

This document is received on 30 JUL 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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



Previous  
2501393

Sandy

2501455

3-6

by post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1156
	Date Received 收到日期	30 JUL 2025

1. 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。
2. 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。
3. 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 )

CHIU Hei Fung 趙喜鳳

**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 )

Innovative Land Use Planning Consultancy Co. Ltd.

**3. Application Site 申請地點**

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 629 S.Q, 630 S.B ss.15, 653 S.B RP (part) in DD 110 Kam Tin Yuen Long N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 820 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 190 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)	..... sq.m 平方米 <input 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 Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	R(D)
(f) Current use(s) 現時用途	Open Storage of private vehicles, vehicle parts and ancillary site office/toilet  (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 ..... 24/6/2025 ..... (DD/MM/YYYY), this application involves a total of ..... 3 ..... “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  
4/6/2025-18/6/2025 (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 25/6/2025 (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，或有關係的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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 Private Vehicles, Vehicle Parts, Ancillary site office and toilet for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... Three years ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 630 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 190 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... Two .....
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 190 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 190 .....sq.m <input checked="" type="checkbox"/> 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) <u>All structures are not more than 3m</u>   	
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	..... 9 .....
Motorcycle Parking Spaces 電單車車位	..... 0 .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 0 .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... 0 .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 0 .....
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	..... 0 .....
Coach Spaces 旅遊巴車位	..... 0 .....
Light Goods Vehicle Spaces 輕型貨車車位	..... 0 .....
Medium Goods Vehicle Spaces 中型貨車車位	..... 0 .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... 0 .....
Others (Please Specify) 其他 (請列明)	.....



Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. (Mondays to Saturdays) except Sundays and Public Holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？		Yes 是	<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)) Kam Tin Road <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 ..... 820 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 ..... 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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Others (Please Specify) 其他 (請列明)	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>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

See Justifications in separate sheet as attached



**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

Elaine SO

Town Planner

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

Innovative Land use Planning Consultancy Co. LTD

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

Date 日期

25.6.2025

(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 629 S.Q, 630 S.B ss15, 653 S.B RP (part) in DD 110 Kam Tin , Yuen Long, N.T
Site area 地盤面積	820 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-KTN/11
Zoning 地帶	(R(D))
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 Open Storage of Private Vehicles ,Vehicle Parts, Ancillary Site Office/Toilet for a Period of 3 Years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	190 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.23 <input 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 (Storage of vehicles parts and ancillary site office and toilet)	
(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	3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	23% % <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) _____ _____		9 private cars
	Total no. of vehicle loading/unloading bays/lays 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) _____ _____		

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<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"/>
Location Plan, Site Plan, Drainage Plan and Site Photos		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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



## **Justifications**

- a. The same applicant had submitted two applications (A/YL-KTN/635) and (A/YL-KTN/792) previously and were approved by the Town Planning Board (TPB) on 16.11.2018 and 15.7.2022 respectively. The two applications(A/YL-KTN/635) and (A/YL-KTN/792) were revoked by the TPB on 21.4.2021 and 26.8.2022 with the reasons that the applicant had failed to comply with condition (K) - the implementation of the drainage proposal satisfactorily by 21.4.2021 as per A/YL-KTN/635 and failed to comply with condition (J)- the implementation of the drainage proposal satisfactorily by 26.8.2022 as per A/YL-KTN/792 respectively. Indeed, the applicant has done all the implementation of drainage works as per the approved drainage proposal and the provision of fire service installations on Site. However, the previous agent of the applicant failed to meet the required deadline as stipulated on the approval conditions.

Pictures taken at the site showing at Plan 5.2 (Photos 4 ,5 and 6) demonstrate that the drainage works and the provision of fire extinguishers within the Site. A valid fire certificate (FS251) (Annex 1) is attached for your reference. It was just the previous agent who represented the applicant (senior citizen) did not meet the deadlines of the required approval conditions so as to cause the two applications being revoked.

The authorized agent under this application has alerted the applicant that after the approval of the application, she needs to comply with all approval conditions. The applicant has already assigned the authorized agent under this application to follow up all the required approval conditions to satisfaction of the TPB should this application be approved.

- b. The subject application is similar to the two previous applications except that there is no landscape area within the Site. The area previously used for landscape area as per Application No. (A/YL-KTN/792) will be used for open storage of additional 2 private vehicles which sums up with a total of 9 cars within the subject Site. That is the number of cars within the open storage of private car at the site is increased from 7 to 9 cars.

- c. The operation (hours and date) is the same as the previous applications. (i.e. 9:00 am. to 7:00 p.m. (Mondays to Saturdays) except Sundays and public holidays.
- d. There is a proposed ingress/egress area of 170m<sup>2</sup> (10m(L)x 17m(W) to provide clear sight line for private vehicles turning left from Kam Tin Road entering and turning left leaving Kam Tin Road from the subject Site. Staff of the Site will be deployed to monitor the cars leaving the subject Site so as to safeguard the safety of pedestrians and other road users.
- e. The traffic impact from the increase of additional 2 private vehicles would not generate adverse traffic impact to Kam Tin Road. All cars for storage within the subject Site are all by appointments. No walk-in is welcomed. There will have two proposed signages of “Appointment only” and “ No Parking” to be erected outside the Site. The operator of the subject Site will only serve cars by appointments only when there is space available within the Site. This is to ensure no queue back of traffic on Kam Tin Road.
- f. No vehicle other than private car is allowed to be parked/stored at the Site.
- g. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out within the Site.
- h. The existing fencing erected at the Site will be well maintained at all times during the planning approval period.
- i. The Drainage Plan at Plan 4 which was previously approved by the Drainage Services Department (DSD) as per Application No. (A/YL-KTN/792).

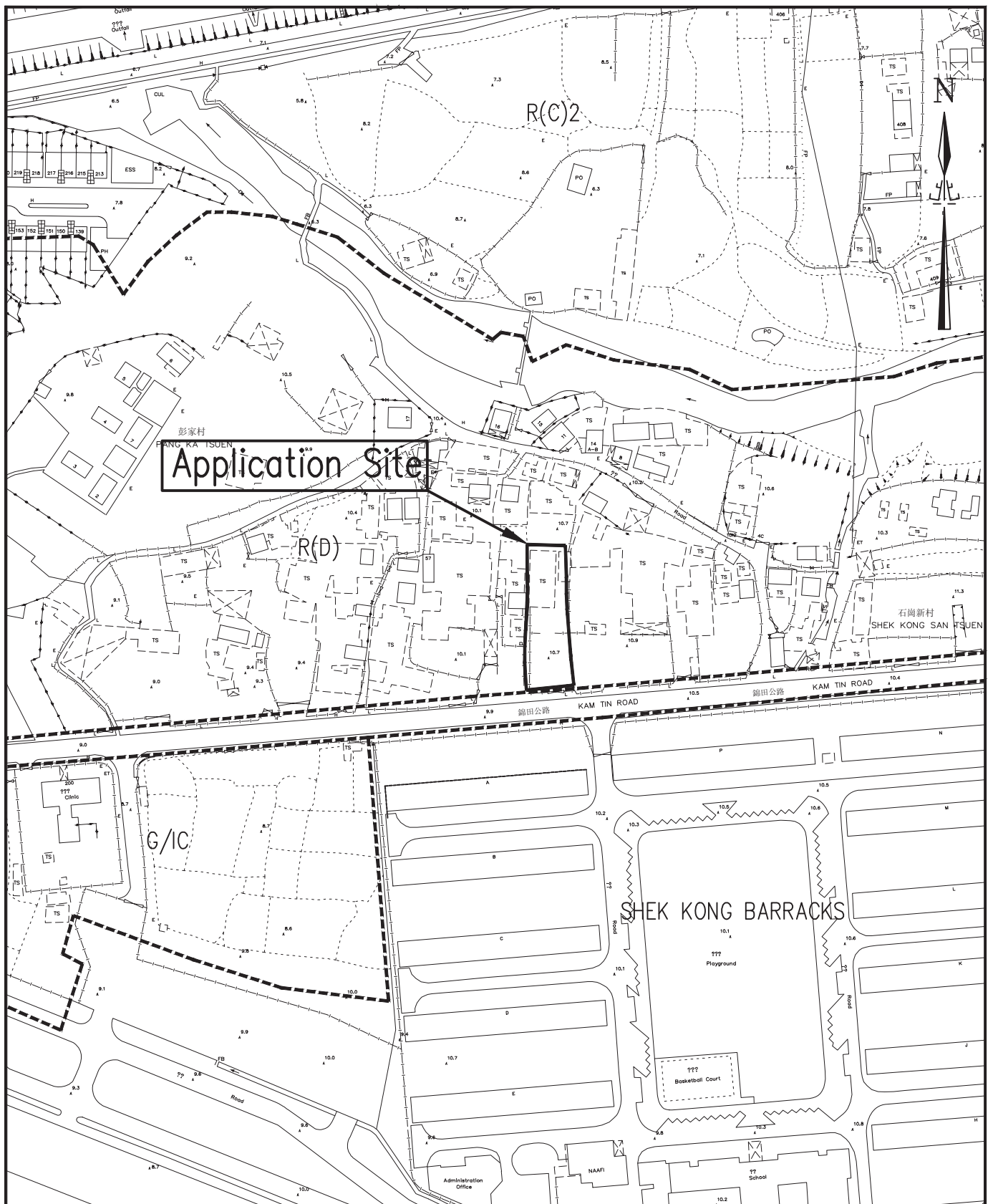
#### **Plans and Annex**

**Plan 1 – Location Plan, Plan 2- Site Plan, Plan 3- Layout Plan, Plan 4- Drainage Plan**

**Plan 5.1 – 5.3 –Site Photos**

**Annex1- Valid Fire Certificate (FS 251)**





Extracted from Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11

1:2000

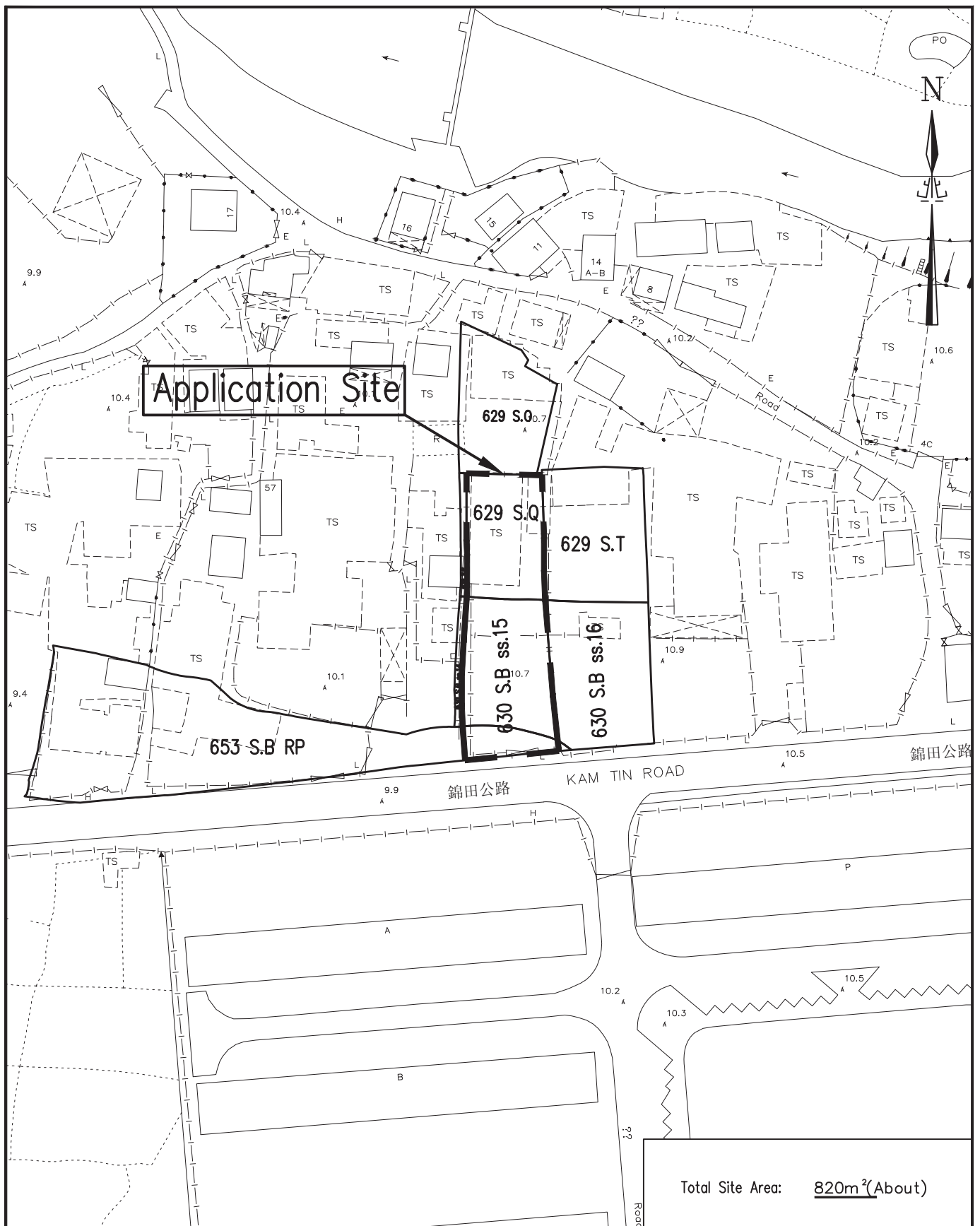
## Location Plan

**Proposed Temporary Open Storage of Private Vehicles, Vehicle Parts, Ancillary site office and toilet for the period of 3 years at Lots 629 S.Q, 630 S.B ss.15 and 653 S.B RP(part) in D.D.110 Kam Tin, Yuen Long, New Territories**

