

2022年 9月 1 9日

此文件在收到所有必要的資料及文件後才正式確認收到
申請的日期

19 SEP 2022

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

Appendix I of RNTPC
Paper No. A/YL-KTN/860

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

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

2202334

14/9 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A146-KM/860
	Date Received 收到日期	19 SEP 2022

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

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input checked="" type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Wong Shui Ying 黃瑞英

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
N/A

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址 / 地點 / 丈量約份及地段號碼 (如適用)	Lot No. 667(Part) in D.D. 110 Kam Tin Road, Yuen Long
(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 395 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 30 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	S/YL - KTN / 9
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D)
(f) Current use(s) 現時用途	Temporary Open Storage of Vehicles (Lorries, Vans & Private Cars) for sales (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"^{"#"} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{"#"} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{"#"} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{"#"} (請夾附業權證明文件)。
- ☐ is not a "current land owner"^{"#"}.
並不是「現行土地擁有人」^{"#"}。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人

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

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

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

- ☐ has notified "current land owner(s)"
已通知 名「現行土地擁有人」。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one "✓".

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

註：可在多於一個方格內加上 "✓" 號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(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 type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input 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)	
.....	
.....	
.....	
.....	
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	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間																																	
(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 No 否	<input 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)) <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"/>																															
(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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input 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 No 否	<input 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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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/ <u>YL-KTN/ 677</u>
(b) Date of approval 獲批給許可的日期	<u>15 / 11 / 20 19</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>15 / 11 / 20 22</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	<u>Temporary Open Storage of Vehicles</u> <u>(Lorries, Vans and Private Cars)</u> <u>for Sales.</u>
(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 checked="" 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>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 checked="" type="checkbox"/> year(s) 年 <u>3</u></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)

Please refer to Annex I

請參閱附件 I.

Business hour : 9 a.m. to 7 p.m. (Monday to Saturday)
 Close on Sunday & Public Holiday.

No vehicles exceeding 5.5 tonnes will
 be parked/stored within the site at any time.

The number of vehicles come in or going out of
 the site are not expected to be more than
 10 times totally per day. The vehicles are
 mainly parked at the site waiting for sales.

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

Wong Shui Ying

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

Wong Shui Ying
Name in Block Letters
姓名 (請以正楷填寫)

N.A.
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

N.A.

on behalf of
代表

N.A.
[Company 公司, [Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)

Date 日期

13 September 2022 (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，或亦會向其他人上披露，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，其地址為香港北角海濱道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。此部分將會發送至相關諮詢人士、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制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 No. 667 (Part) in D.D. 110 Kam Tin Road, Yuen Long	
Site area 地盤面積	595	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/9	
Zoning 地帶	Residential (Group D)	
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Temporary Open Storage of Vehicles (Lorries, Vans & Private Cars) for Sales.	

(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	30 <input checked="" 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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 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	% <input 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) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

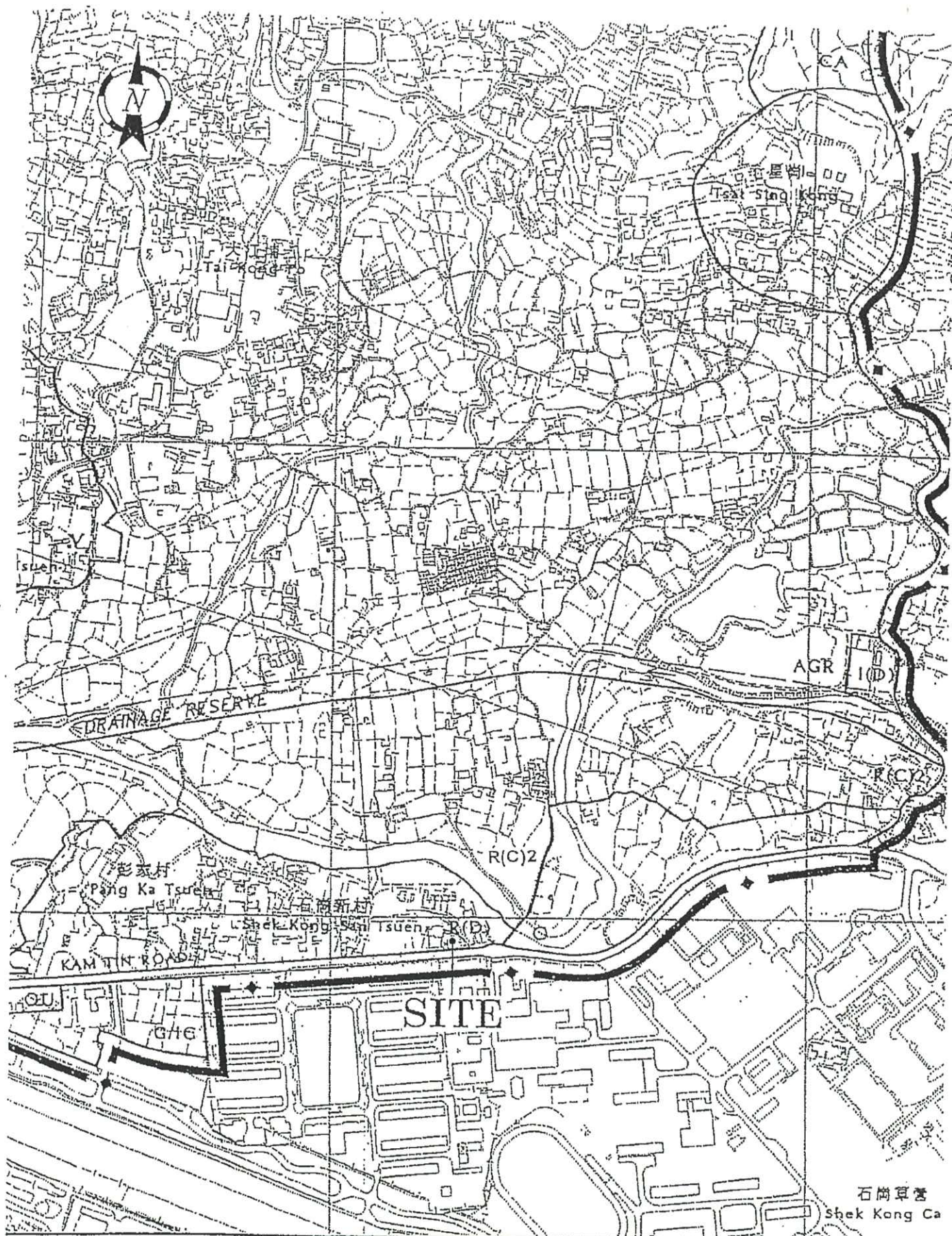
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<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"/>
<u>Location and Zoning Plan, Site Plan.</u>		
Reports 報告書		
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。



