

Responses-to-Comments

Renewal of Planning Approval for Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years in “Village Type Development” and “Agriculture” Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long

(Application No. A/YL-SK/366)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the District Lands Office, Yuen Long, Lands Department (Contact Person: Ms. S. L. CHENG; Tel.: 2443 1072)		
(a)	The application comprises Old Schedule Agricultural Lot Nos. 1289 RP in D.D. 114 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.	Noted.
(b)	The private lot is covered by Short Term Waiver (STW) No. 5364 for the purpose of temporary shop and services (car audio shop) and ancillary office.	Noted.
(c)	If the planning application is approved, the STW holder(s) will need to apply to this office the modification of the STW conditions where appropriate to permit the structure(s) erected within the said private lot. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure will be considered.	Noted.

	Our recent site inspection found that the existing structures within the private lot was suspected being used for domestic purposes. According to our prevailing policy, no STW application / modification will be considered for domestic use. Therefore, Lands Department reserves the right to take enforcement action against such domestic purpose structures in the application site.	Please be informed that no existing structure at the application site is being used for domestic purposes. The applicant will strictly follow the proposed scheme and ensure that no structure will be used for domestic purposes at any time during the planning approval period.
2. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHENG Wing-hei/Mr. YUEN Tsz-fung; Tel.: 2733 7737/2733 7781)		
(a)	Full set of <u>valid</u> F.S. 251(s) covering all the FSIs implemented on the application site.	A valid certificate of fire service installations and equipment (F.S. 251) is provided (Annex I).
(b)	The latest FSI proposal for planning application no. A/YL-SK/366; and	The latest fire service installations proposal is provided (Annex II).
(c)	A statement / undertaking to confirm there is no change in the layout and proposed uses as compared with the previous application.	Please be informed that there is no change in the layout and proposed uses as compared with the previous application.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
 消防(裝置及設備)規例
 (Regulation 9(1))
 (第九條(1)款)
 CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
 消防裝置及設備證書

A 9395842

FSD Ref.: _____
 消防處檔號

Name of Client : _____
 顧客姓名

Name of Building : _____
 樓宇名稱

Street No./Town Lot : Cot 1289 RP(Part), in D.D. 114
 門牌號數/市地段

Street/Road/Estate Name : _____
 街道/屋苑名稱

Kam Sheung Road

Block : _____
 座

District : _____
 分區

Shek Kong, Yuen Long

Area : _____
 地區

 HK
 香港

 K
 九龍

 NT
 新界

Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	3 x 5 Kg CO2 F.E.	G/F	Conforms with FSD requirements	08-04-2024	07-04-2025

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

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

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

**如證書涉及年檢事項, 應張貼於大廈
 或處所當眼處以供消防處人員查核**

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

Authorized
 Signature : _____
 受權人簽署

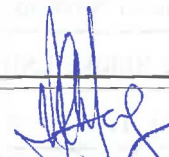
Name : _____
 姓名

FSD/RC No. : _____
 消防處註冊號碼

Company Name : _____
 公司名稱

Telephone : _____
 聯絡電話

Date : _____
 日期



Hui Chi Hang

RC3/676

East Power Engineering Ltd
 東力工程有限公司

2789 3690

09-04-2024

For FSD
 use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9395764

FSD Ref.:
消防處檔號

Name of Client :
顧客姓名

Name of Building :
樓宇名稱

Street No./Town Lot : Lot 1289 RP(Part), in D.D. 114 Street/Road/Estate Name : Kam Sheung Road
門牌號數/市地段 街道/屋苑名稱

Block : District : Shek Kong, Yuen Long Area : HK 香港 K 九龍 NT 新界
座 分區 地區

Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	2 x Emergency Light	G/F	Conforms with FSD requirements	08-04-2024	07-04-2025
12	2 x Exit Sign	G/F	Conforms with FSD requirements	08-04-2024	07-04-2025

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

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

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature :
受權人簽署


Name :
姓名

FSD/RC No. :
消防處註冊號碼

Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期


 Ng Chun Man
 RC1/309RC2/459
 East Power Engineering Ltd
 東力工程有限公司
 2789 3690
 09-04-2024

For FSD use only:

