Cars, Lorries and Vehicle Parts for a Period of 3 Years	19.9.2003
A/YL-PH/890	Proposed Temporary Storage of Vehicles and Auto Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years	24.9.2021 [revoked on 24.3.2023]



**Government Departments' General Comments**

**1. Traffic**

Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic-engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective.

**2. Environment**

Comments of the Director of Environmental Protection Department (DEP):

- no objection to the application; and
- there was no environmental complaint concerning the application site (the Site) received in the past 3 years.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in-principle to the application; and
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of his department.

**4. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no objection in-principle to the application subject to the fire service installations being provided to the satisfaction of D of FS.

**5. Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no comment on the application from nature conservation perspective noting that the Site zoned "Residential (Group D)" ("R(D)") has been paved.



## 6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- the Site falls within “R(D)” zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

## 7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application; and
- as there is no record of approval granted by the Building Authority for the existing structure at the Site, his office is not in a position to offer comments on their suitability for the use proposed in the application;

## 8. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- his office has not received any local's comment on the application and he has no particular comment on the application.

## 9. **Other Departments**

The following government departments have no objection to / no adverse comment / no comment on the application:

- the Project Manager (West), Civil Engineering and Development Department(PM(W), CEDD);
- the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- the Director of Electrical and Mechanical Services (DEMS);
- the Director of Food and Environmental Hygiene (DFEH); and
- the Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) the permission is given to the proposed development and structures under application. It does not condone any other use and structures which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use and remove such structures not covered by the permission;
- (b) to resolve any land issues relating to the proposed development with the concerned owner(s) of the Site;
- (c) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - should planning approval be given to the subject planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such applications is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD; and
  - there are unauthorised building works (UBWs) and/uses which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - any access connecting the Site and Fan Kam Road is not and shall not be maintained by his office; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
  - the applicant is advised (i) to follow the requirements stipulated in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open

Storage Site”; (ii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of the Environmental Protection Department’s (EPD’s) Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorised Person; and (iii) to meet the statutory requirements under relevant pollution control ordinances;

- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
  - no Food and Environmental Hygiene Department’s (FEHD’s) facilities will be affected;
  - proper licence/permit issued by FEHD is required if there is any catering service/activities regulated by DFHE under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and
  - for any waste generated from the such activity/operation, the applicant should arrange disposal properly at their own expenses. The work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
  - the installation/maintenance/modification/repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to D of FS; and
  - the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are UBWs under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - for UBWs erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement



policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the application site under BO;

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of BA should be obtained, otherwise they are UBW under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under BO will be carried out at building plan submission stage.



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/YL-PH/962 DD 108 Fam Kam Road, Pat Heung**  
04/08/2023 02:48

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

Dear TPB Members,

950 deferred. New application has increase site size to 1,757sq.mts.

Previous objections applicable and upheld.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 26 May 2023 2:59 AM CST  
**Subject:** A/YL-PH/950 DD 108 Fam Kam Road, Pat Heung

Dear TPB Members,

890 approved 24 Sept 2021 but conditions never fulfilled.

Solution, fresh application with a slight amendment to Site Area to 1,757sq.m

Question, how come an operation of over two decades is allowed to continue despite failure to reach minimum standards of safety and hygiene?

Again members have a duty to inquire into conditions and issues.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 3 September 2021 11:20 PM CST  
**Subject:** A/YL-PH/890 DD 108 Fam Kam Road, Pat Heung

A/YL-PH/890  
Lot 115 in D.D. 108, Fan Kam Road, Pat Heung  
Site area : About 1,733sq.m  
Zoning : "Res (Group D)"  
Applied use: Vehicles and Auto Parts / Repair Workshop / 4 Vehicle Parking

Dear TPB Members,



Although the last recorded approval was in 2003, the operation or similar has continued.

So no oversight with regard to the condition of the site and the safety of the operations?

PlanD should provide a description of activity on the site for the past 20 years.

Mary Mulvihill