

This document is received on 28 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 Renewal
of Permission for such Temporary Use or Development***

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

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

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

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

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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / 14-K7N / 950
	Date Received 收到日期	28 JUL 2023

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

1. Name of Applicant 申請人姓名/名稱	
<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 checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Yatlee Investments Limited	
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 232 S.B ss.9 and 232 S.B RP (Part) in DD103, Ko Po Tsuen, Kam, Tin
(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 229 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 229 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)	0 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/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development"
(f) Current use(s) 現時用途	Temporary Shop and Service (Wheelchair Accessible Vehicles Showroom) (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"^{1/2} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{1/2} (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"^{1/2} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{1/2} (請夾附業權證明文件)。

☐ is not a "current land owner"^{1/2}.
並不是「現行土地擁有人」^{1/2}。

☐ 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)"^{1/2}.
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」^{1/2}。

(b) The applicant 申請人 -

☐ has obtained consent(s) of "current land owner(s)"^{1/2}.
已取得 名「現行土地擁有人」^{1/2}的同意。

Details of consent of "current land owner(s)" ^{1/2} obtained 取得「現行土地擁有人」 ^{1/2} 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」[#]遞送要求同意書^{*}

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			
<p>.....</p> <p>.....</p>			
(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 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))	
	No 否	<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	<input type="checkbox"/> Please provide details 請提供詳情 <p>.....</p> <p>.....</p> <p>.....</p>	
	No 否	<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	<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	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 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"/> 		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)。
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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 申請許可證的申請編號	A/ <u>YL - KTN</u> / <u>718</u>
(b) Date of approval 獲批准許可的日期	<u>15 September 2020</u> (DD 日 MM 月/YYYY 年)
(c) Date of expiry 許可證到期日期	<u>22 September 2023</u> (DD 日 MM 月/YYYY 年)
(d) Approved use/development 已批准許可的用途/發展	Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom)
(e) Approval conditions 批准條件	<input type="checkbox"/> The permission does not have any approval condition 許可證沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人尚未履行下列附帶條件： Reasons for non-compliance 尚未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求續期的期間	<input checked="" type="checkbox"/> year(s) 年 <u>THREE</u> <input type="checkbox"/> month(s) 個月

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。

Cater for the NNED of Growing Elderly Population and the Disabled.

With the Design Manual - Barrier Free Access issued, it has improved barrier-free accessibility performance and overall safety in general. Yet the extent to which the Manual applied to has restricted to the built environment only, genuine enhancement of the mobility of senior and disabled persons still needs to be established.

According to the statistic provided by the Census and Statistics Department (C&SD), it was estimated that the number of persons with disabilities in 2013 increased by some 60% since 2007. In 2013, there were 320,500 persons with restrictions on body movement. However, there are not many affordable wheelchair-accessible services in the market at present; only about 5,000 wheelchair-accessible vehicles imported and available in Hong Kong. In due recognition of the growing population of the elderly and the needs of those with disabilities, we aims to promote mobility of those in need of better access services; hence enhancing their living Standards.

Granting renewal approval to this application will continue to contribute to the concerned community groups and will also help raise awareness of the needs of elderly and disabled persons.

Meanwhile, we had complied with all the conditions stated in the approval letter and requirements, so please kindly offer us a favourable decision to renew for another three years.

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

WONG YING LUNG JACKIE

Director

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

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

Yatlee Investments Limite

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

Date 日期

13 July 2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 232 S.B ss.9 and 232 S.B RP (Part) in DD103, Ko Po Tsuen, Kam Tin, Yuen Long
Site area 地盤面積	229 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-KTN/10
Zoning 地帶	"Village Type Development"
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 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom)

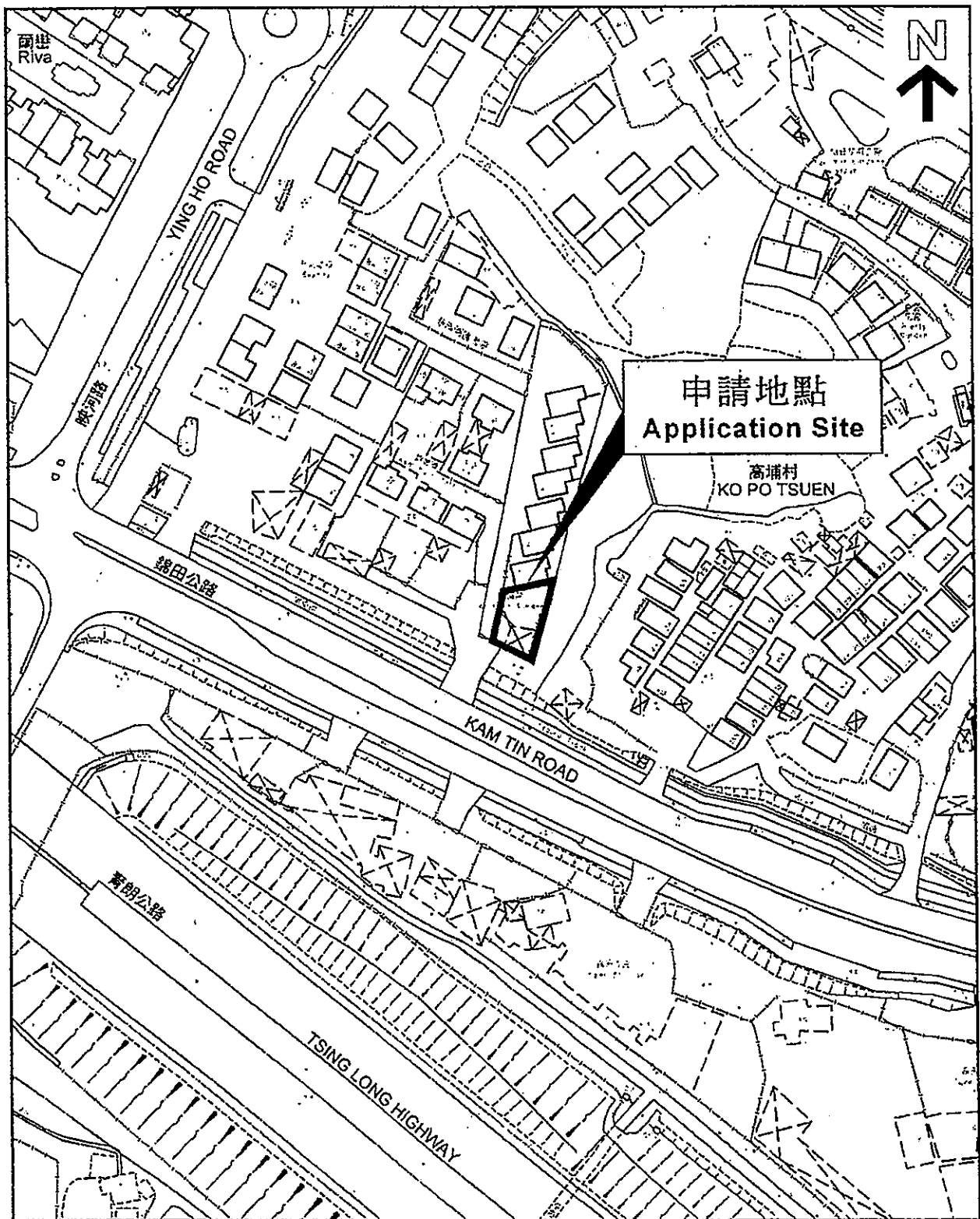
(i) Gross floor area and or plot ratio 總樓面面積及 或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	1	
(iii) Building height No. of storeys 建築物高度 層數	Domestic 住用	0	<input type="checkbox"/> (Not more than 不多於) m 米
		0	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	4	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	100 % <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)		0
	Total no. of vehicle loading unloading bays 上落客貨車位 停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴士車位 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)		0

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 checked="" 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"/>
Site Photos, Drainage Proposal, Fire Service Installations		
Proposal & Site Plan		
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。