HELICON MA  
SURVEYING LIMITED

April 2025

Plan 1  
(P 240403)



1:1000

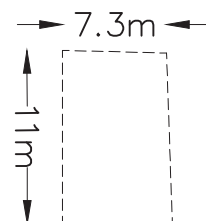
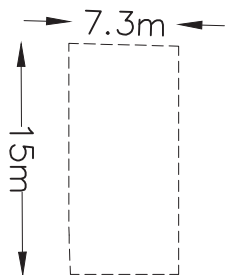
April 2025

## Site Plan

**Proposed Temporary Open Storage of Private Vehicles, Vehicle Parts, Ancillary site office and toilet for the period of 3 years at Lots 629 S.Q, 630 S.B ss.15 and 653 S.B RP(part) in D.D.110 Kam Tin, Yuen Long, New Territories**

HELICON MA  
SURVEYING LIMITED

Plan 2  
(P 240403)

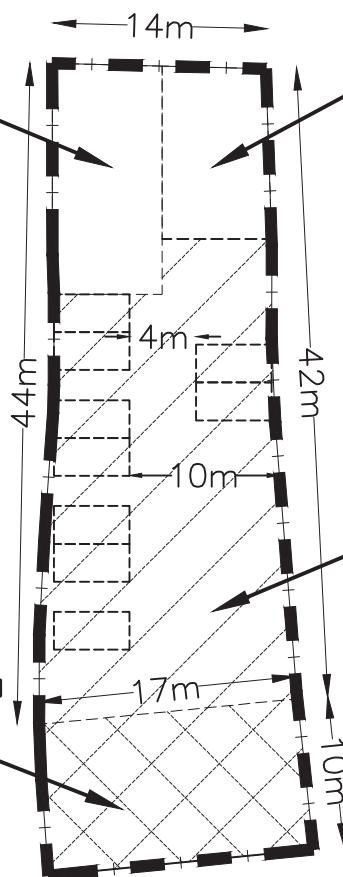


Storage of vehicle parts  
within the existing structure  
(Area: 110 s.q m)  
(Headroom: 3m)

Office and toilet  
(Area: 80 s.q m)  
(Headroom: 3m)


Open Storage of  
private vehicles  
(Area: 455 s.q m)

Purposed Ingress/ Egress Area  
(Area: 170 s.q m)



KAM TIN ROAD

LEGEND:

 2.5m(W)x 5m(L) Private Vehicle Space

Total Site Area: 820m<sup>2</sup>(About)

NOT TO SCALE

## Layout Plan

**Proposed Temporary Open Storage of Private Vehicles, Vehicle Parts, Ancillary site office and toilet for the period of 3 years at Lots 629 S.Q, 630 S.B ss.15 and 653 S.B RP(part) in D.D.110 Kam Tin, Yuen Long, New Territories**

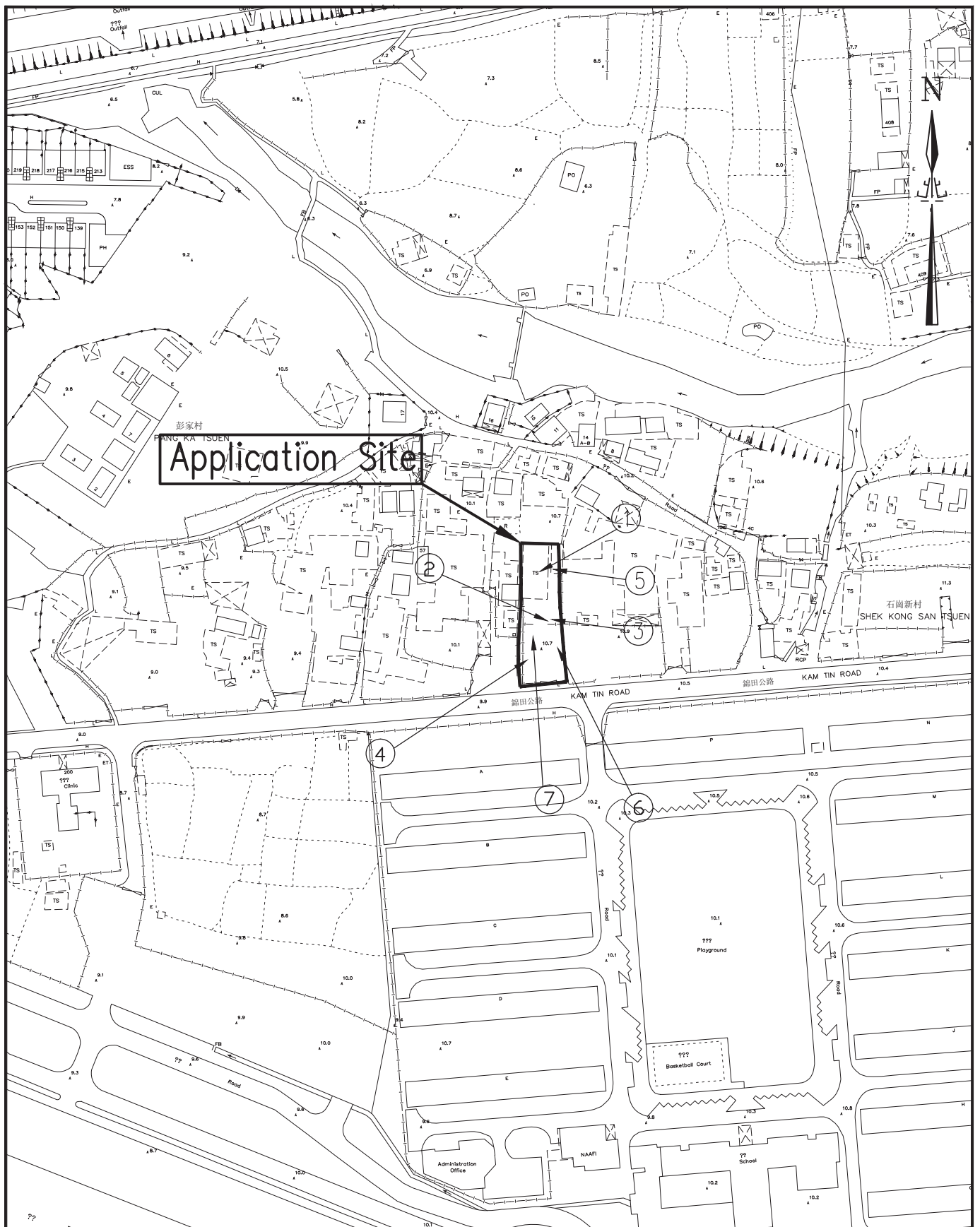
HELICON MA  
SURVEYING LIMITED

April 2025

Plan 3  
(P 240403)







NOT TO SCALE

April 2025

## Site Photo (View Points)

**Proposed Temporary Open Storage of Private Vehicles, Vehicle Parts, Ancillary site office and toilet for the period of 3 years at Lots 629 S.Q, 630 S.B ss.15 and 653 S.B RP(part) in D.D.110 Kam Tin, Yuen Long, New Territories**

HELICON MA  
SURVEYING LIMITED

Plan 5.1  
(P 240403)





Photo (1)

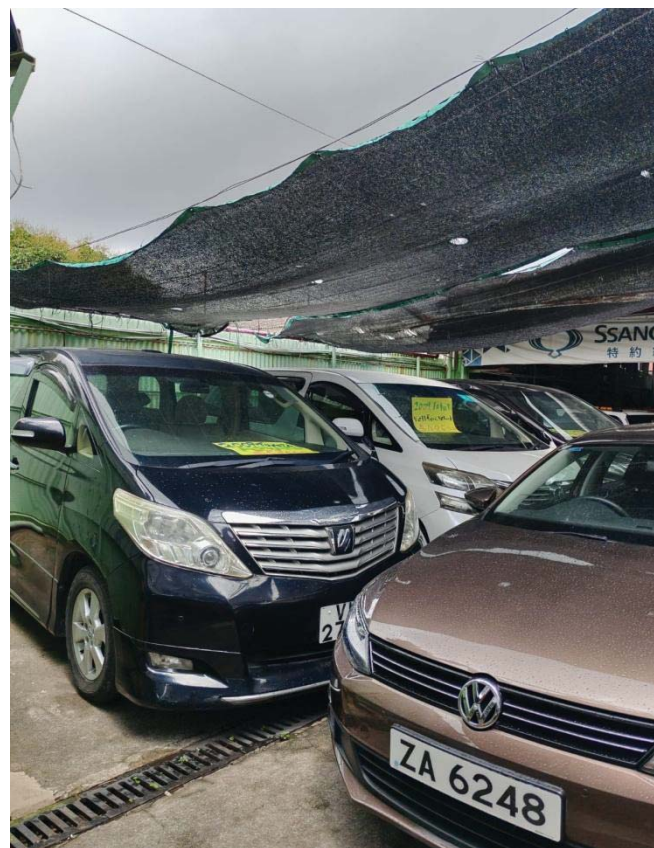


Photo (2)



Photo (3)



Photo (4)

Site Photo (view points) – Proposed Temporary Open Storage of Private Vehicles, Vehicle Parts, Ancillary site office and toilet for a period of 3 years





Photo (5)

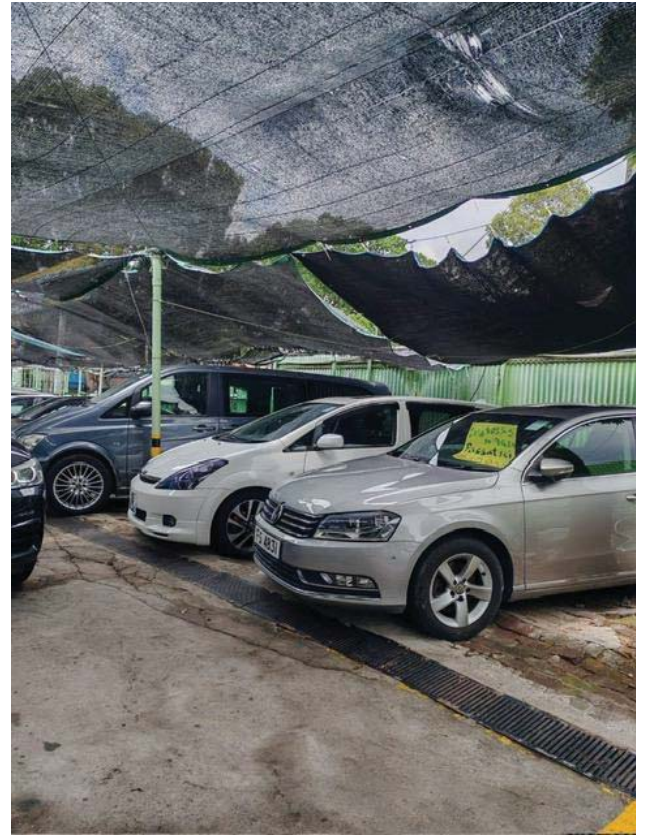


Photo (6)



Photo (7)

Site Photo (view points) – Proposed Temporary Open Storage of Private Vehicles, Vehicle Parts, Ancillary site office and toilet for a period of 3 years

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處編號消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)

Serial Number

10607 240142

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

王太

Address 地址

新界元朗八鄉 錦田公路 D.D.110 LOTS 629Q 630 S.B 5515 and 653 S.B RP (Part)