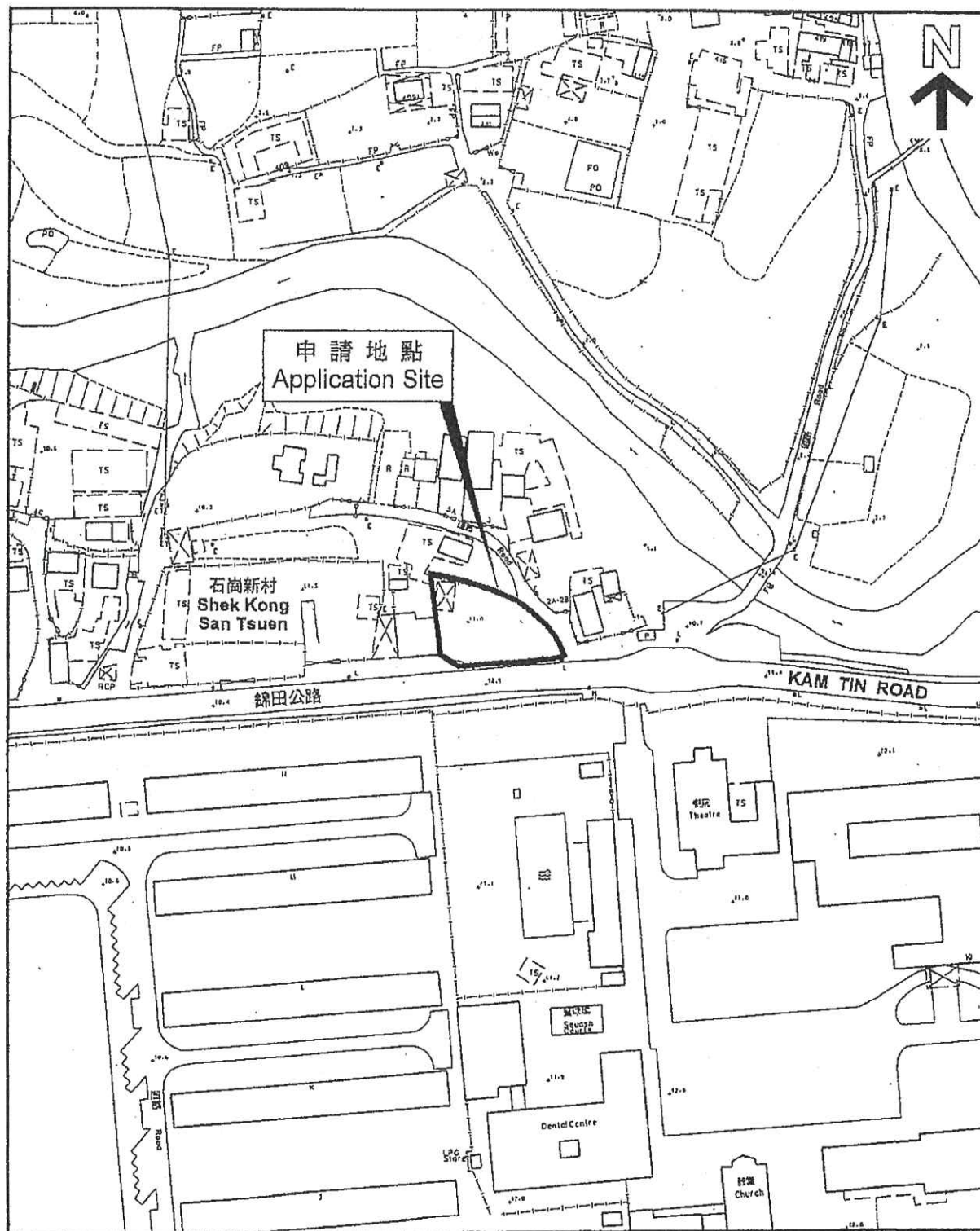
LOCATION AND ZONING PLAN

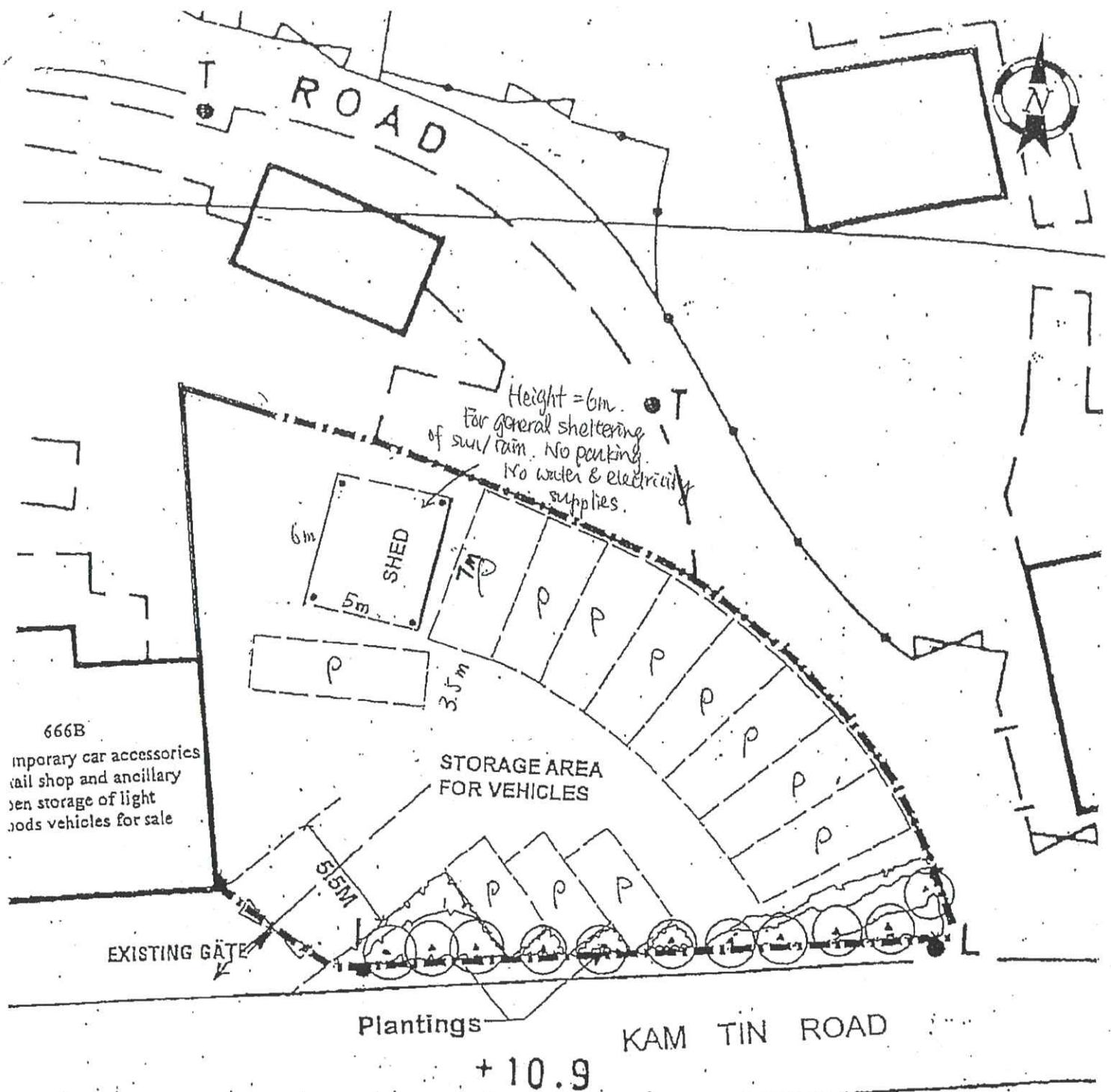
Extracted from Outline Zoning Plan No. S/ YL-KTN/ 2