Inspected

Key-in

Verified

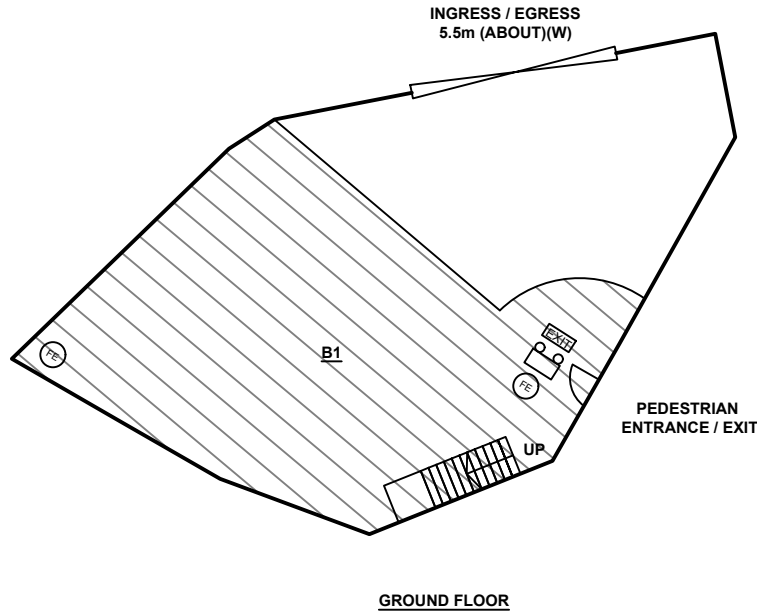
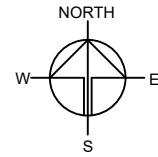
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 148m² (ABOUT)
 COVERED AREA : 96m² (ABOUT)
 UNCOVERED AREA : 52m² (ABOUT)

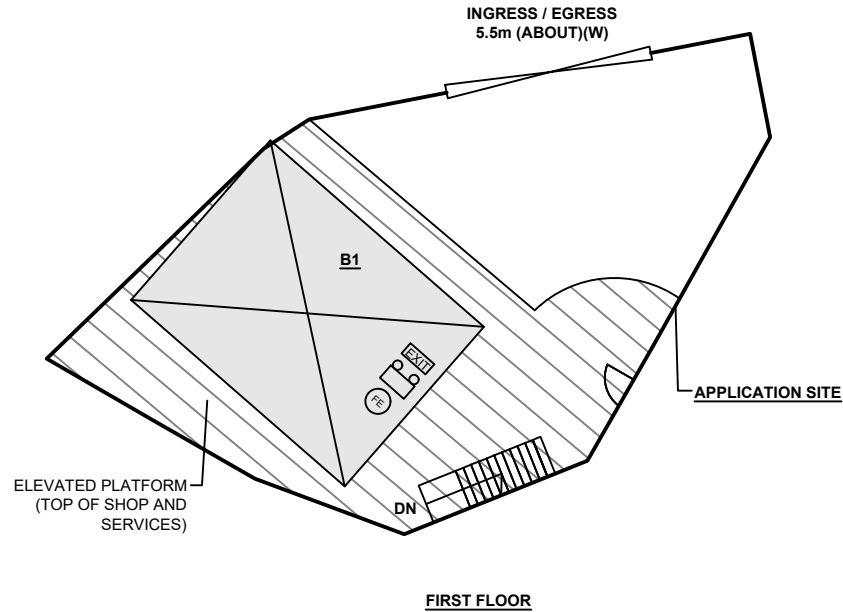
PLOT RATIO : 0.9 (ABOUT)
 SITE COVERAGE : 70% (ABOUT)

NO. OF STRUCTURE : 1
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 138m² (ABOUT)
 BUILDING HEIGHT : 6m (ABOUT)
 NO. OF STOREY : 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F) (1/F)	SHOP AND SERVICES ANCILLARY OFFICE	96m ² (ABOUT) ON TOP OF B1	96m ² (ABOUT) 42m ² (ABOUT)	6m (ABOUT)(2-STOREY)
TOTAL		96m² (ABOUT)	138m² (ABOUT)	






GROUND FLOOR



FIRST FLOOR




FIRE SERVICE INSTALLATIONS

-  2 x EXIT SIGN
-  2 x EMERGENCY LIGHT
-  3 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. POTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.

LEGEND

-  STRUCTURE
-  CANOPY
-  INGRESS / EGRESS

Drawing No.	Ver.
ANNEX II	01
Project	
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY SHOP AND SERVICES (CAR AUDIO SHOP) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS	
LOT 1289 RP (PART) IN D.D. 114, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG	
Drawing Title	
FSIs PROPOSAL	
Scale of A4	
1 : 200	
Drawn	Date
	9.4.2024
Revised	Date