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 Maintenance  
ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the 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)條例第八條(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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	應急照明系統 x 6支	工場 / 寫字樓	符合消防設備條件	13/12/2024	12/12/2025
12	出口指示牌 x 4支	工場 / 寫字樓	符合消防設備條件	13/12/2024	12/12/2025

## Part 2 第二部 Installation / Modification / Repair / Inspection works 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/YYYY)
16	消防喉轆	工場 / 寫字樓	更換射咀箱 x 1套, 射咀喉轆 x 1套, 喉轆拉輪 x 1套	符合消防設備條件	13/12/2024
16	消防喉轆	工場 / 寫字樓	加回消防泵房指示牌 x 1塊, 消防水缸指示牌 x 1塊	符合消防設備條件	13/12/2024

## 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

Remark 備註

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

如證書涉及年檢事項, 應張貼於大廈或  
處所當眼處以供消防處人員查核

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

F.S. 251 (Rev. 01/2012)  
8820-45d0-3d8a-1141-ed2a-b974-a7a2-8d1d

Authorized

Signature:

受權人簽署

Name:

姓名

Ng Yiu Lun

FSD/RC No.:

消防處註冊號碼

RC1 / 0607

RC2 / 0794

Company Name:

公司名稱

Asia Brilliant Construction  
Engineer Limited

Telephone:

聯絡電話

Date:

日期

16/12/2024

For FSD  
use only

Inspected

Key-in

Verified



Serial Number

10607240142

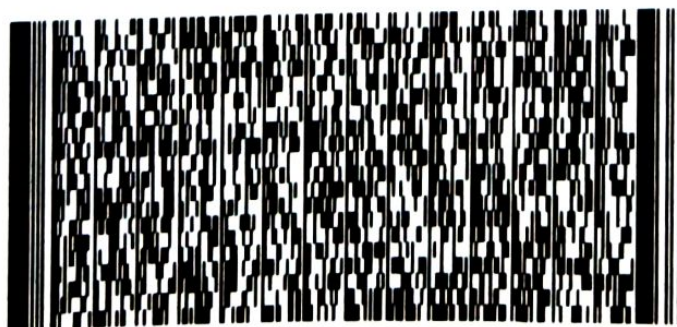
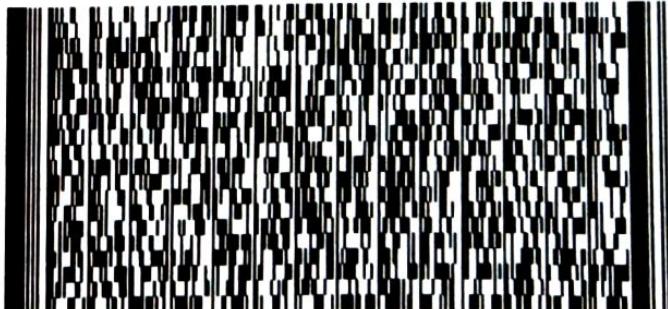
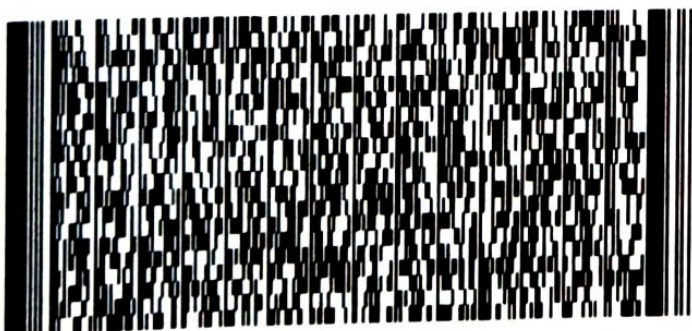
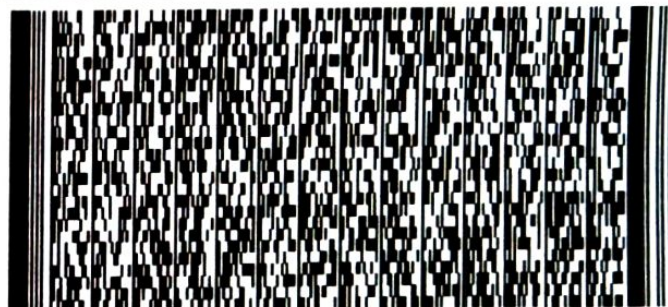
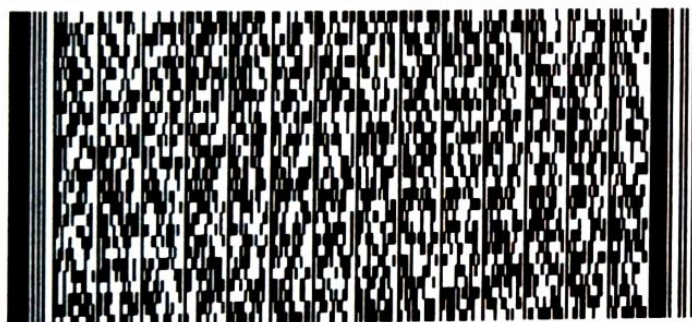
Name of Client 顧客姓名

王太

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

In accordance with Regulation 8(b) of the 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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	防水掣手/警鐘 x 2套	工場 / 寫字樓	符合消防設備條件	06/12/2024	05/12/2025
16	消防喉轆 x 2套	工場 / 寫字樓	符合消防設備條件	06/12/2024	05/12/2025



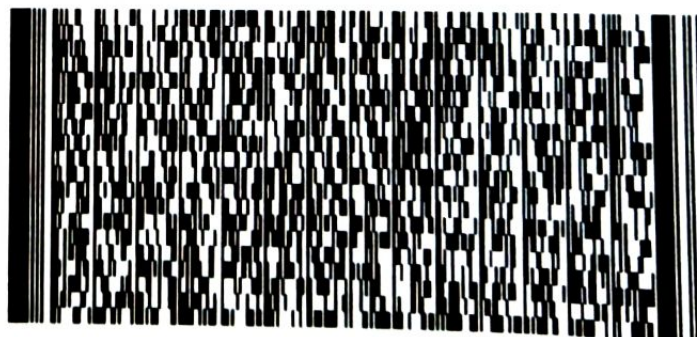
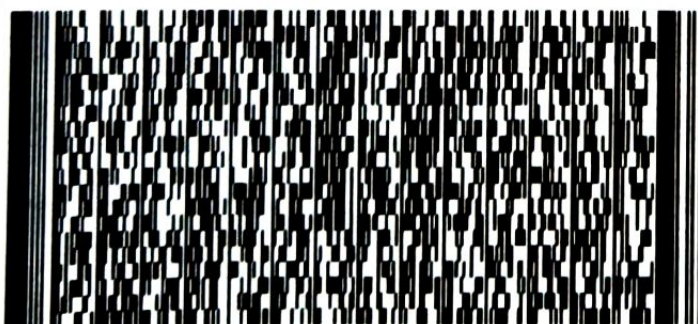
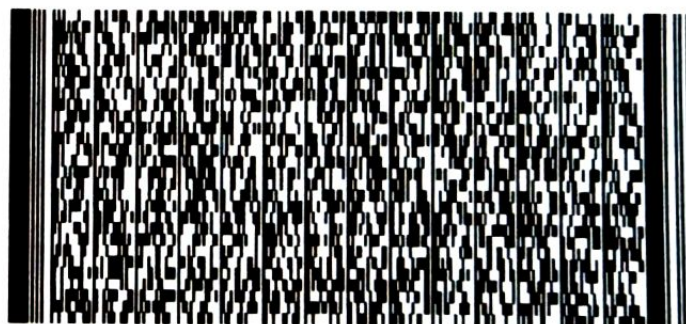
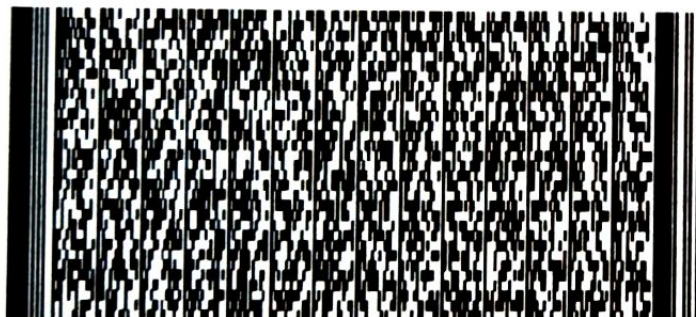
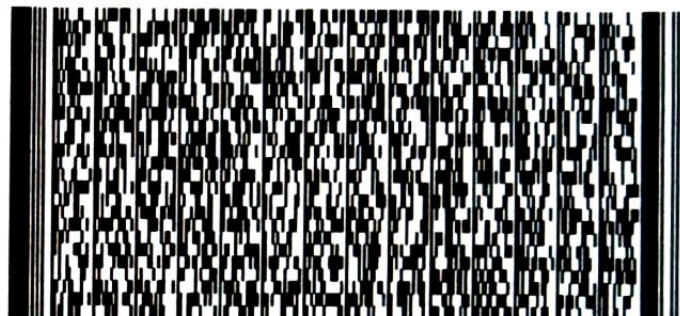
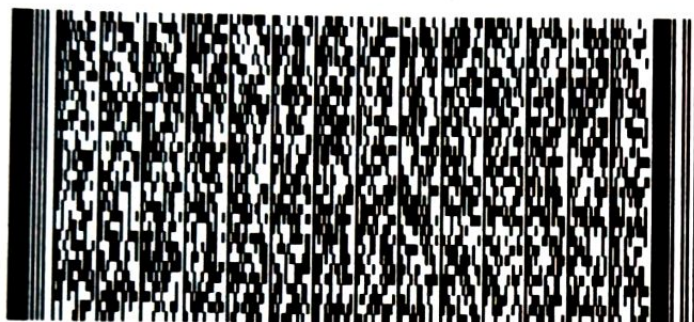
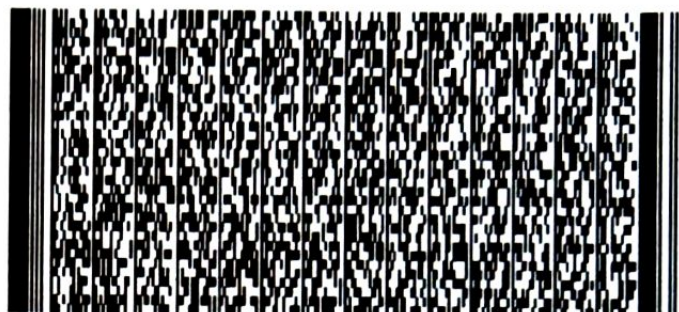
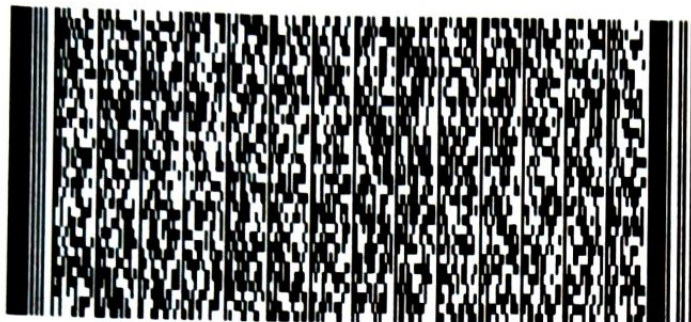


Serial Number

10607240142

Name of Client 顧客姓名

王太



寄件日期: 2025年08月19日星期二 14:26  
收件者: tpbpd/PLAND  
副本: Yen PY LEUNG/PLAND; Jet Sze Jet CHEUNG/PLAND; David Chi Chiu CHENG/PLAND  
主旨: Fw: Planning application No. A/YL-KTN/1156  
附件: amended pages for replacement and annex 2.pdf; view points and pic (combined file).pdf

**From:** INNOVATIVE LAND USE PLANNING [REDACTED]

Dear Ms. YAN,  
Further to my email (with amended submission) dated 11.8.2025, please find the existing drainage facilities (with pictures (1 to 7) and viewpoints of (1 to 7) within the subject site for your follow up action. Thank you.  
Elaine SO  
Town Planner  
Innovative Land Use Planning Consultancy Co.Ltd.

----- Forwarded message -----

**From:** INNOVATIVE LAND USE PLANNING [REDACTED]  
**Date:** Mon, Aug 11, 2025 at 6:47 PM  
**Subject:** Planning application No. A/YL-KTN/1156  
**To:** <[awyyan@pland.gov.hk](mailto:awyyan@pland.gov.hk)>

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Dear Ms. YAN,

As spoken on 8.8.2025 regarding the suggested amendments to the captioned application, please find the enclosed for the relevant replacement pages (p.5 and 11) of application form, revised content in justification pages, amended Plan 3 showing the existing trees to be retained and the submission of Annex 2 (Proposed Fire Service Installation Plan) for your follow up action. Thanks,

Elaine SO

Town Planner

Innovative Land Use Planning Consultancy Co.Ltd.