Scale 1:5000



Site Plan





MASTER LAYOUT PLAN

Scale 1:250





A/YL-KTN/86023/09/2022 12:07 PM

From: "woody" <

To: <tpbpd@pland.gov.hk>

Cc: <llkwong@pland.gov.hk>,

File Ref:

3 Attachments



Justifications for Application Lot No. 667.docx KTN_860 21.09.2022 The drainage paths.doc



Fire Service installation proposal21_9_2022.pdf

Dear Sir/Madam,

Regarding the subjected application, please see below:

The present site Lot 667 (Part) is in close proximity to another adjacent site Lots 666 S.B (Part) and 667 (Part) in D.D.110 (A/YL-KTN/742 application approved on 27 January 2021) without physical boundary.

Ms Wong Shui Ying owns the two sites. These two sites have been rented and used for the sole purpose of *temporary open storage of light goods vehicles for sale* for many years.

Although these two sites fall into separated application numbers, we treat them as a single entity for the design and implementation of drainage and fire service installation.

Please see the attached Fire Service installation proposal. The recent FS 251 regarding the fire extinguishers and the proposed and implemented fire service installation will be provided after we obtained from our fire consultant at the end of September.

Please also see attached drainage paths with the most updated photos taken on 21/9/2022.

Thanks and regards,

woody

Justifications for Application:

The present application seeks for renewal of permission for temporary use of **Lot No. 667 (Part) in D.D 110 at Kam Tin Road in Yuen Long**. The reasons in support of the renewal are summarized as follows:

- The location is an area temporarily used as *open storage of vehicles (lorries, vans & private cars) for sale*. With long period of time serving to the community, it is a complement business together with lots of car yards and car dismantling business along the Kam Tin Road. Therefore, it utilizes the land in a more centralized and efficient way for those frequent visitors to the area;
- The site is about 595 m² in area and a total of 12 lorry parking spaces have been earmarked for the vehicles storage are. The vehicles will be transported to site or driven to the site during day time and they are likely to remain in the site for one or two weeks before successful sale of the vehicles. Therefore, the number of trips generated by the vehicles will be relatively small. Besides, an entrance gate of adequate size has been provided at southwest corner of the site (Please refer to the Master layout Plan as attached). The section of Kam Tin Road adjacent to the site is relatively straight and therefore the sightline distance from the entrance on both sides are more than 125 metres;
- The shed is located within the boundary of Lot 667 (Part) as shown on the master layout plan submitted. It is used for general shelter purpose. There is no water or electricity supply and parking within the shed.
- The parking spaces as shown on the master layout plain is for parking of lorries, vans and private cars for sales. No workshop would be provided within the application site.

- The land owner (applicant) has taken all the advice from your Department and adhered strictly to those recommendations/conditions in previous approved application. No modification to the existing permanent structures was made. Minimum environment, domestic, traffic and drainage impacts were generated in preceding years.

In view of the justifications presented above, honorable members of the Board are requested to approve the application for a period of 3 years.

Lot 667 (Part) in D.D. 110, Kam Tin Road, Yuen Long (TPB/A/YL-KTN/860)

The present site Lot 667 (Part) is in close proximity to another adjacent site Lots 666 S.B (Part) and 667 (Part) in D.D.110 (A/YL-KTN/742) application approved on 27 January 2021) without physical boundary (**Fig 1**). Ms Wong Shui Ying owns the two sites. These two sites have been rented and used for the sole purpose of *temporary open storage of light goods vehicles for sale* for many years. Although these two sites fall into separated application numbers, we treat them as a single entity for the design and implementation of draining and fire service installation.

Existing draining facilities

Since the two sites as mentioned above are in close proximity, they share the same draining facilities.

The site is located at a platform level slightly higher than the adjacent river channel to the north of the site and therefore it is not subjected to any risk of flooding. The run-off from the site is relatively small and can easily be diverted to Kam Tin Road and a drainage ditch at the north-western corner of the site.

The site has been operated for almost 25 years with the proposed land usage (i.e. open storage of light vehicles for sale). Flooding was never encountered in the period of rainy seasons (including hosting of rainstorm warning signals) and typhoon attacks.

Therefore, the site should not result in any drainage problem for the locality. The draining facilities that previously approved have been properly maintained throughout. A detailed plan is attached herein for your information (**Fig 2**).

Sincerely Yours,

Mr. Yuen Kwok Wai

for

Land Owner: Wong Shui Ying
21 September 2022

Lot 667 (Part) in D.D. 110, Kam Tin Road, Yuen Long (TPB/A/YL-KTN/860)

The Ground Floor Plan with details of draining facilities is included. You may refer the photos ID taken recently (on 21/9/2022) below to the corresponding photos enclosed.

The drainage paths / facilitates are highlighted in the ground floor plan

Photos I.D.	Description
1, 1a and 1b	Site facing the Kam Tin Road. Between the high- and low- raise buildings there are drainage facilities
2, 3, 4 and 4a	Drainage facilities to draining ditch
5 and 5a	Large drainage
6	North-eastern of the site. To draining ditch
7	Draining facilities along the Kam Tin Road, opposite to the site



Photo 1



Photo 1a



Photo 1b



Photo 2



Photo 3



Photo 4



Photo 4a



Photo 5



Photo 5a










Photo 6



Photo 7



LEGEND	
	EMERGENCY LIGHT (EXISTING)
	EXIT SIGN (EXISTING)
	9 LITRES WATER CO ₂ FIRE EXTINGUISHER (EXISTING)
	2kg GAS TYPE FIRE EXTINGUISHER (EXISTING)
	9 LITRES FOAM TYPE FIRE EXTINGUISHER (EXISTING)
	STREET FIRE HYDRANT (EXISTING)
 HR	150 mm DIA. HOSE REEL WITH FIRE ALARM BELL AND BREAK GLASS UNIT (EXISTING)

Floor plan of the second floor showing the following areas and dimensions:

- CARPARK: 3840
- VACANT RM.: 7300
- STORAGE RM.: 3440
- BATH RM.: 2500

- (a) Sufficient emergency lighting shall be provided throughout the entire building/structures in accordance with BS 5266: Part 1 and BS EN 1838
- (b) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (c) Fire alarm system shall be provided throughout the entire building in accordance with BS5839: Part 1:2002 + A2:2008 and FSD Circular Letter 1/2009. One activation point and one audio warning device to be located at each hose reel point. This activation point should include facilities for fire pump start and audio/visual warning device initiation.
- (d) A modified hose reel system supplied by a 2m³ HR water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building/structure can be reached by a length of not more than 30m of hose reel tubing.
- (e) Portable hand-operated approved appliances shall be provided as included on plans.