Site Plan



Site Photos

Site Photos



Photo 1: The Application Site



Photo 2: The Application Site



Photo 3: Village house to the north of the Application Site



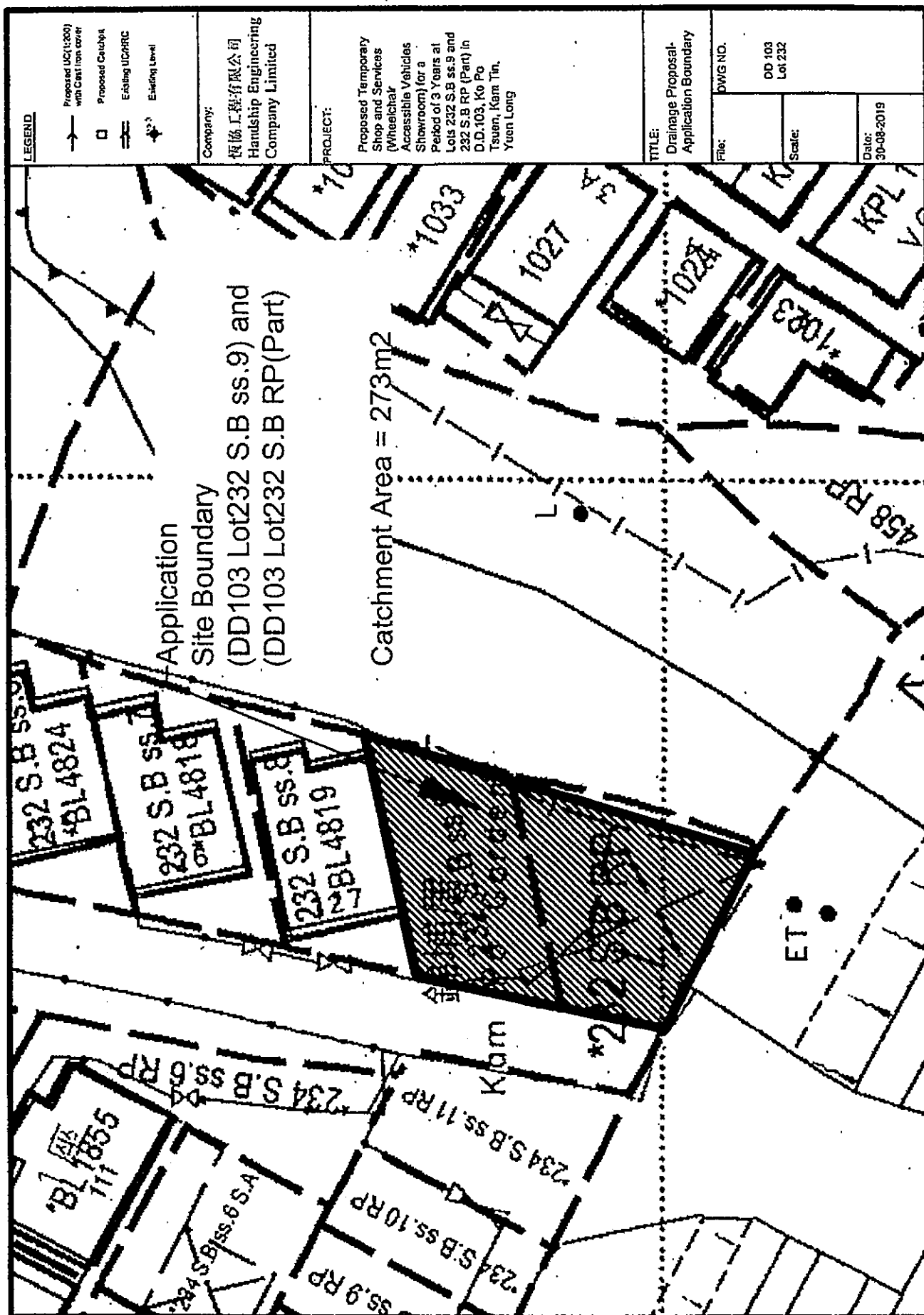
Photo 4: Open storage of vehicle parts and ancillary workshop to the south of Application site

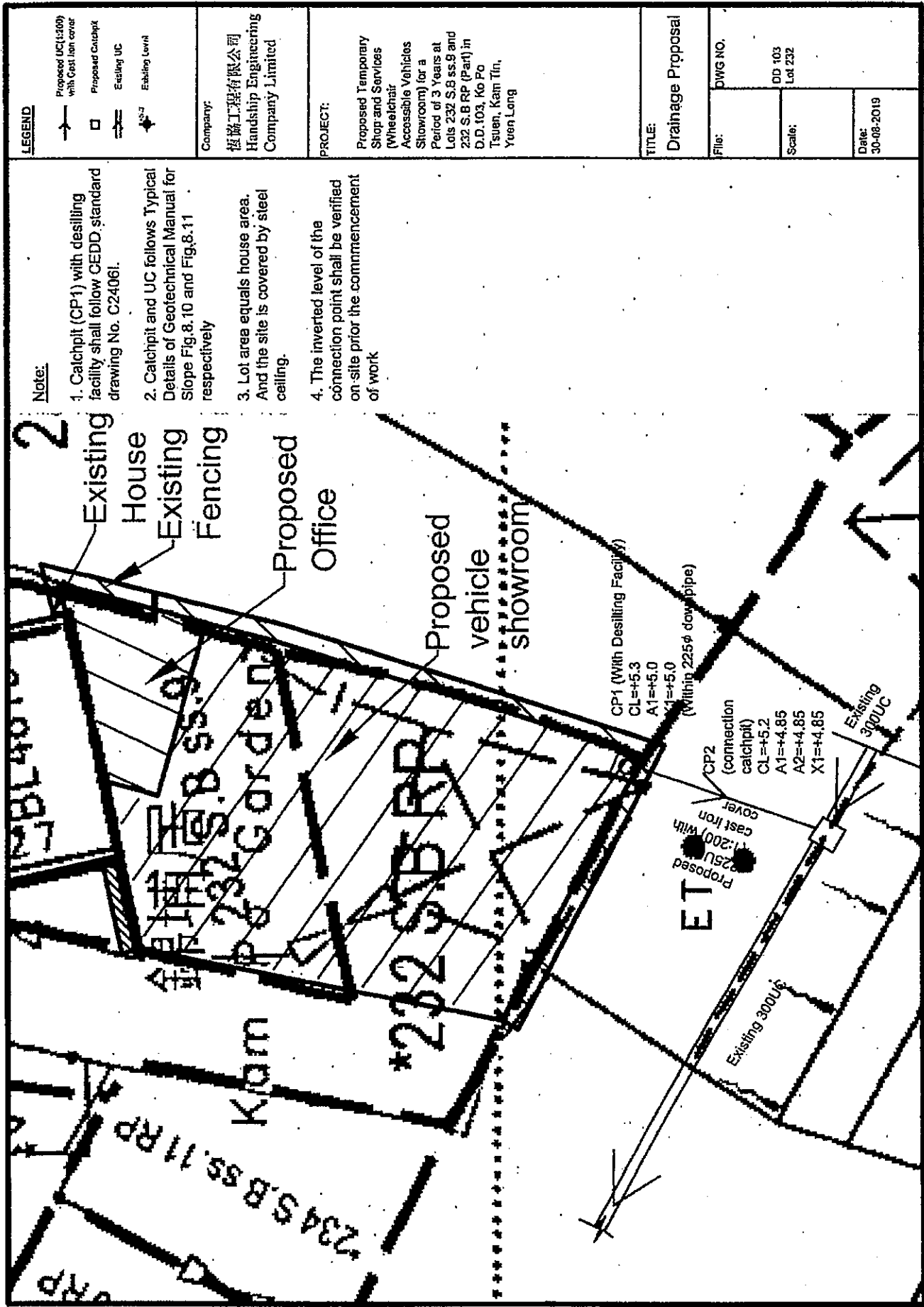


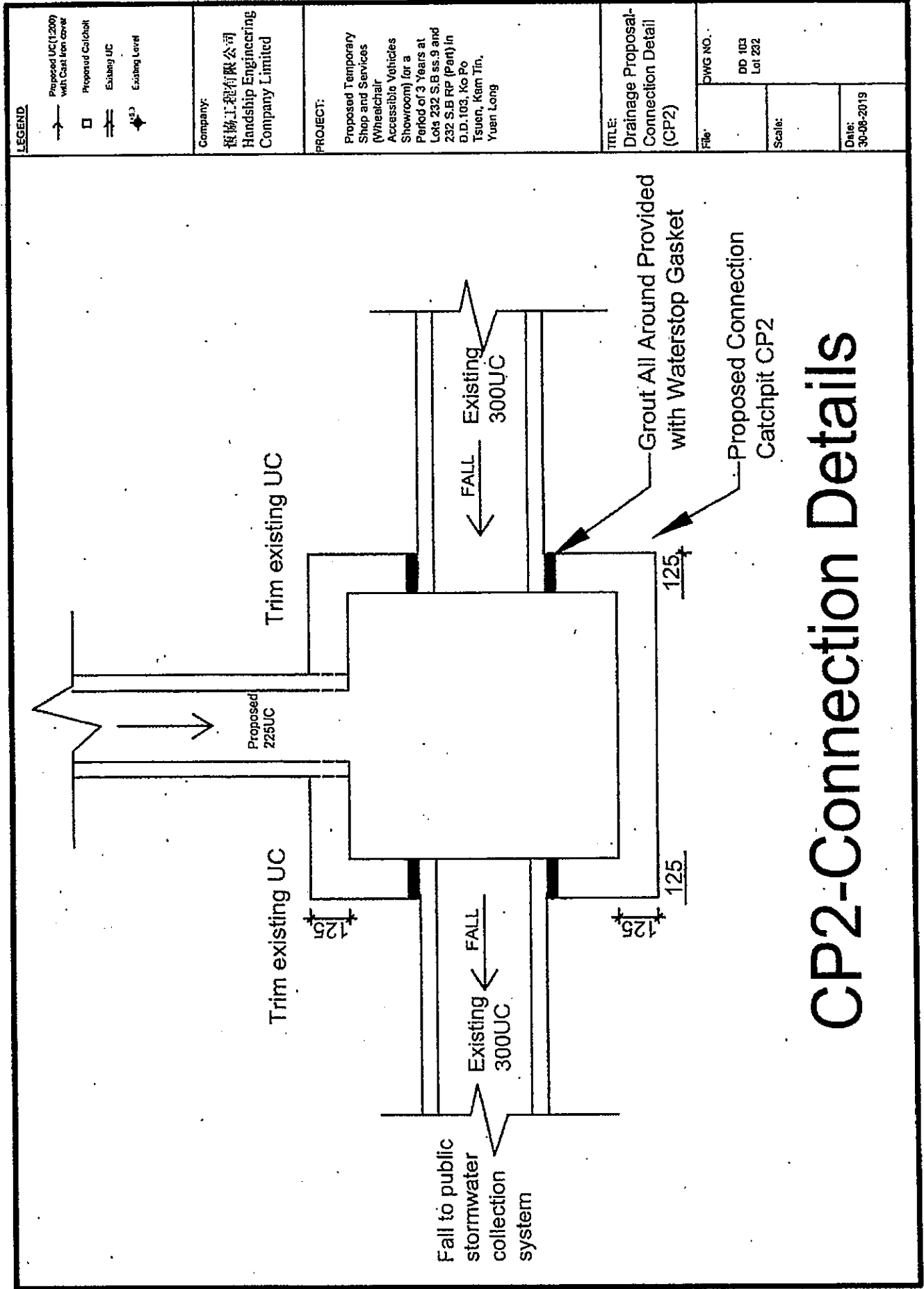
Photo 5: Open Storage of Vehicles and vehicles parts to the southwest of the Application Site