**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 or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區或受規管地區臨時用途/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 Private Vehicles, Vehicle Parts,  
Ancillary site office and toilet for a Period of 3 Years  
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... Three years .....  
☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	630	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	190	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	Two		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	190	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	190	sq.m	<input checked="" type="checkbox"/> 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)

All structures are not more than 3m**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	9 to 10 (max. 10)
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
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	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	

(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	190 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.23 <input 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 (covered structures for storage of vehicles and vehicles parts and ancillary site office and toilet)	
(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	3 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	23% % <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) _____ _____		9 to 10 private cars (max. 10)
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		



## **Justifications**

- a. The same applicant had submitted two applications (A/YL-KTN/635) and (A/YL-KTN/792) previously and were approved by the Town Planning Board (TPB) on 16.11.2018 and 15.7.2022 respectively. The two applications(A/YL-KTN/635) and (A/YL-KTN/792) were revoked by the TPB on 21.4.2021 and 26.8.2022 with the reasons that the applicant had failed to comply with condition (K) - the implementation of the drainage proposal satisfactorily by 21.4.2021 as per A/YL-KTN/635 and failed to comply with condition (J)- the implementation of the drainage proposal satisfactorily by 26.8.2022 as per A/YL-KTN/792 respectively. Indeed, the applicant has done all the implementation of drainage works as per the approved drainage proposal and the provision of fire service installations on Site. However, the previous agent of the applicant failed to meet the required deadline as stipulated on the approval conditions.

Pictures taken at the site showing at Plan 5.2 (Photos 4 ,5 and 6) demonstrate that the drainage works and the provision of fire extinguishers within the Site. A valid fire certificate (FS251) (Annex 1) is attached for your reference. It was just the previous agent who represented the applicant (senior citizen) did not meet the deadlines of the required approval conditions so as to cause the above mentioned two applications being revoked.

The authorized agent under this application has reminded the applicant that she needs to comply with all approval conditions after the approval of this application by the TPB. The applicant has already assigned the authorized agent under this application to follow up with all the required approval conditions to the satisfaction of the TPB after this application being approved by TPB.

- b. The subject application is similar to the above mentioned two previous applications except that there is no landscape area within the Site. The area previously used for landscape area as per Application No. (A/YL-KTN/792) is replaced by an open storage of private vehicles with a total of 9 cars within the open storage of private car (455m<sup>2</sup>) at the Site. Other area of this open storage will be used to facilitate the turning and maneuvering of private vehicles within

the Site. The storage of vehicle parts (110m<sup>2</sup>) adjacent to the office and toilet (Plan 3) might be occasionally for the storage of luxury car (one only) (i.e. Rolls Royce, Lamborghini, Ferrari and etc.). The total of private vehicles to be stored within the Site may reach a maximum of 10 private vehicles (occasionally) including the 9 private vehicles storing within the indicated open storage of private vehicles (455m<sup>2</sup>) on Plan 3.

- c. The operation (hours and date) is the same as the previous approved applications. (i.e. 9:00 am. to 7:00 p.m. (Mondays to Saturdays) except Sundays and public holidays.
- d. There is a proposed ingress/egress area of 170m<sup>2</sup> (10m(L)x 17m(W) to provide clear sight line for private vehicles turning left from Kam Tin Road and turning left leaving the subject Site.
- e. The traffic impact arising from the proposed temporary open storage of private vehicles, vehicle parts, site office and toilet under this application would not generate adverse traffic impact to Kam Tin Road.
- f. No vehicle other than private car is allowed to be parked/stored at the Site.
- g. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out within the Site.
- h. The existing fencing erected at the Site will be well maintained at all times during the planning approval period.
- i. The Drainage Plan which was previously approved by the Drainage Services Department (DSD) as per Application No. (A/YL-KTN/792) is attached at Plan 4.
- j. The existing trees within the Site are indicated on Plan 3. All trees will be retained.

**Plans and Annex**

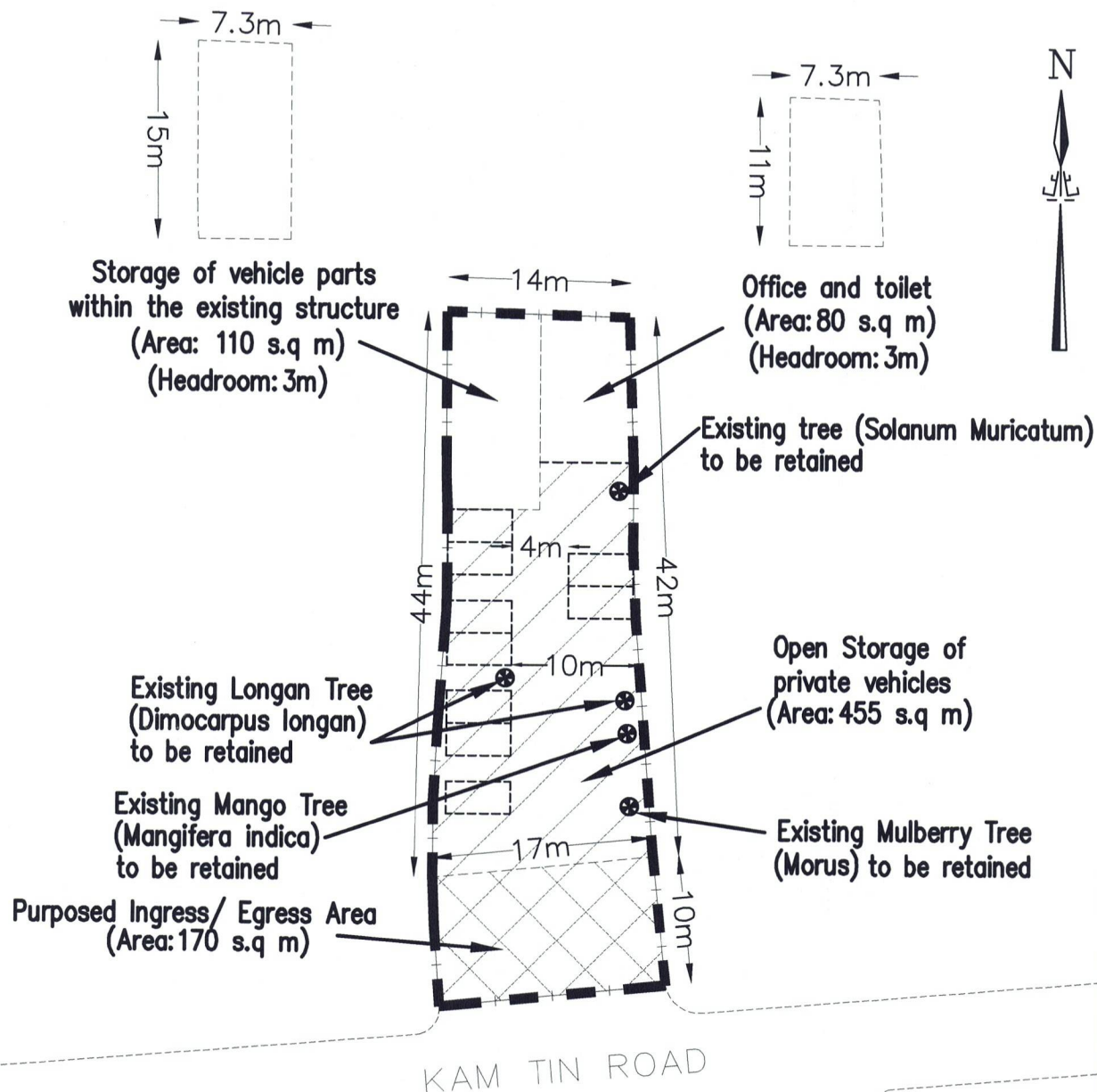
**Plan 1 – Location Plan, Plan 2- Site Plan, Plan 3- Layout Plan, Plan 4- Drainage Plan**

**Plan 5.1 – 5.3 –Site Photos**

**Annex1- Valid Fire Certificate (FS 251)**

**Annex 2 – Proposed Fire Service Installation Plan**





**LEGEND:**

[ ] 2.5m(W)x 5m(L) Private Vehicle Space

Total Site Area: 820m<sup>2</sup>(About)

NOT TO SCALE

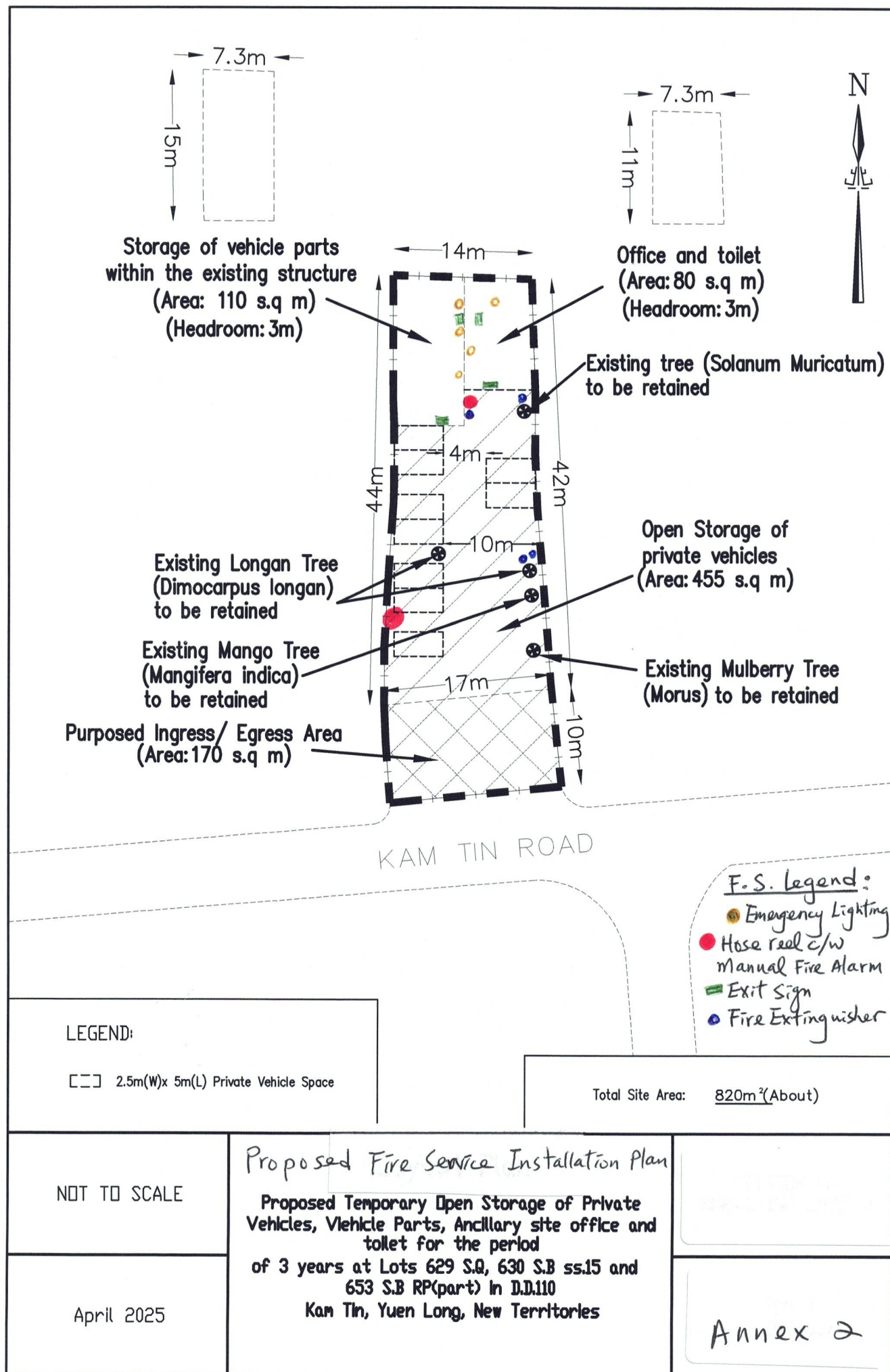
**Layout Plan**

**Proposed Temporary Open Storage of Private Vehicles, Vehicle Parts, Ancillary site office and toilet for the period of 3 years at Lots 629 S.Q, 630 S.B ss.15 and 653 S.B RP(part) in D.D.110 Kam Tin, Yuen Long, New Territories**