[illegible]



FS-251 for A/YL-KTN/86011/10/2022 04:15 PM

From:

To: <tpbpd@pland.gov.hk>

Cc: <llkwong@pland.gov.hk>, <johnn.

File Ref:

1 Attachment



FS-251 for Lots 666S.B(Part) and 667 (Part)2022.pdf

Dear Sir/Madam,

Attached please find the updated FS-251 regarding the fire extinguishers and the proposed and implemented fire service installation of A/YL-KTN/860 for your comment.

Thanks and regards,

Woody

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.:
消防處編號

Serial Number

Name of Client 顧客姓名

Wong Shui Ying

Address 地址

Lots 666 S.B (Part) in D.D.110, Kam Tin Road, Yuen Long, NT

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)
24	9L Foam F.E. (3 nos.)	G/F	Conforms with FSD requirements	28/09/2022	27/09/2023
24	2KG CO2 F.E. (2 nos.)	G/F	Conforms with FSD requirements	28/09/2022	27/09/2023

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)
24	9L Water F.E.	G/F	Replaced - 3 nos.	Conforms with FSD requirements	28/09/2022

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/諸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

CHAN HUNG WUT, DAVID

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

CHAN Hung-wut, David

Telephone:

聯絡電話

Date:

日期

28/09/2022



For FSD use only

Inspected

Key-in

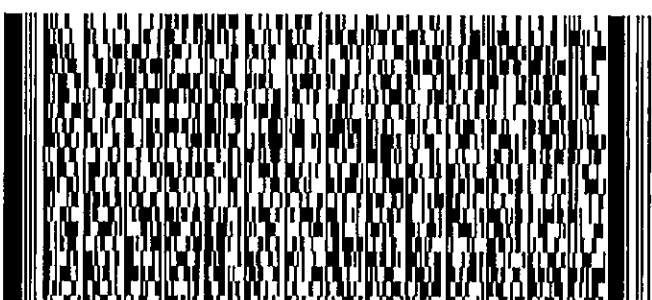
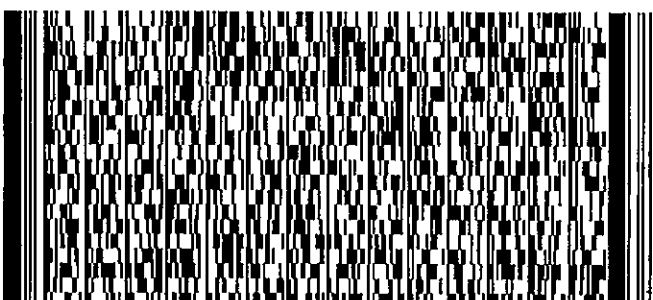
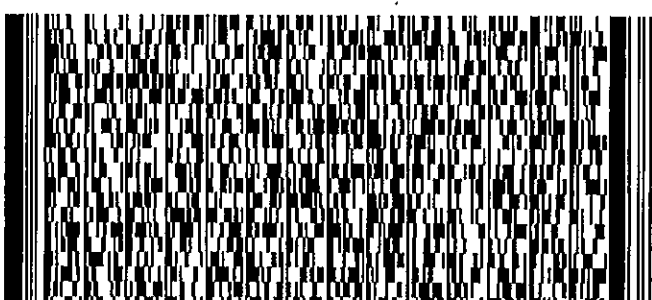
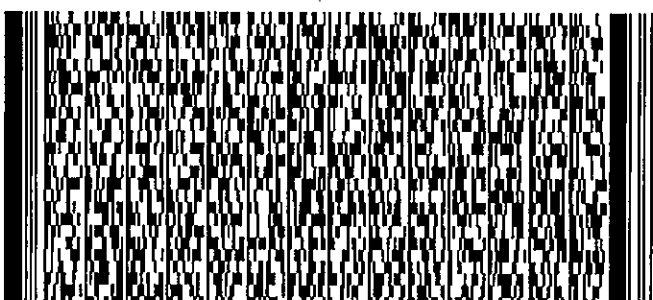
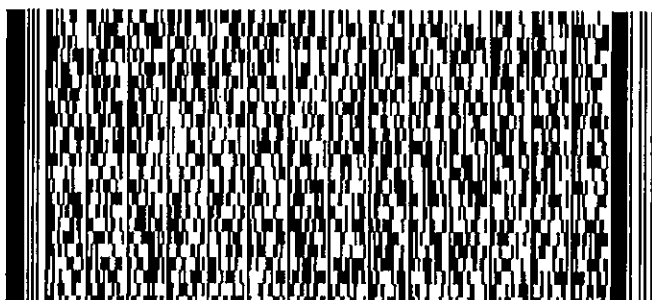
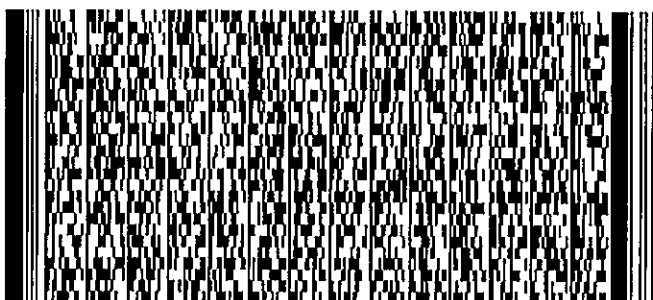
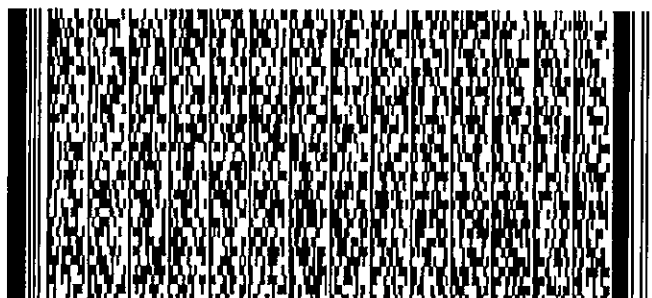
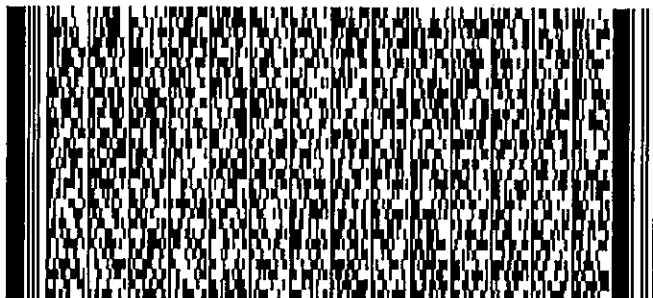
Verified