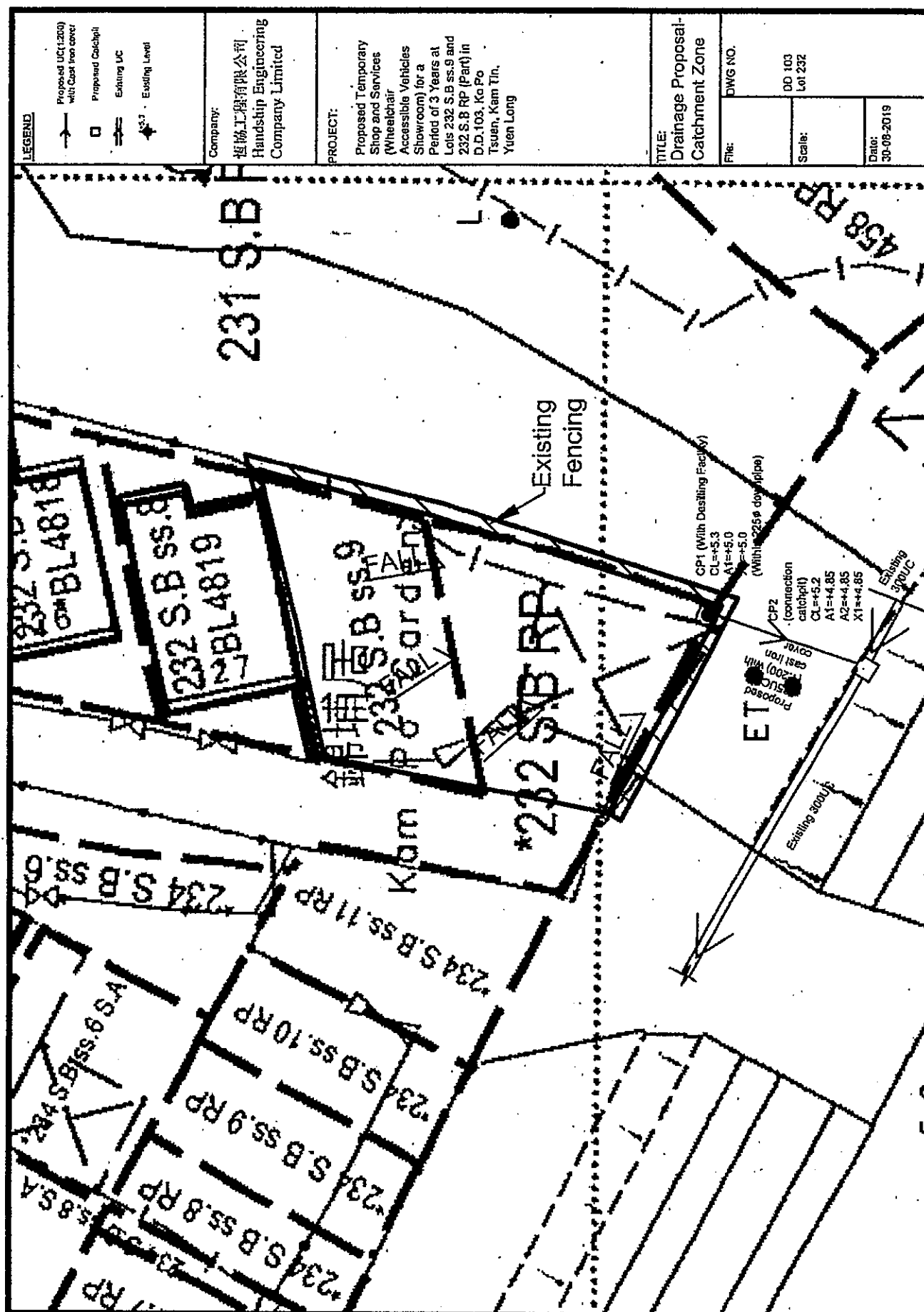


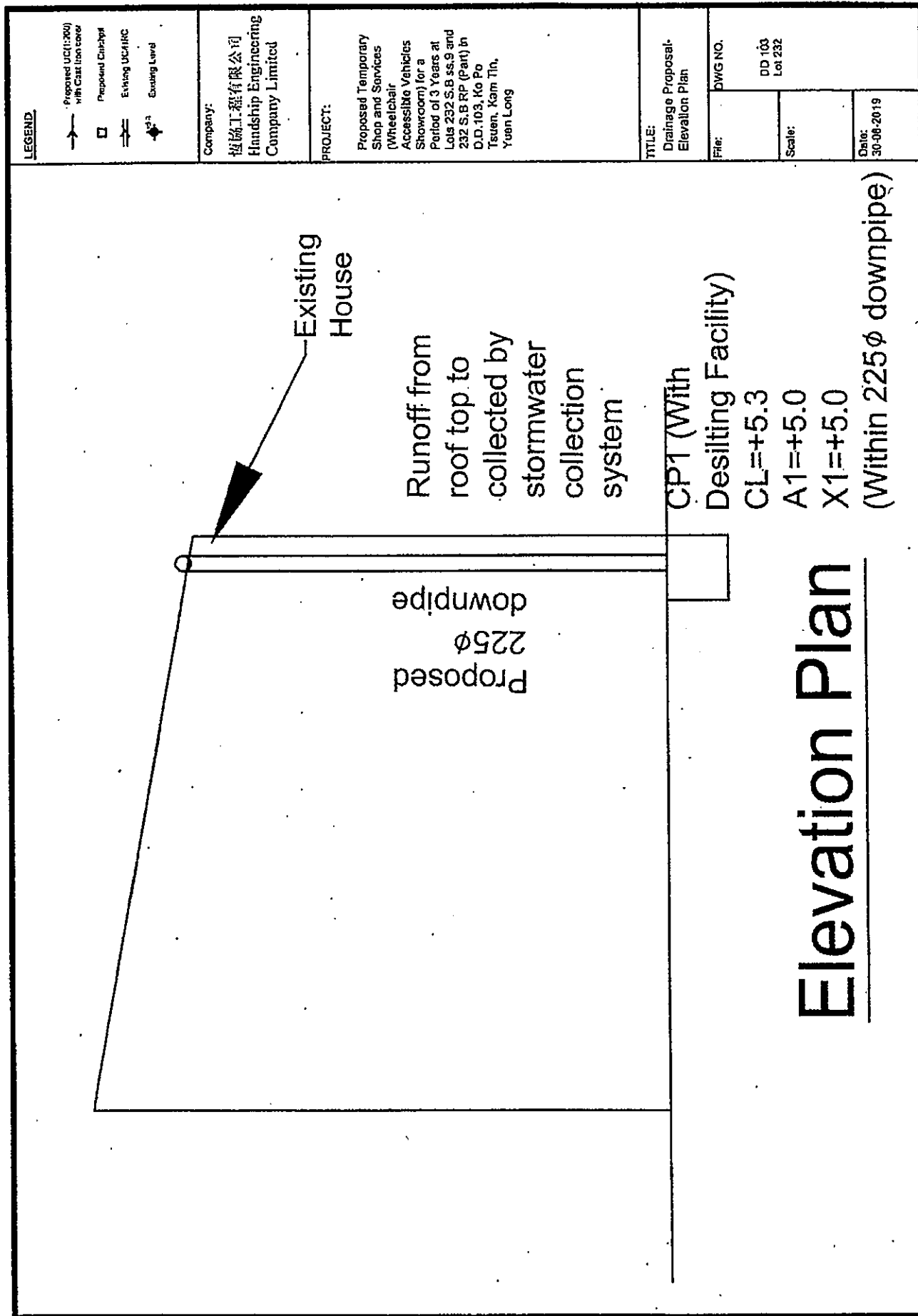
Photo 6: The existing access road to the Application Site