HELICON MA  
SURVEYING LIMITED

April 2025

Plan 3  
(P 240403)



























WH 9950

YB 9

WG 9245











寄件者: [REDACTED]  
寄件日期: 2025年09月11日星期四 9:23  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: Fw: S.16 Planning Application No. A/YL-KTN/1156 - Departmental Comments  
附件: Responses to Departmental Comments EPD and FSD.docx; FSI 9.9.2025.pdf

Dear [REDACTED]  
Please find the R to C for EPD and FSD as attached .  
Elaine SO  
Town Planner  
Innovative Land Use Planning Consultancy Co Ltd



Responses to Departmental Comments (A/YL-KTN/1156):

Department's Comments	Applicant's responses
<p><b>Comments from Environmental Protection Department (Contact Person: Mr. Kelvin WONG; Tel.: 2835 1117)</b></p> <p>Please advise what types of private vehicles will be stored at the site.</p>	<p>Used Saloon and SUV vehicles (Petroleum)</p>
<p><b>Comments from Fire Services Department (Contact Person: Mr. CHEUNG Wing-hei; Tel.: 2733 7737)</b></p> <p>(i) Provision of FSIs shall be demonstrated in form of FS Notes with all relevant standards and specifications;</p> <p>(ii) For enclosed structure with gross floor area not exceeding 230m<sup>2</sup>, only fire extinguisher and Stand-alone Fire Detector shall be provided;</p> <p>(iii) In relation to ii. above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;</p>	<p>Your comments stated in (i) to (ix) are noted. Please find our FSI as attached for your further consideration. Thanks.</p>



<p>(iv) The Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation &amp; Maintenance [Sep 2021]”;</p> <p>(v) If the applicant self-initiates the provision of emergency lighting, the standards and specification shall be in accordance with “BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021”;</p> <p>(vi) If the applicant self-initiates the provision of directional and exit signs, the standards and specification shall be in accordance with “BS 5266-1:2016 and the FSD Circular Letter No. 5/2008”;</p> <p>(vii) If the applicant self-initiates the provision of modified hose reel system, the standards and specification shall be in accordance with “Code of Practice for Minimum Fire Service Installations and Equipment 2022”;</p> <p>(viii) If the applicant self-initiates the provision of fire alarm system, the standards and specification shall be in accordance with “BS 5839-1:2017 and the FSD Circular Letter No. 6/2021”; and</p>	
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<p>(ix) Modified hose reel system, fire alarm system, emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by this Department.</p>	
---	--







寄件者: [REDACTED]  
寄件日期: 2025年09月11日星期四 9:23  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: Fw: S.16 Planning Application No. A/YL-KTN/1156 - Departmental Comments  
附件: Responses to Departmental Comments Plan D and Public Comments.docx

Dear [REDACTED]  
Please find our R to public comment and Plan D's comment at the attached table.  
Elaine SO  
Town Planner  
Innovative Land Use Planning Consultancy Co. Ltd



Responses to Departmental Comments (A/YL-KTN/1156):

Public comments	Applicant's responses
<p>901 was withdrawn. That was 2 years ago. So the operation has continued without having necessary approval. Were the officilas who are supposed to monitor land use lying flat all that time?</p> <p>Now the applicant comes up with an excuse of an elderly citizen.</p> <p>Further approval should not be granted unless every conditions is already complied with.</p>	<p>Noted.</p> <p>Applicant is a 80 years old lady who has no knowledge on planning application. The consultant who was handling previous applications for her was irresponsible and not follow up the approval conditions. Indeed, she has done all the FSI and drainage implementation but applicant's previous consultant not respect the deadline as given on the approval conditions.</p> <p>Applicant now is trying to fulfil all the requirements of concerned departments prior to the consideration of the TPB.</p>
Plan D comments	
<p>Please advise if peripheral fencing will be erected along the site boundary. If affirmative, please provide the height (m) of the peripheral fencing.</p>	<p>Yes, the site is fencing off peripherally. Erection of fence is about 2.5m.</p>



寄件者: [REDACTED]  
寄件日期: 2025年09月22日星期一 11:27  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: [REDACTED]  
附件: Responses to Departmental Comments DSD.docx; drainage propoal Kam Tin A-YL-KTN-1156.pdf; A-YL-KTN-1156 drainage photos.pptx

[REDACTED]  
Please find our R to C (for DSD) with attachments. Grateful if you could inform the date of consideration of this application by the TPB after deferment on 19.9.2025.

Elaine SO

Town Planner

Innovative Land Use Planning Consultancy Co Ltd.



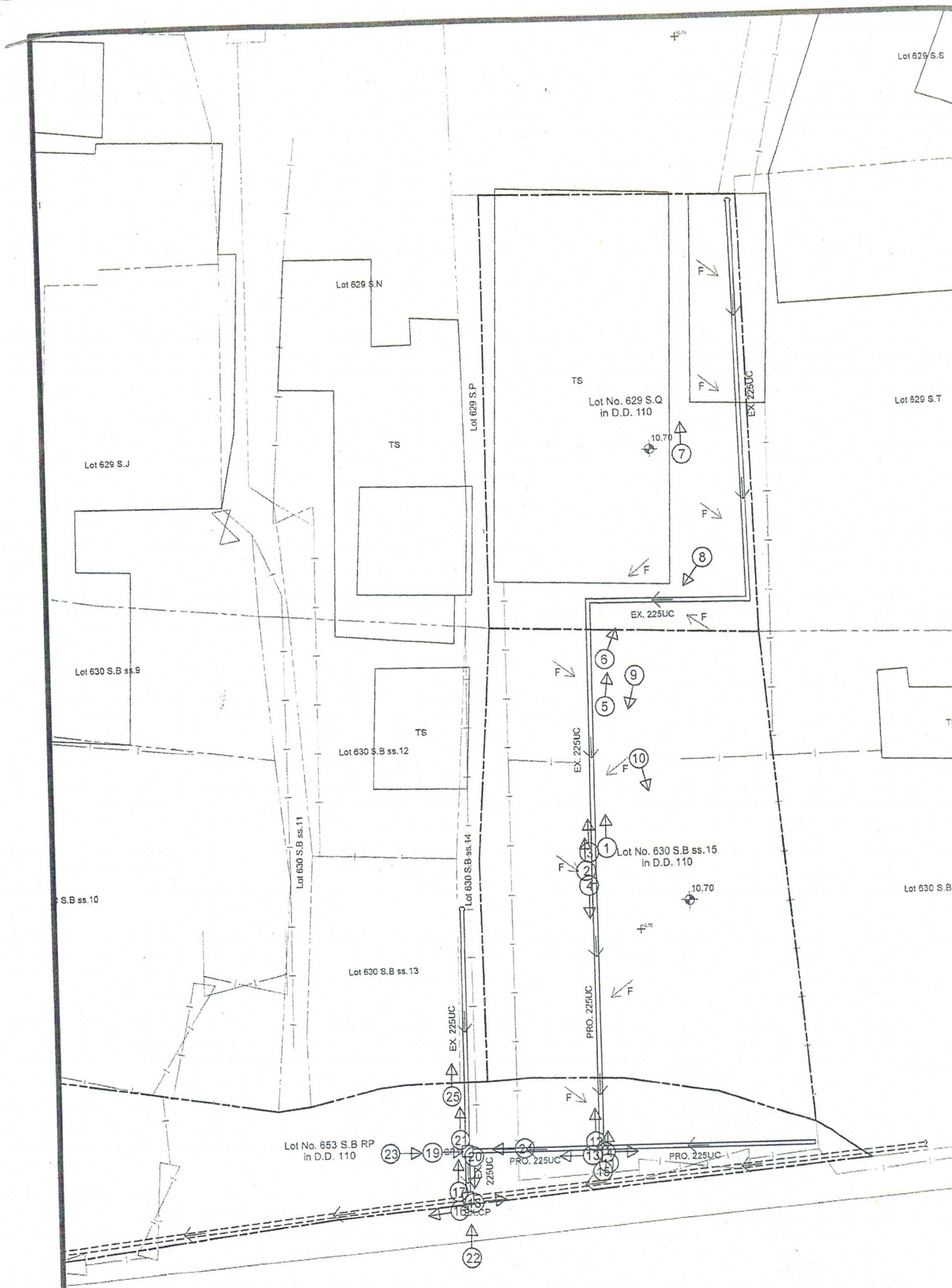
Responses to Departmental Comments (A/YL-KTN/1156):

Department's Comments	Applicant's responses
<p><b>Comments from Drainage Services Department</b>  <b>(Contact Person: Ms. Jessica KWAN; Tel.: 2300 1444)</b></p> <p>I have the following comments on the submission.</p> <p>(i) The submitted drainage proposal is blurry and cannot be clearly seen.</p> <p>(ii) The submitted condition record is not acceptable because the internal condition of the as-built drainage facilities cannot be seen. There were 18 site photos submitted under previous planning application (A/YL-KTN/792) while only 7 site photos submitted under this application. The applicant should provide site photos taken at the same locations to show current condition of the as-built drainage facilities.</p> <p>(iii) The required condition record should include colored photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover drainage facilities, including but not limited to, surface channels, catchpits, sand traps and discharge path as indicated on the drainage plan</p>	<p>Drainage proposal as approved under application No. A/YL-KTN/792 is attached with color photos at the same location as indicated on the drainage proposal</p>



approved under application No. A/YL-KTN/792.	
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STORMWATER DRAINAGE PLAN (SCALE 1:250)  
 (ALL NEW 225 U-CHANNEL ARE OF FALL GRADIENT 1:100)



# COLOUR INDICATION

<span style="border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PROPOSED STORMWATER WORKS
<span style="border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PROPOSED SEWERAGE PIPELINE
<span style="border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	CONCRETE WORKS
<span style="border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	STEEL WORKS

## LEGEND

	FLOW PATTERN
	SUBJECT LOT BOUNDARY
	SUBJECT BUILDING LINE
	225mm / 300mm U - CHANNEL with CONC. C.I. COVER
	PROPOSED 100 UPVC PIPE FOR RAINWATER ROOF FALL
	PROPOSED 150 UPVC SOIL AND WASTE PIPE
	EXISTING STORMWATER MANHOLE
	PROPOSED STORMWATER CATCHPIT
	PROPOSED SEWERAGE MANHOLE
	EXISTING GOVERNMENT SEWERAGE MANHOLE
	PROPOSED SEWERAGE TERMINAL MANHOLE
	COVER LEVEL
	INVERT LEVEL
	DISCONNECTING TRAP LEVEL

## NOTES FOR DRAINAGE WORKS

- Concrete mix to be grade 30D/20 design mix and comply with CSI:1990.
- Blinding layer to be grade 15P mix.
- Concrete cover to main steel bar to be 50mm.
- Reinforcement marked "R" denote mild steel bar (fy=250 MPa) and marked "Y" denote high tensile steel bar (fy=460 MPa) in compliance with B.S.4449: 1988 and CS2: 1995.
- Confirm that the invert levels of inlet u-channels and outlet u-channels are the same.
- Confirm that the levels of inlet invert and outlet invert of the proposed catchpits are the same.