Serial Number

Name of Client 顧客姓名

Wong Shui Ying



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.:
消防處編號

Serial Number

Name of Client 顧客姓名

Wong Shui Ying

Address 地址

Lot 667 (Part) in D.D.110, Kam Tin Road, Yuen Long, NT

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)
24	5KG CO2 F.E. (1 no.)	G/F	Conforms with FSD requirements	28/09/2022	27/09/2023

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)
24	9L Foam F.E.	G/F	Replaced - 1 no.	Conforms with FSD requirements	28/09/2022

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

CHAN HUNG WUT, DAVID

FSD/RC No.:
消防處註冊號碼
Company Name:
公司名稱CHAN Hung-wut,
DavidTelephone:
聯絡電話Date:
日期

28/09/2022

For FSD
use only

Inspected

Key-In

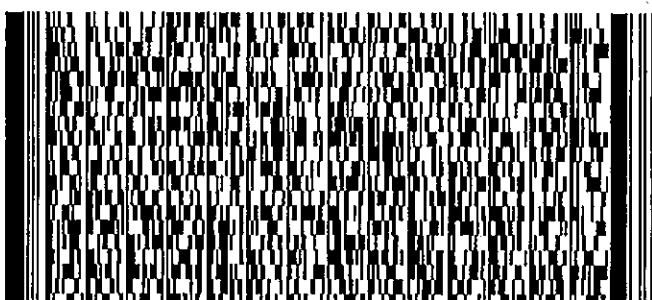
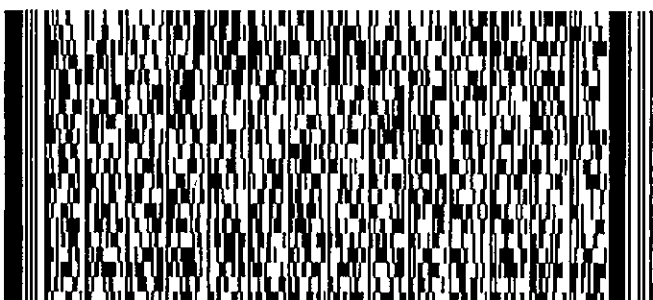
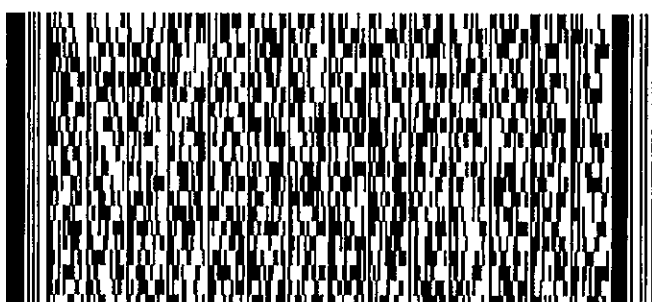
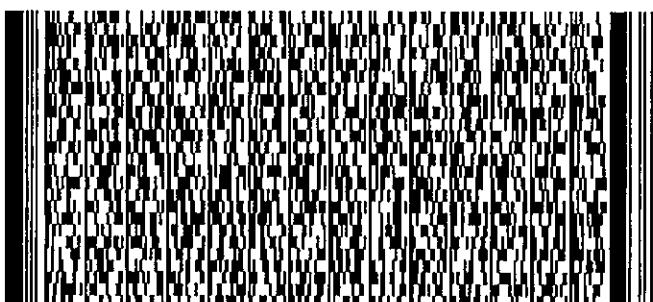
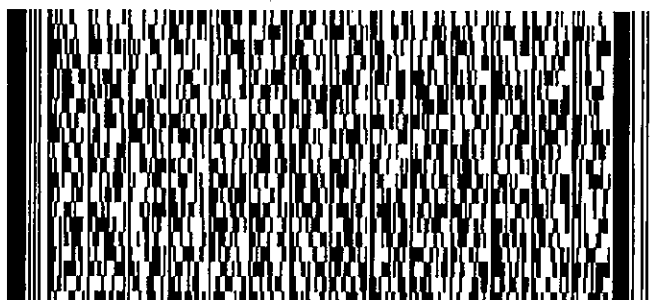
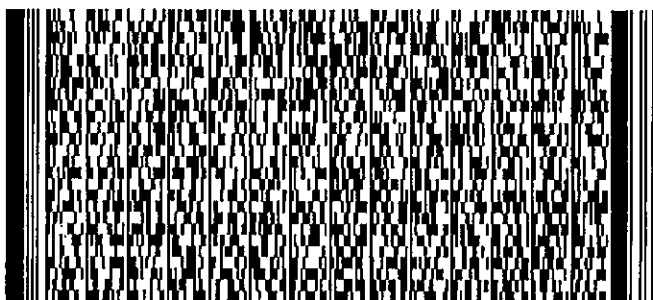
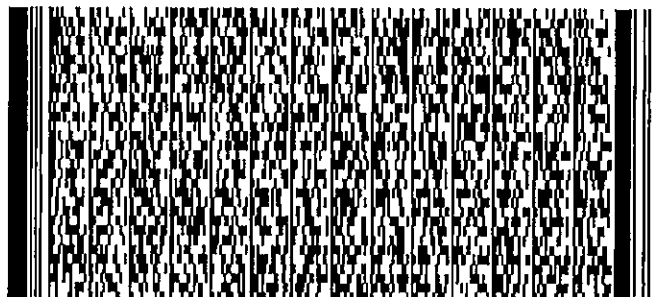
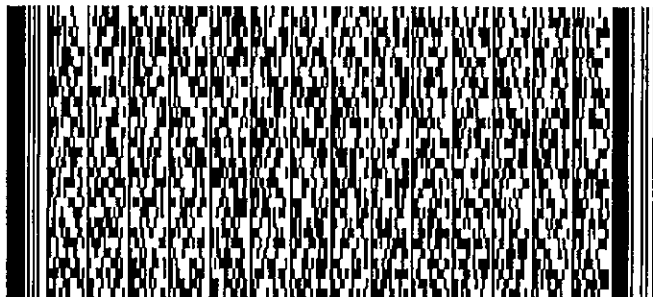
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Serial Number

Name of Client 顧客姓名

Wong Shui Ying



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.:
消防處編號Serial Number

Name of Client 顧客姓名

Wong Shui Ying

Address 地址

Lots 666 S.B (Part) and 667 (Part) in D.D. 110, Kam Tin Road, Yuen Long, NT

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

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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	Emergency Lighting (8 nos.)	G/F	Conforms with FSD requirements	28/09/2022	27/09/2023
12	Exit Sign (8 nos.)	G/F	Conforms with FSD requirements	28/09/2022	27/09/2023

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)

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature:

Name: 姓名

LEUNG KAM HING

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Tung Hing Lung Fire Fighting Equipment & Engineering Co. Ltd.