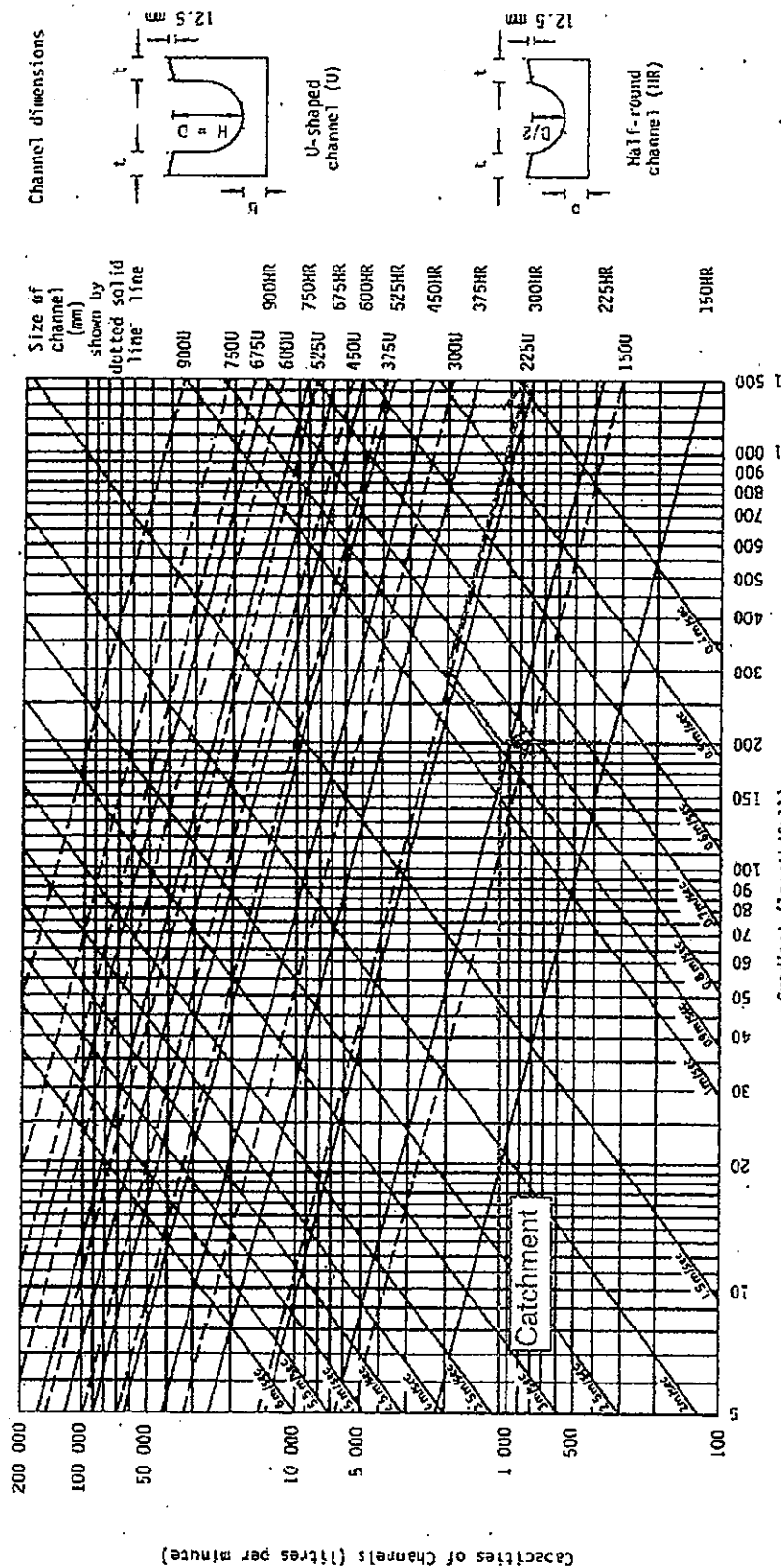








Channel dimensions



DESIGN METHOD USING CHART

(a) Normal channel
Solution

1. Runoff

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. : OK)

(b) Stepped channel.

Solution

2. Runoff

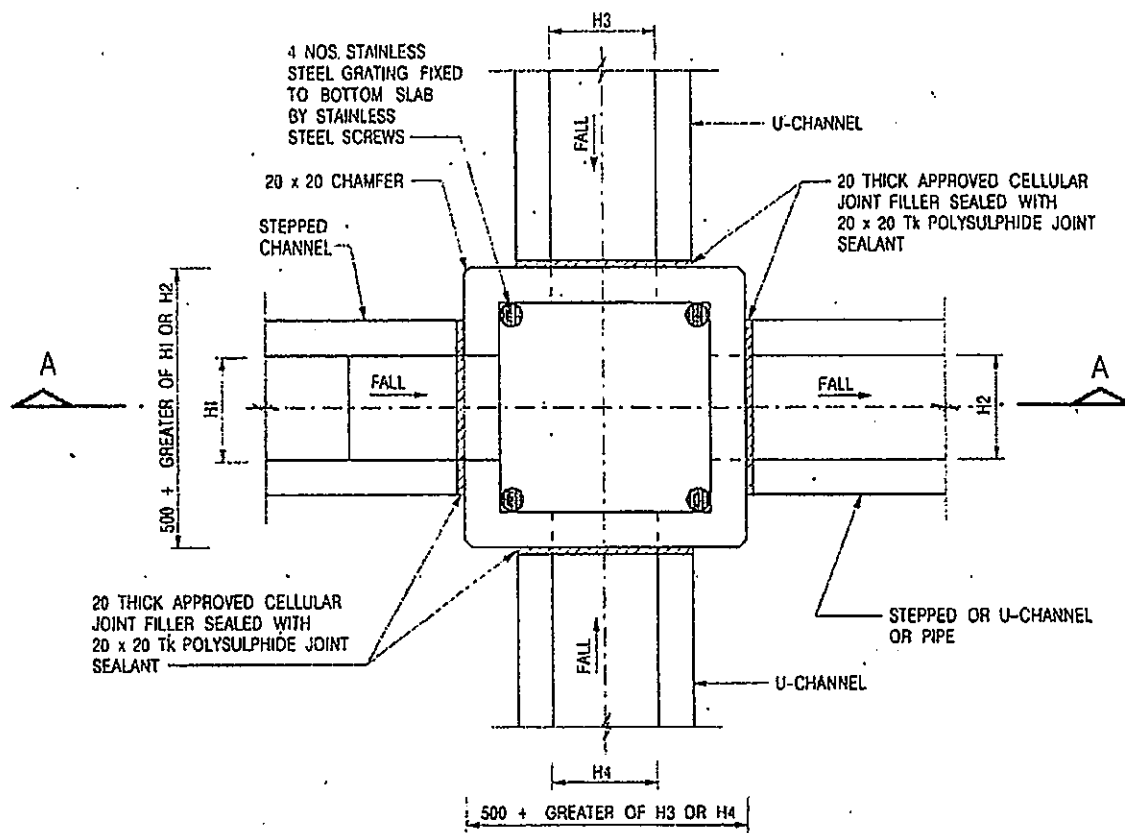
Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14.