BLOCK PLAN (SCALE 1:1000)



REVISION		
NO.	DATE	
THIS SET OF DRAWING INCLUDES:		
DLD Ref:		
Our Ref:		
	NAME	DATE
DRAWN	Veronica Chiu	01/2023
CHECKED	Vincent Li	01/2023
PROJECT		
PROPOSED STORMWATER DRAINAGE WORKS on Lots 629 S.Q, 630 S.B ss.15 and 630 S.B RP (Part) in D.D. 110, PAT HEUNG, YUEN LONG, N.T.		
DRAWING TITLE		
BLOCK PLAN, STORMWATER DRAINAGE PLAN, DETAILS AND NOTES		
DRAWING NO.		SCALE
D - 1		AS SHOWN

**WINLI**  
永利建設  
CONSULTING  
ENGINEERS





Photo 1

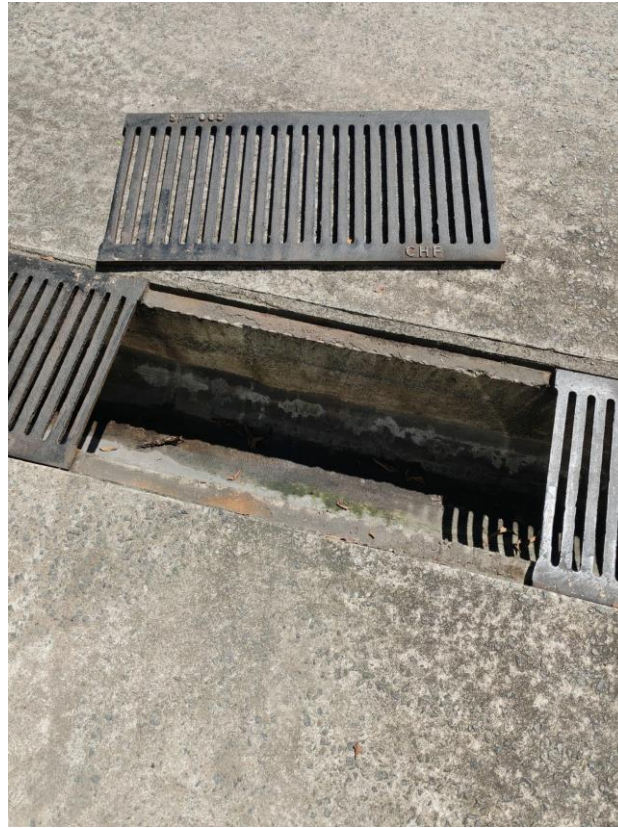


photo 2



Photo 3





Photo 4



photo 5

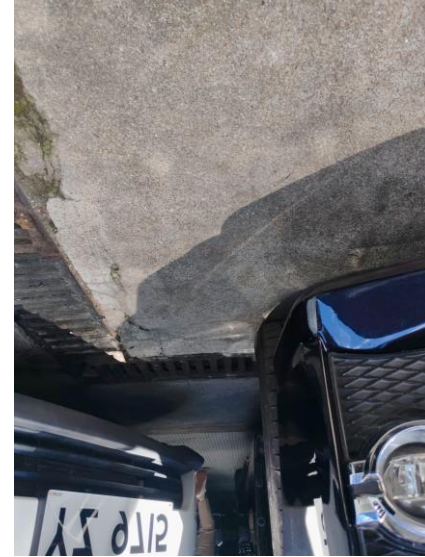


Photo 6



Photo 7



Photo 8

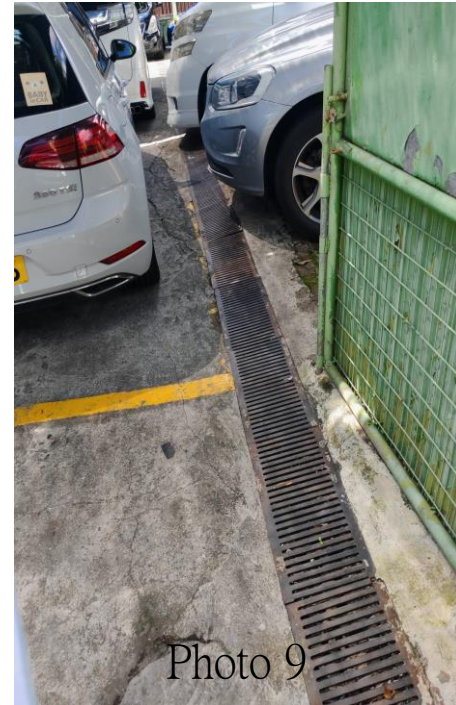


Photo 9





Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15





Photo 16



Photo 17



Photo 18



Photo 19

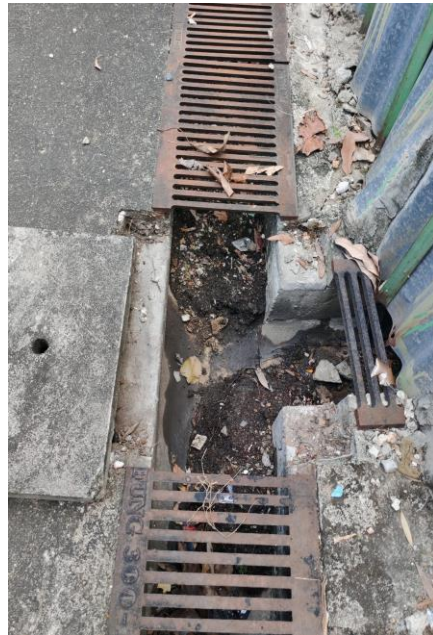


Photo 20



Photo 21





Photo 22



Photo 23



Photo 24

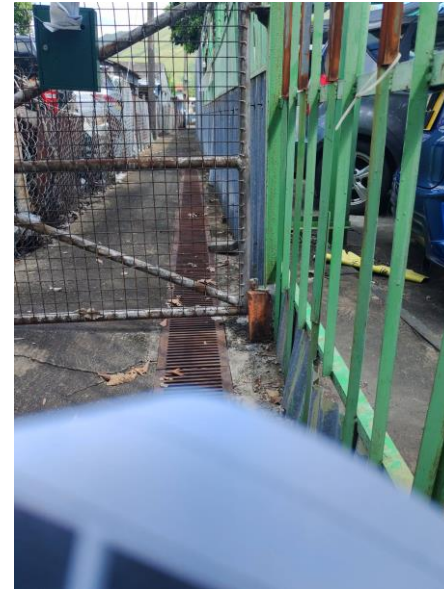


Photo 25



寄件者: INNOVATIVE LAND USE PLANNING [REDACTED]  
寄件日期: 2025年12月23日星期二 17:44  
收件者: Chi Keong FUNG/PLAND  
副本: David Chi Chiu CHENG/PLAND  
主旨: Re: S.16 Planning Application No. A/YL-KTN/1156  
類別: Internet Email

Dear Mr. Fung,

I refer to your email today. I confirm that all the mentioned responses/information to my emails dated 27.10.2025, 28.10.2025, 13.11.2025 and 21.12.2025 are confirmed herewith as formal FI submissions. Grateful to request your office to forward my said submissions as formal FI for TPB Secretariat to proceed the s. 16 application (No. A/YL-KTN/1156). Thank you.

Elaine SO

Innovative Land Use Planning Consultancy Co Ltd.

On Tue, Dec 23, 2025 at 2:26 PM Chi Keong FUNG/PLAND <[ckfung@pland.gov.hk](mailto:ckfung@pland.gov.hk)> wrote:

Dear Elaine SO,

I refer to your preceding email on 22.12.2025. Since there is no attachment to your email, the mentioned responses/information via your earlier emails of 27.10.2025, 28.10.2025, 13.11.2025 and 21.12.2025 are enclosed below for your confirmation on whether they are the formal FIs as you intended. Grateful if you would confirm us on the above, or provide with supplements/revisions, if any, and copy TPB Secretariat in your reply, please.

Should you have any enquiry on the above, please contact me direct on 3168 4036 or our David CHENG on 3168 4046.

*[See attachment "A\_YL-KTN\_1156 FI dated 27.10.2025.pdf"] [See attachment "A\_YL-KTN\_1156 FI dated 28.10.2025.pdf"]*

*[See attachment "A\_YL-KTN\_1156 FI dated 13.11.2025.pdf"] [See attachment "A\_YL-KTN\_1156 FI dated 21.12.2025.pdf"]*

Regards,

CK FUNG

STP/YLE2, PlanD



---

**From:** INNOVATIVE LAND USE PLANNING [REDACTED]  
**Sent:** Monday, December 22, 2025 10:33 PM  
**To:** Chi Keong FUNG/PLAND <[ckfung@pland.gov.hk](mailto:ckfung@pland.gov.hk)>  
**Cc:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Subject:** Re: S.16 Planning Application No. A/YL-KTN/1156

Dear Mr. Fung,

I would like to clarify that all my submissions as per your email today are formal submissions. I never indicated that those submissions were draft submissions. I hereby request your office to forward my said submissions via my emails of 27.10.2025, 28.10.2025, 13.11.2025 and 21.12.2025 as formal FI for TPB Secretariat to proceed the s. 16 application (No. A/YL-KTN/1156). Thank you.

Elaine SO

Town Planner

Innovative Land Use Planning Consultancy Co Ltd



**From:** INNOVATIVE LAND USE PLANNING [REDACTED]

**Sent:** Monday, October 27, 2025 7:02 PM

**To:** David Chi Chiu CHENG/PLAND [REDACTED]

**Subject:** Re: S.16 Planning Application No. A/YL-KTN/1156 - Departmental Comments



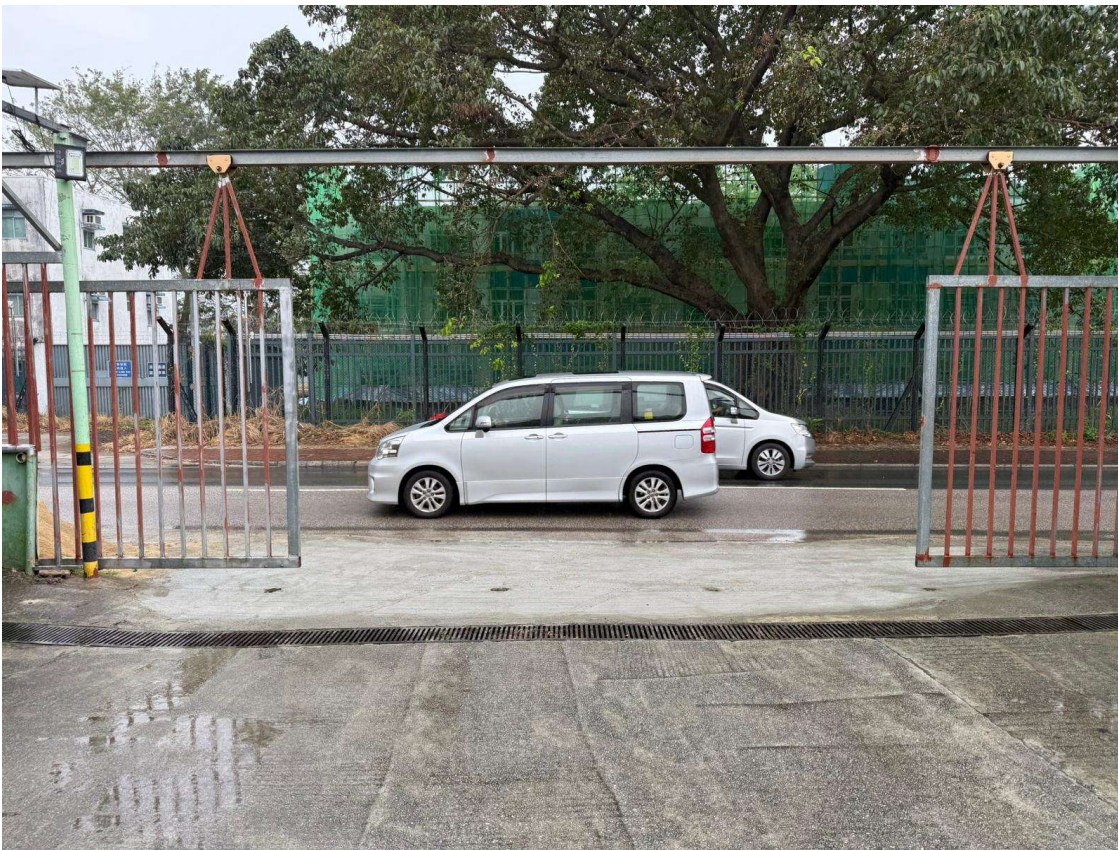












Dear David,  
In response to comments of HyD's Department, please find our R to C and relevant photos of the run-in/out as attached.

Elaine SO  
Town Planner  
Innovative Land Use Planning Consultancy Co Ltd



Responses to Departmental Comments (A/YL-KTN/1156):

Department's Comments	Applicant's responses
<p><b>Comments from Highways Department ((Contact Person: Mr. CHOI Kin Man; Tel.: 2762 4905)</b></p> <p>Our recent site inspection at the application site revealed that the width of the existing run-in/out appears not align with the entrance width of the site. In addition, the pavement condition of the existing run-in/out is unsatisfactory due to its frequent use.</p> <p>The applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.</p>	<p>If required, the width of the vehicular entrance of the site will match with the width of the existing run-in/out accordingly in response to comments of HyD. The entrance gate is a sliding gate it could be adjusted to match with the width of the existing run-in/out.</p> <p>The pavement condition and run-in/out has been maintained in good manner recently. Please see photos attached.</p> <p>For your information, the run-in/out has been used for over three decades.</p>



寄件者: INNOVATIVE LAND USE PLANNING [REDACTED]  
寄件日期: 2025年10月28日星期二 12:04  
收件者: David Chi Chiu CHENG/PLAND  
主旨: Re: S.16 Planning Application No. A/YL-KTN/1156 - Departmental Comments  
附件: amended page of application form p.9.pdf  
類別: Internet Email

Dear David,  
As discussed, the relevant page of the application form is attached.  
Elaine SO  
Town Planner  
Innovative Land Use Planning Consultancy Co Ltd.