Telephone:

聯絡電話

Date:

日期

28/09/2022



For FSD use only

Inspected ☐Key-in ☐Verified ☐

Serial Number

Name of Client 顧客姓名

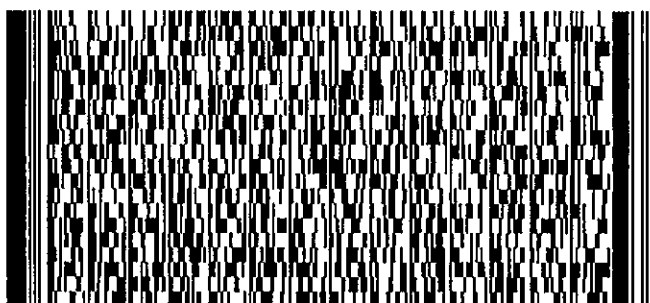
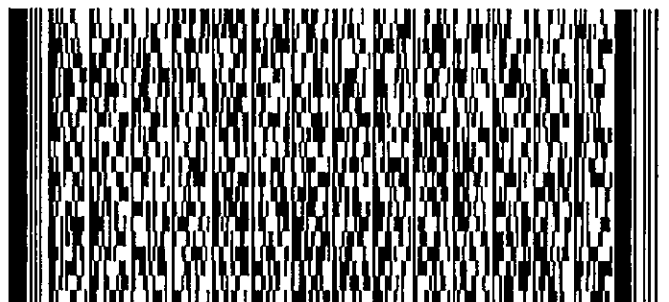
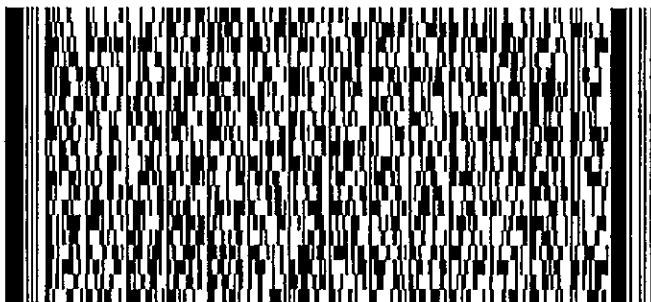
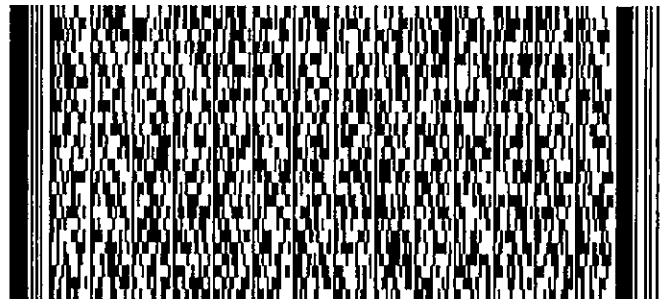
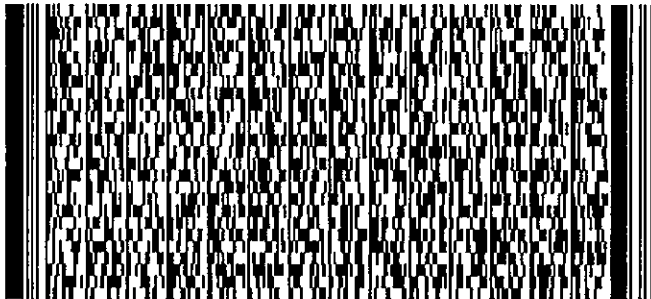
Wong Shui Ying

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

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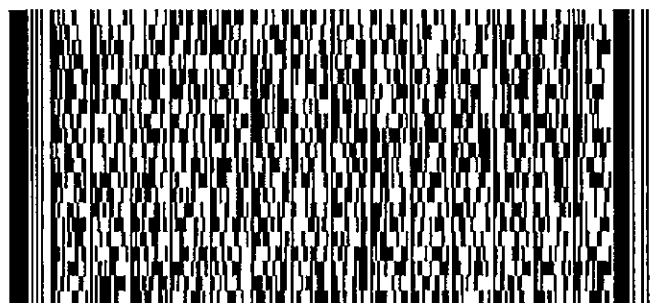
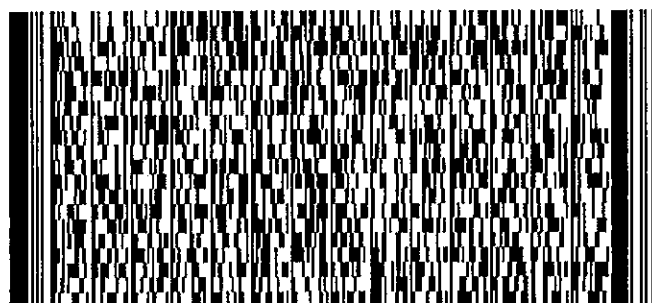
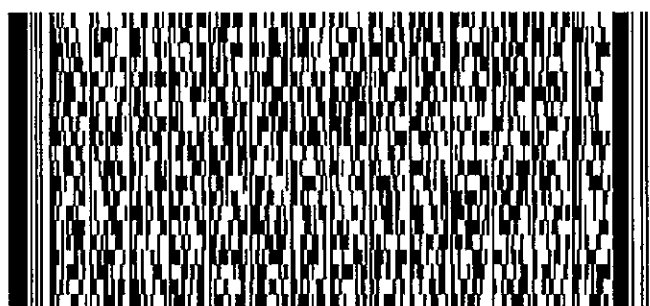
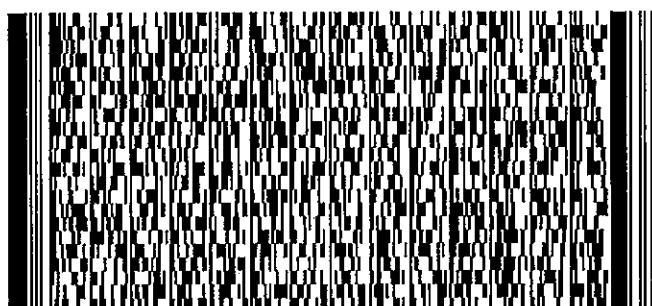
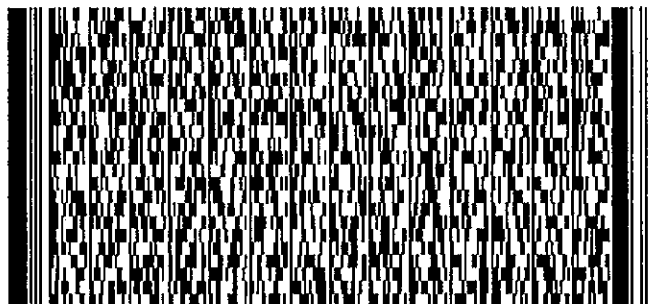
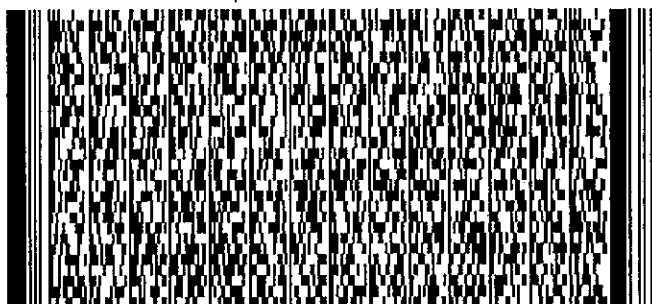
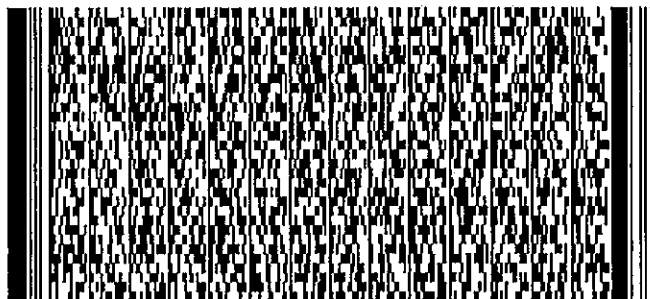
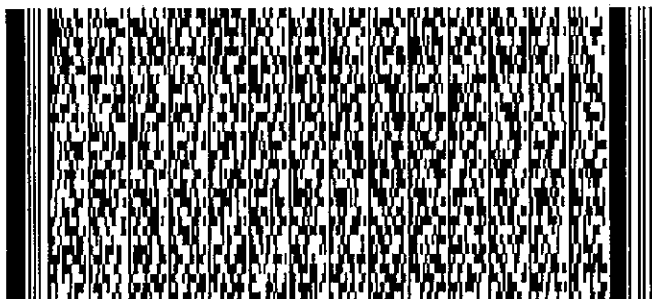
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	Fire Alarm System (MFA) (1 lot)	G/F	Conforms with FSD requirements	28/09/2022	27/09/2023
16	Fire Hydrant/Hose Reel System (1 lot)	G/F	Conforms with FSD requirements	28/09/2022	27/09/2023