Size of
channel
(mm)
shown by
dotted solid
line line

U-shaped channel (U)	
----------------------	--

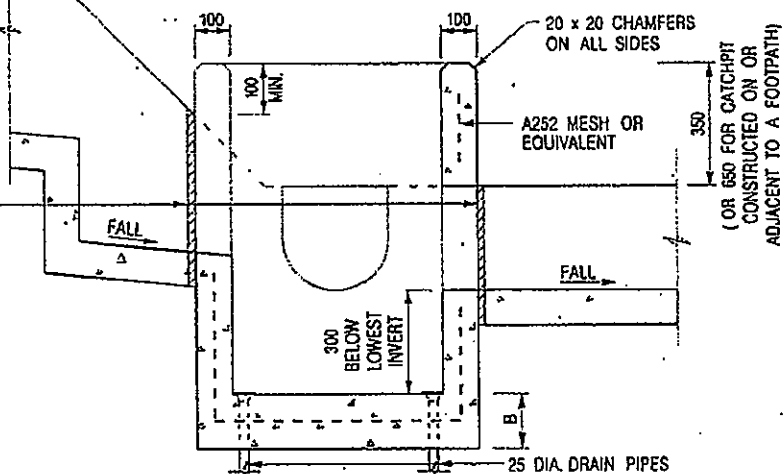
Half-round
channel (HRC)



PLAN

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

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




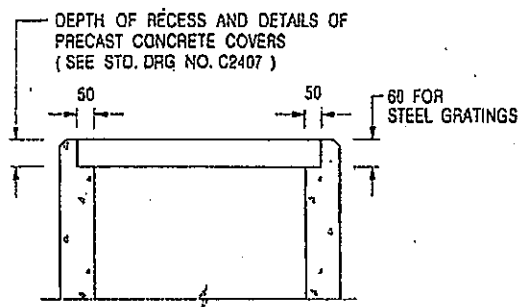
SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
SCALE 1:20		DRAWING NO.
DATE JAN 1991		C2406 /1




ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

-	FORMER DRG. NO. C2406J	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 / 2	

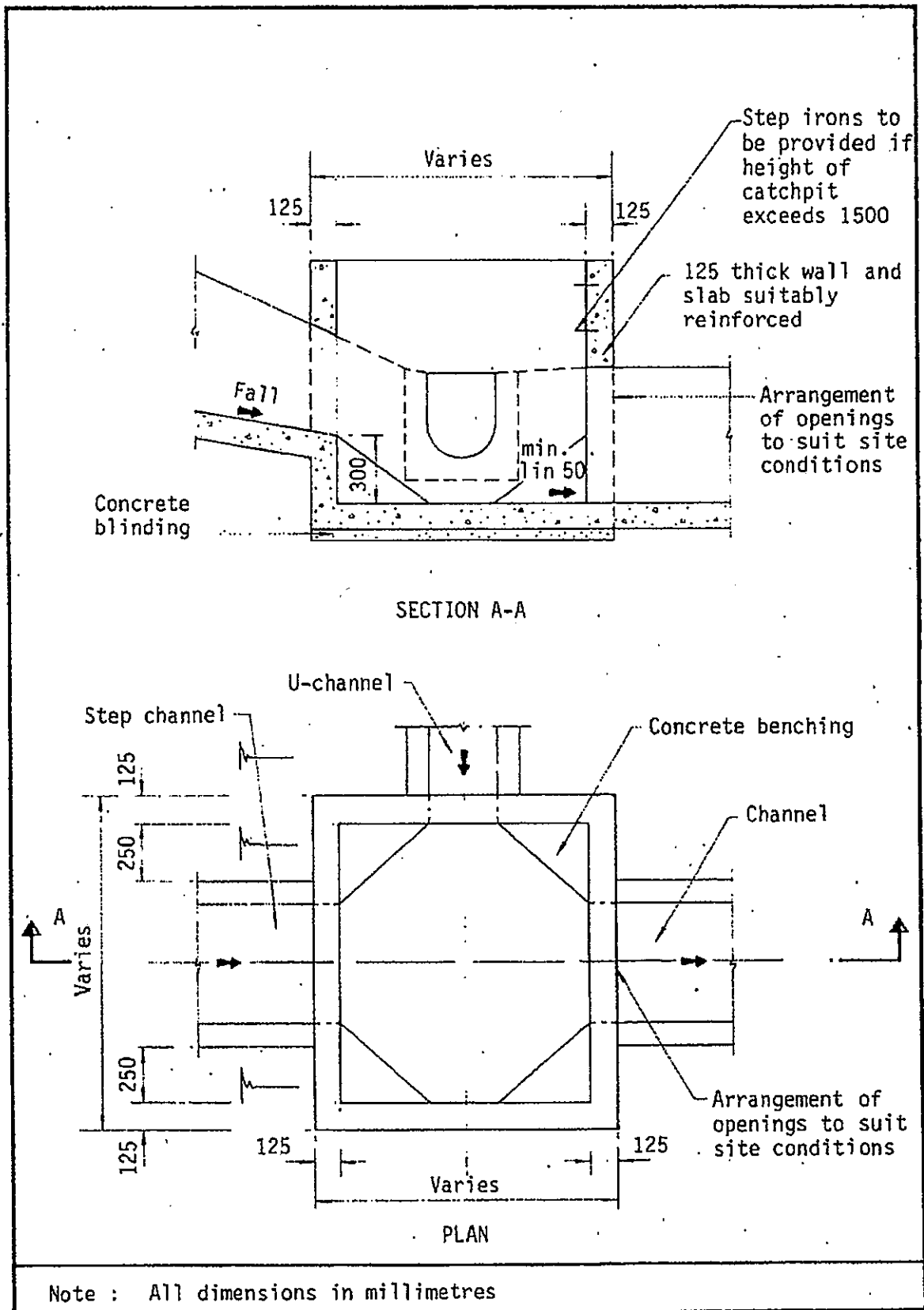


Figure 8.10 - Typical Details of Catchpits

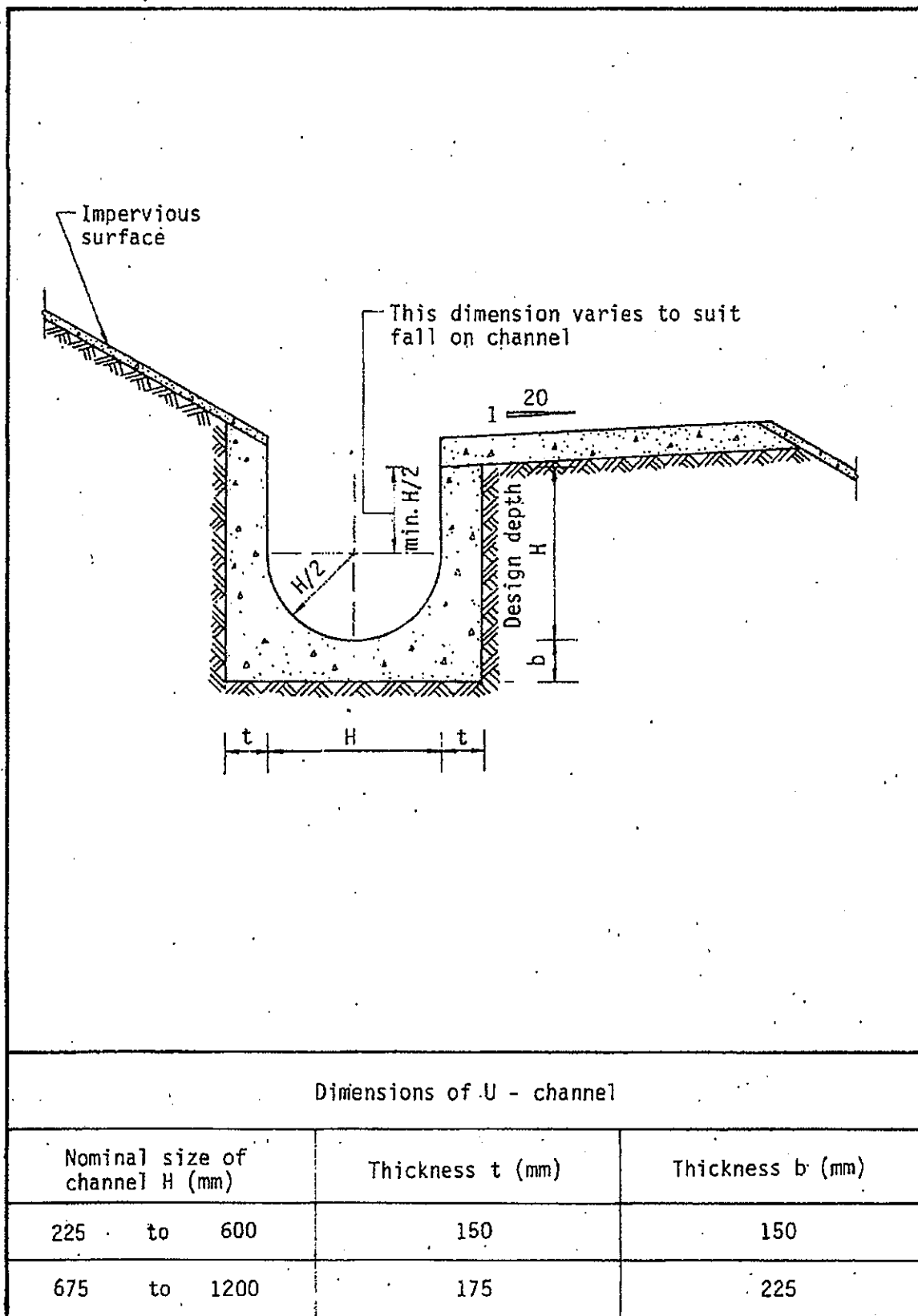
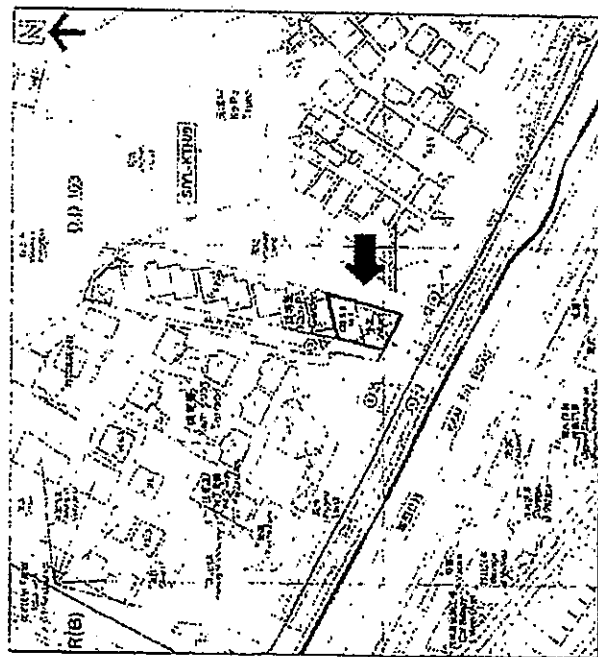
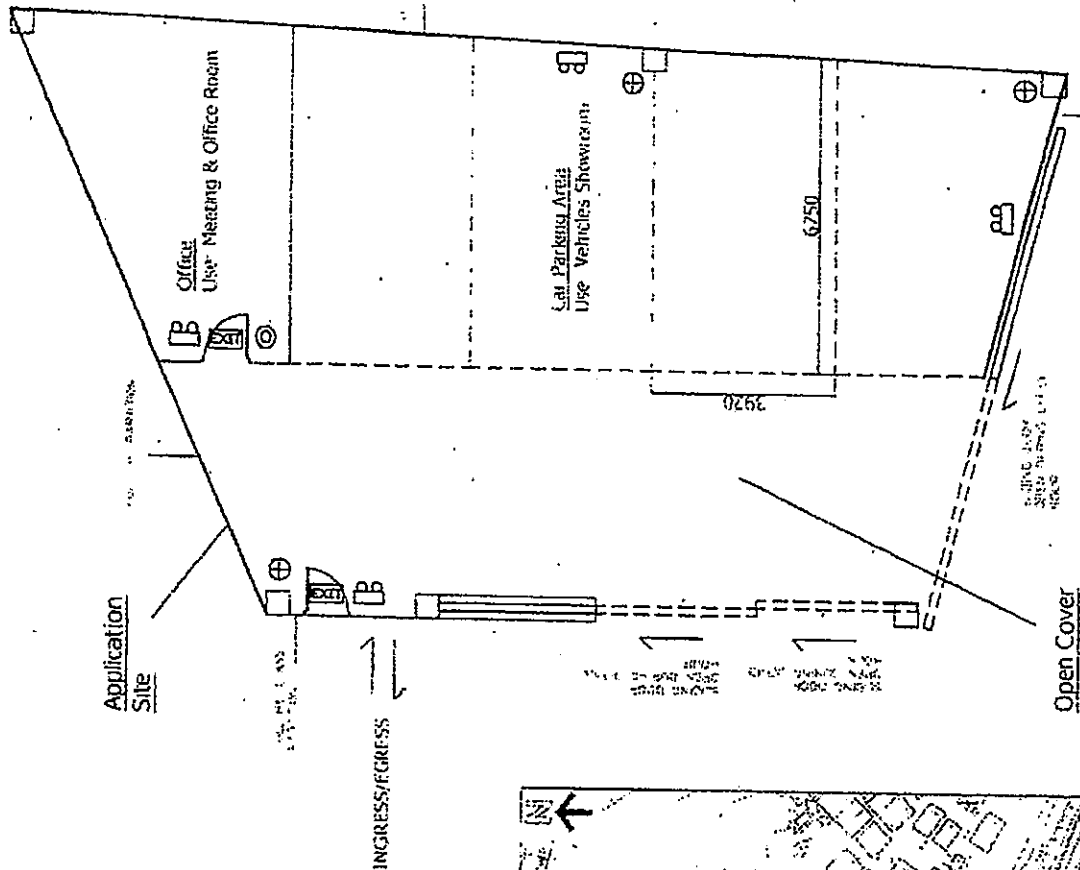