**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

Elaine SO

Town Planner

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表 Innovative Land use Planning Consultancy Co. LTD

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

Date 日期

19.6.2025

(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。



寄件者: INNOVATIVE LAND USE PLANNING [REDACTED]  
寄件日期: 2025年11月13日星期四 17:35  
收件者: David Chi Chiu CHENG/PLAND  
主旨: Re: S.16 Planning Application No. A/YL-KTN/1156 - Departmental Comments  
附件: Responses to Departmental further Comments DSD.docx  
類別: Internet Email

Dear David,

Please find our Responses for further comments of DSD as attached. Other than this, please forward the comments of Hyd if any further to my earlier responses.

Elaine SO

Town Planner

Innovative Land Use Planning Consultancy Co. Ltd



Responses to further comments of DSD (A/YL-KTN/1156):

Department's Comments	Applicant's responses
<p><b>Comments from Drainage Services Department</b>  <b>(Contact Person: Ms. Jessica KWAN; Tel.: 2300 1444)</b></p> <p>I have the following comment on the re-submitted condition record under the subject planning application.</p> <ol style="list-style-type: none"> <li>1. Photos 11-25: Leaves and debris were found in existing drainage facilities that water flow would be obstructed.</li> <li>2. The required condition record should include colored photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover drainage facilities, including but not limited to, surface channels, catchpits, sand traps and discharge path as indicated on the drainage plan approved under application No. A/YL-KTN/792.</li> </ol>	<p>Regular cleaning will be undertaken by the applicant to ensure no obstruction to the existing drainage facilities.</p> <p>Comments of DSD are noted. I assume Plan D will include all our submission/re-submission materials and photos incorporating onto the application for the consideration of the TPB.</p>



寄件者: INNOVATIVE LAND USE PLANNING [REDACTED]  
寄件日期: 2025年12月21日星期日 21:43  
收件者: David Chi Chiu CHENG/PLAND  
副本: [REDACTED]  
主旨: Re: S.16 Planning Application No. A/YL-KTN/1156 - Departmental Comments  
附件: Responses to Departmental Comments FSD 21.12.2025.docx; 10607 240288-  
QCT-2512034-新界元朗八鄉錦田公路-System Annual Inspection(卓越)-(Part 1)-Dec  
2025 (2).pdf; 10607 240288-QCT-2512034-新界元朗八鄉錦田公路-System Annual  
Inspection(卓越)-(Part 1)-Dec 2025.pdf  
類別: Internet Email

Dear David,  
Please find the enclosed R to C and attachment for your follow up action.  
Elaine SO  
Town Planner  
Innovative Land Use Planning Consultancy Co Ltd



Responses to Departmental Comments (A/YL-KTN/1156):

Department's Comments	Applicant's responses
<p><b><u>Comments from Fire Services Department</u></b> <b>(Contact Person: Mr. CHEUNG Wing-hei; Tel.: 2733 7737)</b></p> <p>Having scrutinized the submitted information, discrepancy was found between the submitted F.S. 251 dated 16.12.2024 and the FSIs proposal received on 11.9.2025. Please submit the updated F.S. 251(s) for the proposed fire service installations for acceptance inspection.</p>	<p>Please find the enclosed updated F.S 251 for the proposed fire service installation for the follow up inspection of FSD.</p>



## 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

FSD Ref.:

消防處檔號

Serial Number

10607 240288

Name of Client 顧客姓名

王太

Address 地址

新界元朗八鄉 錦田公路 D.D. 110 LOTS 629SQ 630S BSS. 15 and 6535 BRP

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 Maintenance ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the 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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	應急照明系統 x 6支	工場 / 寫字樓	符合消防設備條件	17/12/2025	16/12/2026
12	出口指示牌 x 4支	工場 / 寫字樓	符合消防設備條件	17/12/2025	16/12/2026

## Part 2 第二部 Installation / Modification / Repair / Inspection works 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/YYYY)
15	火警偵察系統	工場 / 寫字樓	安裝Wizmart 220VAC/9VDC smoke alarm, NB840-S x 3套	符合消防設備條件	17/12/2025
11	應急照明系統	工場 / 寫字樓	更換緊急照明燈"a&b TS-EL2053" x 1套	符合消防設備條件	17/12/2025

## 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

Remark 備註

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

Ng Yiu Lun

FSD/RC No.:  
消防處註冊號碼

RC1 / 0607 RC2 / 0794

Company Name:  
公司名稱Asia Brilliant Construction  
Engineer LimitedTelephone:  
聯絡電話

Date:

18/12/2025

For FSD  
use only

Inspected

Key-in

Verified



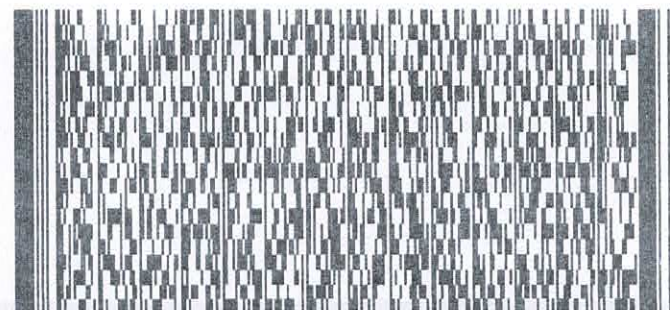
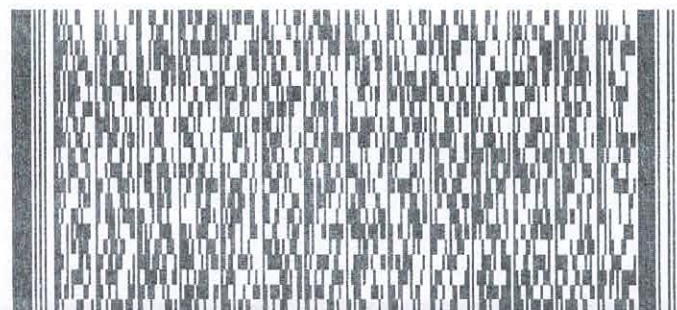
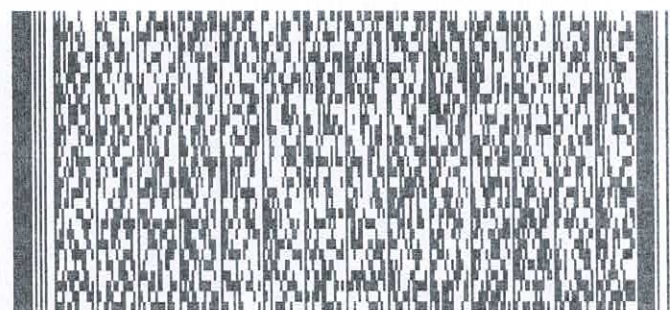
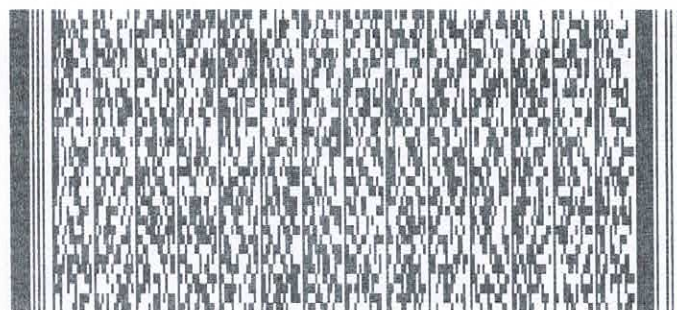
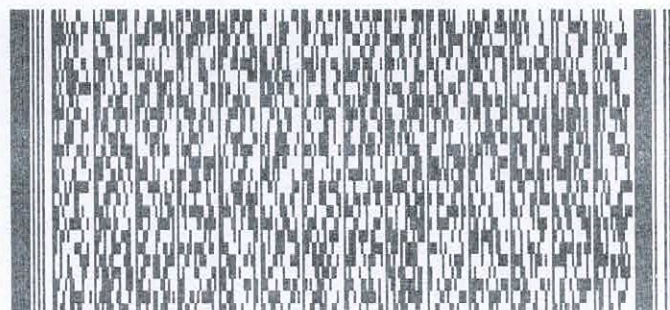
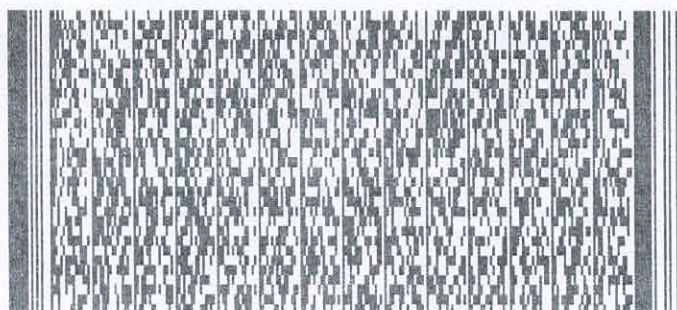
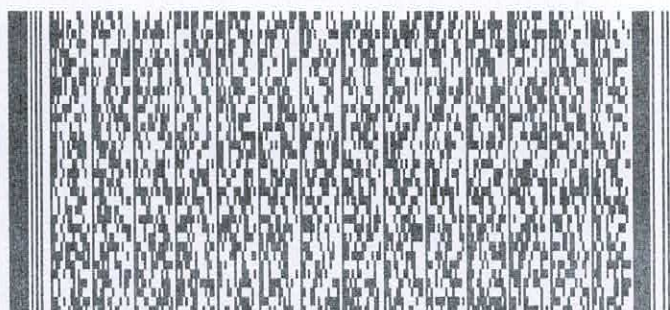
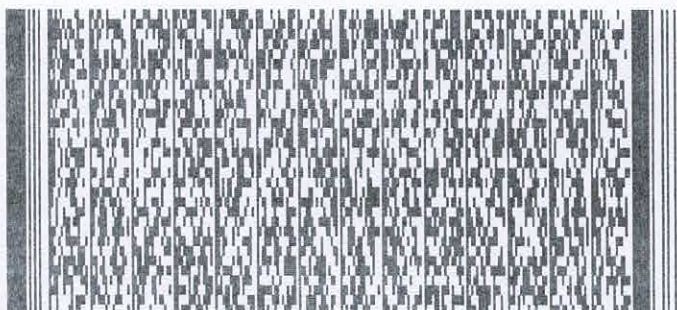


Serial Number

10607 240288

Name of Client 顧客姓名

王太





## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

顧客姓名  
Name of Client樓宇地址  
Address of Building座  
Block樓宇名稱  
Name of Building門牌號數及街道/地段  
Number and Name of Street/Lot屋邨/鄉村名稱  
Name of Estate/Village地區  
District

元朗

☐ 香港  
HK☐ 九龍  
K☒ 新界  
NT持牌/註冊處所類型  
(如適用)  
Type of Licensed/  
Registered Premises  
(If applicable)☐ 簡樸房 Basic Housing Unit☐ 危險品倉 Dangerous Goods Store☐ 食物業處所 Food Premises☐ 校舍 School Premises☐ 幼兒中心 Child Care Centre☐ 酒店 Hotel☐ 會社 Club☐ 木料倉 Timber Store☐ 電器廢物處置 E-waste Disposal☐ 改建校舍 Non-designed School☐ 私營骨灰安置所 Private Columbaria☐ 賓館 Guesthouse☐ 床位寓所 Bedspace Apartment☐ 危險品車輛 Dangerous Good Vehicle☐ 公眾娛樂場所 Place of Public Entertainment☐ 安老院舍 Residential Care Home for the Elderly☐ 殘疾院舍 Residential Care Home for Persons with Disabilities☐ 卡拉 OK 場所 Karaoke Establishment請在合適空格內填上「✓」號  
Please tick the appropriate "box"第一部 只適用於年檢事項  
Part 1 Annual Inspection ONLY根據《消防(裝置及設備)規例》第八條(1)(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。  
In accordance with Regulation 8(1)(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.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
			-NIL-		

## 第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
24	1no x 5kg Dry Powder F.E	寫字樓	To Supply	Conforms with FSD requirements	20-Dec-2025	
24	2nos x 5kg Dry Powder F.E	車房	To Supply	Conforms with FSD requirements	20-Dec-2025	

## 第三部 Part 3 欠妥事項 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
			-NIL-		

本人/我們藉此聲明，上述之消防裝置/設備經測試及/或檢查，其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求，以及最新的《裝置及設備之檢查、測試及保養守則》中的要求，以證明其性能良好，除在第三部分中詳列的裝置/設備欠妥事項（如有）。

I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核  
Please display this certificate at a conspicuous place in the building or premises for FSD's inspection.獲授權簽署人簽署  
Signature of Authorized Signatory獲授權簽署人姓名  
Name of Authorized Signatory

Chan Yiu Chung

註冊編號  
Registration No.