Serial Number

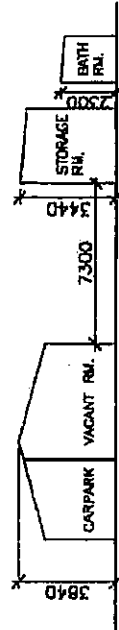
Name of Client 顧客姓名

Wong Shui Ying



F.S. NOTES

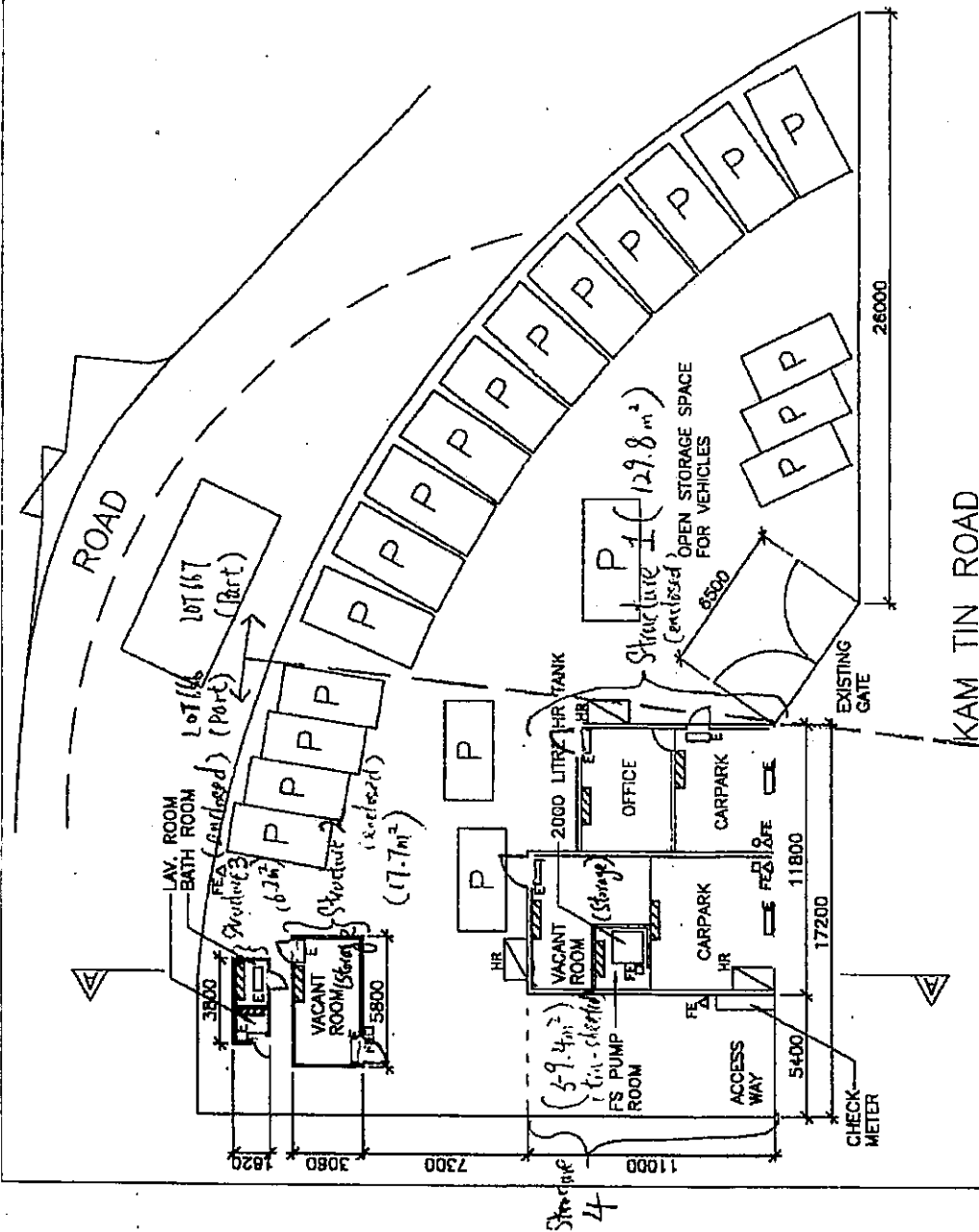
- Sufficient emergency lighting shall be provided throughout the entire buildings/structures in accordance with BS 5266: Part 1 and BS EN 1838
- Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- Fire alarm system shall be provided throughout the entire building in accordance with BS5839: Part 1:2002 + A2:2003 and FSD Circular Letter 1/2009. One actuation point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- A modified hose reel system supplied by a 2m³ HR water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building/structure can be reached by a length of not more than 30m of hose reel tubing.
- Portable hand-operated approved appliances shall be provided as included on plans.