Figure 8.11 - Typical U-channel Details

APPLICATION SITE (FIRE EQUIPMENT PROPOSAL)

NOTES

1. ALL FIRE EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE FIRE EQUIPMENT REGULATIONS AND THE FIRE EQUIPMENT REGULATIONS (FIRE EQUIPMENT) CAP 393.
2. THE FIRE EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE FIRE EQUIPMENT REGULATIONS (FIRE EQUIPMENT) CAP 393.
3. THE FIRE EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE FIRE EQUIPMENT REGULATIONS (FIRE EQUIPMENT) CAP 393.



APPLICATION SITE
(NOT IN SCALE)

LEGEND

- FIRE EQUIPMENT (FIRE)
- EXIT SIGN
- FIRE EQUIPMENT (FIRE)
- FIRE EQUIPMENT (FIRE)
- FIRE EQUIPMENT (FIRE)



火警消防工程公司
FIRE DEPARTMENT

Address: 222 S.B. Road and
233 S.B. Road (Point of View) 1022
Kowloon, Kowloon, Kowloon

Proposed Temporary Shop and Services
(Wholesale Accessible Services Supplier)

DRAWN NO: F1801 01

SCALE: 1:150 (A4)

DRAWN BY: KEITH NG

VER 1

DATE: 9 JAN 2018

A

(第九條(1)款)

消防裝置及設備證書

— 20 —

Verified

規 劃 署

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



Planning Department

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

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTN/718
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax

Yatlee Investments Ltd.

(Attn.: Ms. Jackie Wong)

5 November 2020

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (e) -
the Submission of a Record of the Existing Drainage Facilities**

**Renewal of Planning Approval for Temporary Shop and Services
(Wheelchair Accessible Vehicles Showroom) for a Period of 3 Years
in "Village Type Development" Zone, Lots 232 S.B ss.9
and 232 S.B RP (Part) in D.D.103, Ko Po Tsuen, Kam Ting, Yuen Long
(Application No. A/YL-KTN/718)**

I refer to your submission dated 19.10.2020 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments attached.

Should you have any queries on the departmental comments, please contact Mr. Joshua YUEN (Tel: _____) of the Drainage Services Department directly.

Yours faithfully,

(Ms. Winnie LAU)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

C.C.
DSD
Internal
CTP/TPB

(Attn.: Mr. Joshua YUEN)

WL/LD/vl

Appendix

Comments from the Engineer/Mainland North, Drainage Services Department:

Please be advised that the drainage condition on site is considered acceptable.

Nonetheless, please remind the applicant to maintain the drainage condition in good condition throughout the approval period.

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



A/YL-KTN/950 - Supplementary Information

04/08/2023 17:51

From: [REDACTED]
To: tpbpd/PLAND/HKSARG@PLAND
Cc: [REDACTED]
Bcc: [REDACTED]
File Ref: [REDACTED]

Dear Sir/ Madam,

Please find the Supplementary Information for A/YL-KTN/950. Thanks.

Best Regards,
Crystal WONG
for DPO/FS&YLE, PlanD
Tel: 3168 4032

----- Forwarded by Crystal Hei Ting WONG/PLAND/HKSARG on 04/08/2023 17:50 -----

From: [REDACTED]
To: [REDACTED]
Date: 04/08/2023 17:39
Subject: Fwd: A/YL-KTN-950

Dear Miss WONG

1. The opening hour is 09:00 - 18:00 (Mon - Sun & Public Holidays)
2. The applicant location which is direct access / connected to Kam Tin Road

Thanks & Regards,

Jackie WONG
Sent from my iPhone

Begin forwarded message:

From: Jackie Wong [REDACTED]
Date: 4 August 2023 at 5:37:14 PM HKT
To: [REDACTED]
Subject: A/YL-KTN-950

Dear Miss WONG

1. The opening hour is 09:00 - 18:00
2. The applicant location which is direct access / connected to Kam Tin Road

Thanks & Regards,

Jackie WONG

Sent from my iPhone

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



Fwd: A/YL-KTN/950 - Request for Supplementary Information

30/08/2023 16:15

From: Jackie WONG [REDACTED]
To: pplngan@pland.gov.hk, llyduen@pland.gov.hk
File Ref:

11 attachments



230830162039.pdf A9134871-元朗 錦田 高埔村 KTN-950 Jackie Wong.pdf



F1801-01-2 元朗 錦田 高埔村 KTN-574.pdf IMG_4677.jpeg IMG_4678.jpeg IMG_4679.jpeg IMG_4680.jpeg



IMG_4677.jpeg IMG_4678.jpeg IMG_4679.jpeg IMG_4680.jpeg

Dear Peter,

I would like to confirm that there is no change in the layout and applied use under current as compared with approved previous application No. A/YL-KTN/718.)

Please see the attached photos for the location under the drainage proposal.