RC3/821

註冊消防裝置承辦商名稱  
Name of Registered Fire  
Service Installation Contractor

Smarteam Engineering Limited

聯絡電話  
Telephone電郵地址  
Email address日期  
Date

20-December-2025

備註  
Remark



寄件者: INNOVATIVE LAND USE PLANNING [REDACTED]  
寄件日期: 2026年01月17日星期六 22:34  
收件者: tpbpd/PLAND; David Chi Chiu CHENG/PLAND; Jessica Ching Kei KWAN/MND/DSD  
主旨: Resubmission of Photo 11 to 25 (Application No. A/YL-KTN/1156  
附件: photo 11.jpeg; photo 12.jpeg; photo 13.jpeg; photo 14.jpeg; photo 15.jpeg; photo  
16.jpeg; photo 17.jpeg; photo 18.jpeg; photo 19.jpeg; photo 20.jpeg; photo 21.jpeg;  
photo 22.jpeg; photo 23.jpeg; photo 24.jpeg; photo 25.jpeg  
  
類別: Internet Email

Dear David,

Please find the resubmission of captioned photos responding to comments of DSD for your follow up action. This email also serves as a FI submission to the Town Planning Board Secretariat for the captioned planning application.

For the information of DSD, the applicant has carried out deep cleansing to the drains and also undertaken that she will maintain the drain in good condition regularly with deep cleansing. The resubmission of the required photos 11 to 25 is attached.

Thank you.

Elaine SO

Innovative Land Use Planning Consultancy Co Ltd.































































**Relevant Extracts of Town Planning Board Guidelines for  
Application for Open Storage and Port Back-up Uses  
under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
  - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
  - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
  - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
  - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.



2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
  - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with; and
  - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
    - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
    - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.



**Previous s.16 Application covering the Application Site (the Site)**

Approved Applications

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/57	Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of 12 Months	20.3.1998
2.	A/YL-KTN/83	Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of 12 Months	12.3.1999
3.	A/YL-KTN/109	Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of Three Years	31.3.2000 (approved on temporary basis for 2.5 years)
4.	A/YL-KTN/157	Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of Three Years	8.11.2002
5.	A/YL-KTN/240	Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of Three Years	25.11.2005 [revoked on 25.5.2006]
6.	A/YL-KTN/266	Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of Three Years	1.12.2006
7.	A/YL-KTN/336	Renewal of Planning Approval for Temporary “Open Storage of Private Vehicles and Vehicle Parts” under Application No. A/YL-KTN/266 for a Period of Three Years	20.11.2009
8.	A/YL-KTN/395	Renewal of Planning Approval for Temporary “Open Storage of Private Vehicles and Vehicle Parts” under Application No. A/YL-KTN/336 for a Period of Three Years	9.11.2012
9.	A/YL-KTN/491	Renewal of Planning Approval for Temporary “Open Storage of Private Vehicles and Vehicle Parts” under Application No. A/YL-KTN/395 for a Period of Three Years	20.11.2015
10.	A/YL-KTN/635	Renewal of Planning Approval for Temporary “Open Storage of Private Vehicles and Vehicle Parts” for a Period of Three Years	16.11.2018 [revoked on 21.4.2021]
11.	A/YL-KTN/792	Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of Three Years	15.7.2022 [revoked on 26.8.2022]



Rejected Application

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-KTN/42	Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of 12 Months	21.11.1997

Rejection Reasons:

- (1) the development was not in line with the planning intention of the “Residential (Group D)” (“R(D)”) zone for the area which is to improve and to upgrade the existing temporary domestic accommodation and to cater for low-rise, low-density residential developments. There is no strong justification in the submission for a departure from such planning intention even on a temporary basis;
- (2) the development was not compatible with the adjacent village houses; and
- (3) the approval of the application would set an undesirable precedent for similar applications, the cumulative effect of which would lead to further degradation of the environment of the area.



**Similar s.16 Applications within/straddling the same “R(D)” Zone on the OZP in the Vicinity of the Site in the Past Five Years**

Approved Applications

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/762	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts for a Period of Three Years	14.5.2021
2.	A/YL-KTN/810	Renewal of Planning Approval for Temporary Open Storage of Private Cars for a Period of Three Years	28.1.2022
3.	A/YL-KTN/860	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of Three Years	11.11.2022
4.	A/YL-KTN/966	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of Three Years	22.12.2023
5.	A/YL-KTN/1003	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts for a Period of Three Years	10.5.2024
6.	A/YL-KTN/1087	Renewal of Planning Approval for Temporary Open Storage of Private Cars for a Period of Three Years	28.2.2025
7.	A/YL-KTN/1171	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of Three Years	7.11.2025



**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots No. 629 S.Q, 630 S.B ss.15 and 653 S.B RP in D.D.110 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; and
- advisory comments are at **Appendix V**.

**2. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix V**.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from drainage point of view;
- the record of the existing drainage facilities submitted by the applicant is considered acceptable and it is noted that the applicant would maintain the same drainage facilities as those implemented under the previous application;
- should the application be approved, approval condition should be stipulated requiring the maintenance of the existing drainage facilities to his satisfaction or the Town Planning Board; and
- advisory comments are at **Appendix V**.



#### 4. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the applied use would not cause traffic of heavy vehicle and dusty operation. According to his review, there are residential structures within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix V**.

#### 5. **Fire Safety**

Comments of the Director of Fire Services:

- the fire service installations (FSIs) proposal and the implementation of FSIs proposal on the Site with fire certificate are considered acceptable; and
- no in-principle objection to the application subject to the implemented FSIs proposal on the Site be maintained in efficient working order at all times.

#### 6. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site falls within an area zoned "Residential (Group D)", which is non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

#### 7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; and
- advisory comments are at **Appendix V**.

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

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

- 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 comment on the application and their advisory comments, if any, are at **Appendix V**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Electrical and Mechanical Services;
- Director of Agriculture, Fisheries and Conservation; and
- Chief Highway Engineer/Works, HyD.



**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (d) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) Lot No. 629 S.Q in D.D. 110 is covered by Short Term Waiver (STW) No. 2461 for the purpose of “storage of private vehicles and vehicle parts”; and
  - (ii) the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lots owner(s) shall apply to his office for a STW to permit the structure(s) erected within Lots No. 630 S.B ss.15 and 653 S.B RP both in D.D. 110. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) to note the comments of the Commissioner for Transport that:
  - (i) sufficient manoeuvring space shall be provided within the Site; and
  - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) HyD shall not be responsible for the maintenance of the proposed access connecting between the Site and Kam Tin Road, including the local track if any;
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and



- (iii) the applicant shall ensure the gate opening width is consistent with that of the existing run-in/out for the sake of road users' safety;
- (h) to note the comments of the Chief Highway Engineer/Works, HyD that part of Lot No. 653 S.B RP in D.D. 110 falls within the land resumption limit of project PWP Item No. 6820TH Upgrading of Remaining Sections of Kam Tin Road and Lam Kam Road;
- (i) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
  - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
  - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - (i) the applicant shall properly maintain the existing drainage facilities and carry out sufficient clearance work to remove any leaves or debris in existing drainage facilities under the subject application;
  - (ii) the applicant shall rectify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system; and
  - (iii) the applied use shall neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) it is noted that two structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
  - (ii) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulation 41D of the Building (Planning) Regulations (B(P)R);



- (iii) the Site abuts on a specified street (Kam Tin Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of B(P)R at the building plan submission stage;
- (iv) if the existing structures are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any applied use under the captioned application;
- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- (vi) 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 B(P)R; and
- (vii) detailed checking under BO will be carried out at building plan submission stage.



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號  
**Reference Number:** 250812-151651-31955

提交限期  
**Deadline for submission:** 29/08/2025

提交日期及時間  
**Date and time of submission:** 12/08/2025 15:16:51

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-KTN/1156

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Huang

意見詳情  
**Details of the Comment :**

The proposed land use is compatible with the surrounding land use. No comment



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250812-151932-39739

提交限期

**Deadline for submission:**

29/08/2025

提交日期及時間

**Date and time of submission:**

12/08/2025 15:19:32

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-KTN/1156

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. chan

意見詳情

**Details of the Comment :**

Noted the surrounding land uses of the subject site are all related to vehicle business. It is considered compatible.



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250812-152438-05206

提交限期

**Deadline for submission:**

29/08/2025

提交日期及時間

**Date and time of submission:**

12/08/2025 15:24:38

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-KTN/1156

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Cheung

意見詳情

**Details of the Comment :**

這一類型的露天存放私家車在錦田一帶非常普遍，規劃的用途反而未被市場接受，這類型的臨時用途又可以滿足市場的需要又可以地盡其利，屬於雙贏的，所以本人並不反對。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250812-153004-96886

提交限期

**Deadline for submission:**

29/08/2025

提交日期及時間

**Date and time of submission:**

12/08/2025 15:30:04

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-KTN/1156

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. chung

意見詳情

**Details of the Comment :**

這塊土地屬於住宅用地，在未有住宅用途之前，臨時用途是可以理解的。現時香港市場上對於住宅需求突然下降，要利用土地作其他商業活動也是可理解。本人留意到這項申請只是臨時三年的性質，未有影響長遠的住宅用地。這些露天存放也是市場上需要的土地用途，本人也很支持臨時及短期的土地用途。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250812-153200-80688

提交限期

**Deadline for submission:**

29/08/2025

提交日期及時間

**Date and time of submission:**

12/08/2025 15:32:00

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-KTN/1156

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Tong

意見詳情

**Details of the Comment :**

I am a resident in Kam Tin area. I support the subject land use if there is no adverse traffic on Kam Tin Road.



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250812-154511-31254

提交限期

**Deadline for submission:**

29/08/2025

提交日期及時間

**Date and time of submission:**

12/08/2025 15:45:11

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-KTN/1156

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. chan

意見詳情

**Details of the Comment :**

I am an operator of car showroom. Recently, the car owners would like to buy electric cars. They sold their gasoline cars. However, there are still some customers who want to buy second hand gasoline cars. We need open storage to store the second hand cars to support the second hand car selling business. I share the needs of such open storage for vehicles with road access. I therefore support this application as it would enhance the car selling business.



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**From:** [REDACTED]  
**Sent:** 2025-08-28 星期四 03:56:55  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-KTN/1156 DD 110 Kam Tin

A/YL-KTN/1156

Lots 629 S.Q, 630 S. B ss15 and 653 S.B RP (Part) in D.D.110, Kam Tin

Site area: About 820sq.m

Zoning : "Res (Group D)"

Applied use : Open Storage of Private Vehicles and Vehicle Parts / 9 Vehicle Parking

Dear TPB Members,

901 was withdrawn. That was 2 years ago. So the operation has continued without having the necessary approval.

Were the officilas who are supposed to monitor land use lying flat all that time?

Now the applicant comes up with an excuse of an elderly citizen.

Furhter approval should not be granted unless every conditions is already complied with.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Monday, 10 April 2023 2:49 AM HKT  
**Subject:** A/YL-KTN/901 DD 110 Kam Tin

Dear TPB Members,

Despite the dismal history of non compliance, members again rolled over the application. No questions raised on 15 July 2022 with regard to failure to comply with fire conditions but one member was concerned about commercial activities on the site that were no compatible with the terms.

And again fire conditions not complied with and approval revoked in record time.

But the applicant well aware that rules and regulations are for urban districts only and that PlanD will always support roll over despite the frequent incidents of fire breaking out at brownfield operations with the subsequent evacuation of nearby residents and toxic emissions impacting public health.

So expectations of any support for the interests of community at large on this are minimal.



Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Friday, 29 October 2021 3:30 AM CST  
**Subject:** A/YL-KTN/792 dd 110 Kam Tin

A/YL-KTN/792

Lots 629 S.Q, 630 S. B ss15 and 653 S.B RP (Part) in D.D.110, Kam Tin

Site area : About 835sq.m

Zoning : "Res (Group D)"

Applied use : Open Storage of Private Vehicles and Vehicle Parts / 7 Vehicle Parking

Dear TPB Members,

The operator has been milking the system for year, numerous extensions of time, application 491 had 8 and then a new application was filed. No questions asked and scenario was repeated for 635 and this time approval was revoked. However no details provided on OZP website.

Members have a duty to ask questions and a greater duty not to allow operations that have a negative impact on the environment, hygiene, pose fire risks, etc.

It is time for the message to go out that the days of ROLL OVER are history. Non compliance going forward will be handled in a timely manner.

Mary Mulvihill