SECTION A-A

LEGEND

- EMERGENCY LIGHT (EXISTING)
- EXIT SIGN (EXISTING)
- 9 LITRES WATER CO₂ FIRE EXTINGUISHER (EXISTING)
- 2Kg GAS TYPE FIRE EXTINGUISHER (EXISTING)
- 9 LITRES FOAM TYPE FIRE EXTINGUISHER (EXISTING)
- S.F.H. STREET FIRE HYDRANT (EXISTING)
- 150 mm DIA. HOSE REEL WITH FIRE ALARM BELL AND BREAK GLASS UNIT (EXISTING)



S.F.H.



GROUND FLOOR PLAN (1:200 @A3)

PROJECT TITLE	Temporary Open Storage of Light Goods Vehicles for Sale for a Period of 3 Years in "Residential (Group D)" Zone										FS Case Number	
	Lots 866 SB (Part) and 867 (Part) in D.D. 110, Kam Tin Road, Yuen Long										PROJECT NO. -	
DRAWING TITLE	FS LAYOUT PLAN FOR GROUND FLOOR										SCALE	
											DATE	
											PROJECT NO. -	
											DATE	
											S.D. NO.	
						A.L. REF. -		FSD NO. -				

JOINWELL TECHNICAL
ENGINEERING CO., LTD.

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



RE: Planning Application No. A/YL-KTN/860_Departmental Comment
04/11/2022 10:26

From: "woody" <
To: <llyduen@pland.gov.hk>
Cc: <johnn

History: This message has been forwarded.

Dear Ms. Duen,

Just discussed with Mr. Terence Tang on the phone, the open drainage shown on Photo 6 is the property of the government and we have already clean it with our best effort.

Thanks and regards,

Woody

From: llyduen@pland.gov.hk [mailto:llyduen@pland.gov.hk]
Sent: Friday, November 4, 2022 9:56 AM
To: woody <woody>
Subject: Planning Application No. A/YL-KTN/860_Departmental Comment

Dear Woody,

Please find below comments from the Drainage Services Department
(Name: Mr. Terence Tang; Contact No.:

For Photo 6, please ask the applicant to clear the debris/overgrown vegetation both within and adjacent to the channel for photo re-taking.

Regards,
Loree Duen
for DPO/FS&YLE
Tel:3168 4037

Ref.: TPB/A/YL-KTN/860

Dear Sir/Madam,

Lot 667 (Part) in D.D. 110, Kam Tin Road, Yuen Long (TPB/A/YL-KTN/860)

Regarding your email dated 28 Oct 2022, below is our response to the comment from Transport Department.

The vehicles will be transported to site or driven to the site during day time (9a.m. to 7p.m.) and they are likely to remain in the site for one or two weeks before successful sale of the vehicles. Therefore, the number of trips generated by the vehicles will be relatively small, estimated less than 10 trips a day. So it should not have any impact to the traffic on Kam Tin Road.

**Relevant Extracts of Town Planning Board Guidelines
on Renewal of Planning Approval and Extension of Time for Compliance with
Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Relevant Extract of the Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13F)

1. On 27.3.2020, 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. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. 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. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (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, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (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 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:

- (a) the use of sites less than 1,000m² for open storage uses and 2,000m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimizing sprawl over countryside areas and reducing travel trips;
- (b) port back-up sites and those types of open storage generating adverse noise, air pollution and 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;
- (c) 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;
- (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
- (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
- (f) 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, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications covering the Application Site

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Use/ Development</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-KTN/45	Temporary Open Storage of Cars and Car Repairing Workshop for a Period of 12 Months	5.12.1997
2	A/YL-KTN/76	Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale with Ancillary Office Use for a Period of 12 Months	27.11.1998
3	A/YL-KTN/104	Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale with Ancillary Office Use for 3 a Period of 3 Years	14.1.2000 for 2.5 years
4	A/YL-KTN/179	Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale with Ancillary Office for a Period of 3 Years	19.9.2003
5	A/YL-KTN/254	Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of 3 Years	18.8.2006
6	A/YL-KTN/332	Renewal of Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of 3 Years	7.8.2009
7	A/YL-KTN/389	Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of 3 Years	5.10.2012
8	A/YL-KTN/486	Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of 3 Years	6.11.2015 [revoked on 18.12.2015]
9	A/YL-KTN/539	Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of 3 Years	11.11.2016
10	A/YL-KTN/677	Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of 3 Years	15.11.2019

Similar s.16 Applications in the vicinity of the Site within the same “R(D)” zone on Kam Tin North OZP

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Use/ Development</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-KTN/580	Temporary Open Storage of Vehicles (Lorries, Vans	26.1.2018

		and Private Cars) for Sale for a Period of 3 Years	
2	A/YL-KTN/601	Renewal of planning approval for Temporary “Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts” for a Period of 3 Years	1.6.2018
3	A/YL-KTN/631*	Temporary Open storage of Private Cars for a Period of 3 Years	8.3.2019
4	A/YL-KTN/635	Renewal of planning approval for Temporary “Open Storage of Private Vehicles and Vehicle Parts” for a Period of 3 Years	16.11.2018 [revoked on 21.4.2021]
5	A/YL-KTN/810*	Renewal of Planning Approval for Temporary Open Storage of Private Cars for a Period of 3 Years	28.1.2022

*straddling “R(D)” and “Open Space” zones.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD):

- no objection to the application.

2. Traffic

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

- based on the FI submitted by the applicant (**Appendix Ib**), he has no further comment on the application from traffic engineering perspective.
- should the application be approved, approval condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included.

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

- no objection to the application.

3. Drainage

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

- no in-principle objection to the application; and
- should the application be approved, the applicant is required to maintain the existing drainage facilities implemented under the previous planning application at all times.

4. Fire Safety

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

- having reviewed the FI submitted (**Appendix Ia**), he has no objection in-principle to the application subject to the existing FSIs implemented on the Site being maintained in efficient working order at all times.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- he has no objection to the application; and
- no environmental complaint was received concerning the Site in the past three years.

6. Nature Conservation

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

- noting that the Site has been paved and similar uses have been approved, he has no comment on the application from nature conservation point of view.

7. Building Matters

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

- there is no record of approval by the Building Authority for the structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

8. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

9. District Officer's Comments

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

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

10. Other Departments

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Director of Electrical and Mechanical Services (DEMS); the Director of Agriculture, Fisheries and Conservation (DAFC); and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
 - Lot 667 in D.D. 110 is covered by Short Term Waiver (STW) No. 4478 to permit structures erected thereon for the purpose of “Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale”; and
 - should the application be approved, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- his department shall not be responsible for maintenance of any access connecting the Site and Kam Tin Road; and
 - adequate drainage measures should be provided at the Site to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by DEP;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- the existing water mains will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the developer;

- in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 meters from the center line of the water mains shall be provided to WSD. No structures shall be built or materials stored within the waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and his contractors to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrub with penetrating roots may be planted within the existing waterworks reserve or in the vicinity of the water main (**Plan A-2**); and
 - the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- before any new building works (including containers/open sheds as temporary buildings) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the 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 the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; and
 - if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.