APPLICATION SITE (FIRE EQUIPMENT PROPOSAL)

OTHERS


1. ALL EXITS AND EXIT ROUTES SHALL COMPLY WITH CODE OF PRACTICE & FSD C.L. 5/08 AND TO BE CLEARLY INDICATED BY ILLUMINATED "EXIT" SIGN AND DIRECTIONAL SIGNS IN CHINESE AND ENGLISH CHARACTERS OF NOT LESS THAN 125mm HIGH W/ 15mm WIDE STROKES.
2. EMERGENCY LIGHTING SHALL COMPLY WITH BS EN 1838/1999 AND TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND SHALL COMPLY WITH BS 5266 : PART 1 AND BS EN 1838 EXCEPT THAT OF EXIT SIGNS.

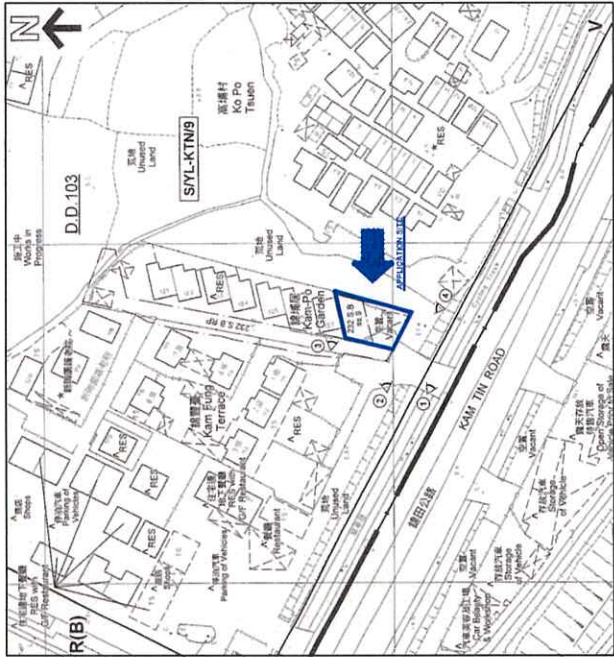
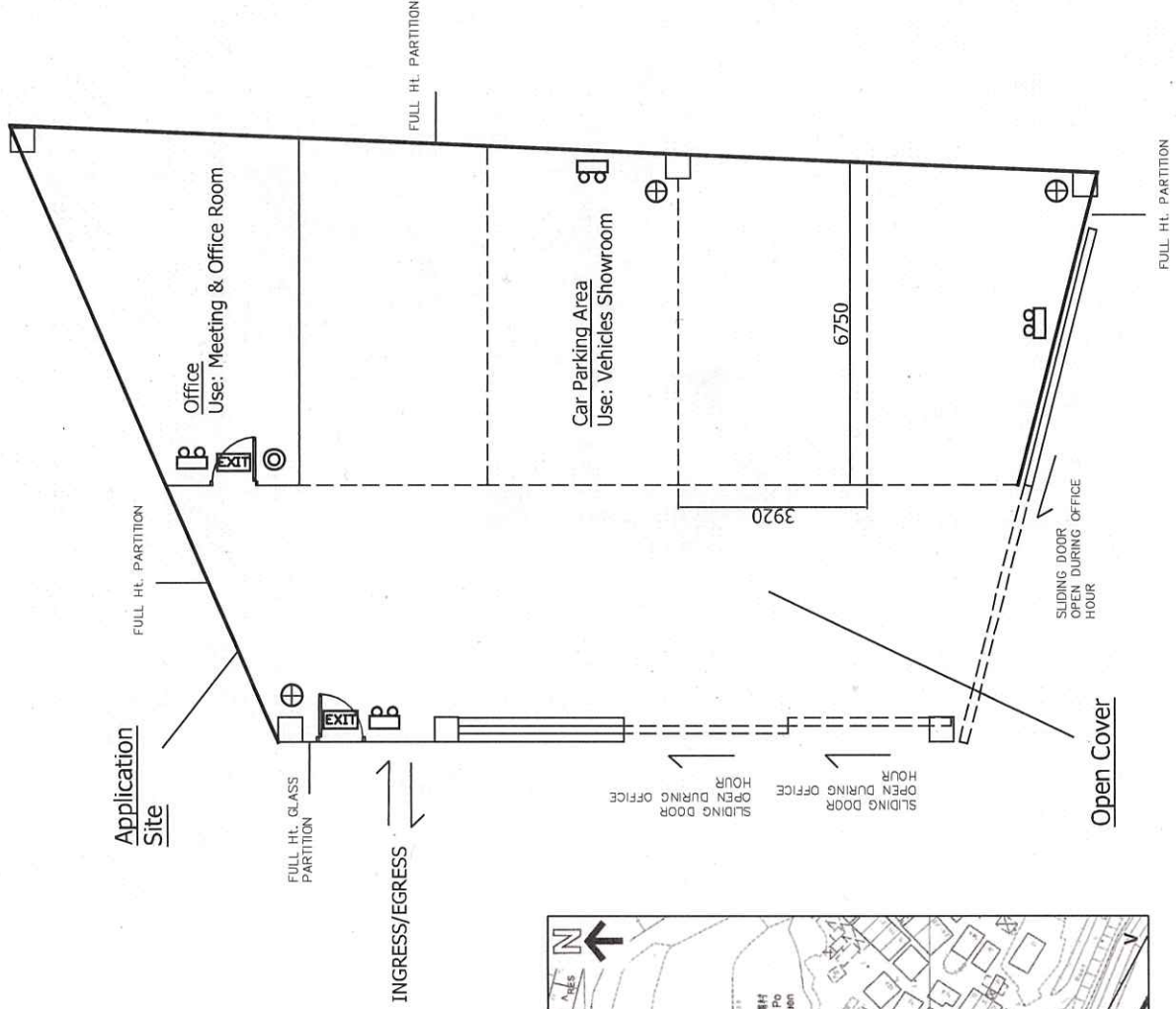
LEGEND

 EMERGENCY LIGHT
x 4 nos

 EXIT SIGN
x 2 nos

 4KG DRY POWDER F.E.
x 1 no

 5KG CO2 F.E.
x 3 nos



APPLICATION SITE
(NOT IN SCALE)



泛亞消防工程公司
FAN AH FIRE ENGINEERING COMPANY
N.T.

Address: Lots 232 S.B. SS.9 and
232 S.B. RP (Part) in D.D. 103,
Ko Po Tsuen, Kam Tin, Yuen Long

Proposed Temporary Shop and Services
(Wheelchair Accessible Vehicles Showroom)
TPB/A/YL-KTN/574

DRAWN NO: F1801-01

SCALE: 1 : 150 @ A4

DRAWN BY: KEITH NG

VER 1

DATE: 9 JAN 2018

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A

FSD Ref.: TPB/A/YL-KTN/950

消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Lots 232 S.B ss.9 and 232 S.B RP (Part) in D.D.103, Ko Po Tsuen, Kam Tin, Yuen Long

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

Yuen Long

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable F.E. 3 nos 5kg CO2 F.E. 1 no 4kg Dry Powder F.E.	As Above	Conforms with FSD requirements	29-Aug-2023	28-Aug-2024
11	Emergency Lighting 4 nos Hi-Lux 6V3L				
12	Exit Sign 2 nos Hi-Lux LED-10WS				

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature
授權人簽署Name
姓名

NG Sui Keung

FSD/RC No.
消防處註冊號碼Company Name
公司名稱

Fan Ah Fire Engineering Co.

Telephone
聯絡電話Date
日期

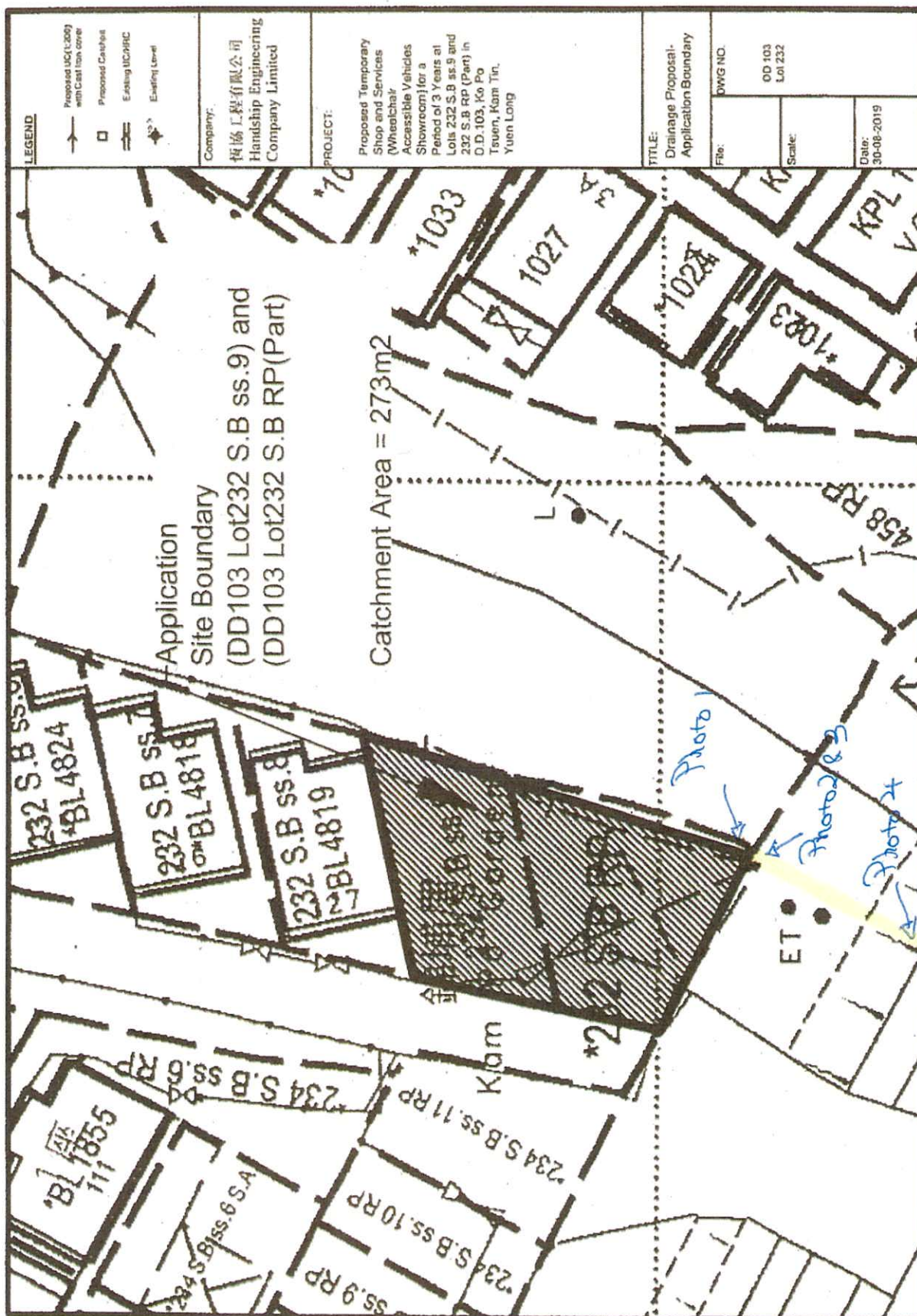
29-Aug-2023

For FSD
use only:

Inspected

Key-in

Verified







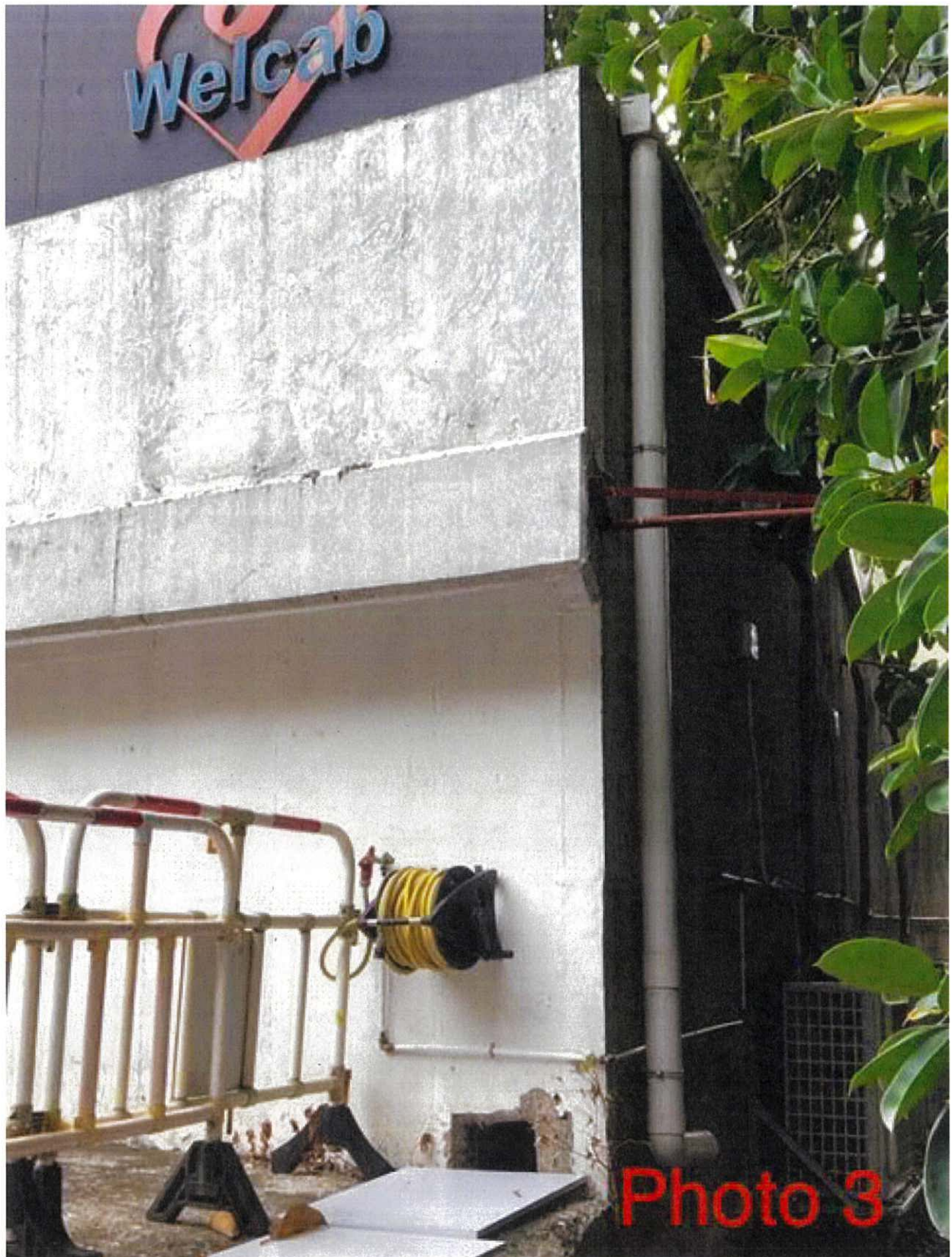


Photo 3



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Re: [Departmental Comment] Planning Application No. A/YL-KTN/950
12/09/2023 10:46

From: Jackie Wong [REDACTED]
To: [REDACTED], tpbpd@pland.gov.hk
Cc: [REDACTED]
File Ref:

Dear Joyce,

We do not provide any visitor parking and we recommend our customers visit by public transportation (Bus, Mini-bus or Rail). Meanwhile, all our vehicles are drivable straight into our showroom, therefore no loading/unloading spaces are necessary.

Thanks & Regards,

Jackie WONG

([REDACTED])

Email Disclaimer

The information in this email and in any attachment(s) is confidential and may contain privileged information. If you are not the named addressee(s), or if you receive this email in error, then any distribution, copying or use of this communication or the information in it is strictly prohibited. Please notify us immediately by email and then delete the message from your computer. This email may have been intercepted partially, destroyed, corrupted, arrive late of contain viruses. The sender and this company do not accept liability for any error or omissions in the context of this message and its attachment(s) which arises as a result of internet transmission.

On 11 Sept 2023, at 6:21 PM, [REDACTED] wrote:

Dear Jackie,

As per our tele-conversation regarding the captioned application, please find the attached comment from the Transport Department for your follow-up action.

Thank you.

Regards,

Joyce TAM

for DPO/FS&YLE, PlanD

Tel.: [REDACTED] <KTN 950 Departmental Comment_20230911.pdf>

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Fwd: Planning Application No. A/YL-KTN/950
14/09/2023 17:52

From: INNO-Honji Motors Limited [REDACTED]
To: tpbpd@pland.gov.hk, jhltam@pland.gov.hk
File Ref:

History: This message has been forwarded.

Dear Miss TAM,

I would like to supersede my previous email at 3:45pm, I am going to confirmed no exceed 5.5 tone vehicle will entry the application site and we will maintain the existing drainage facilities & fire service installation to the satisfaction of the concern departments and this application would meet the need of the elderly and disable including local villagers and the public.

Thanks & Regards,
Jackie WONG
Sent from my iPhone

Begin forwarded message:

From: INNO-Honji Motors Limited [REDACTED]
Date: 14 September 2023 at 3:45:18 PM HKT
To: tpbpd@pland.gov.hk, jhltam@pland.gov.hk
Cc: Wong Jackie [REDACTED]
Subject: Planning Application No. A/YL-KTN/950

Dear Miss LAM,

I am going to confirmed no exceed 5.5 tone vehicle will entry the application site and we will maintain the existing drainage facilities & fire service installation to the satisfaction of the concern departments.

Thanks & Regards,

Jackie WONG
Sent from my iPhone

**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.

Previous s.16 Application covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/574	Proposed Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom) for a Period of 3 Years	22.9.2017
A/YL-KTN/718	Renewal of Planning Approval for Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom) for a Period of 3 Years	15.9.2020

Similar s.16 Applications within the same “V” Zone in the vicinity of the Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/606	Temporary Shop and Services and Eating Place (Outside Seating Accommodation of a Restaurant) with Ancillary Parking Spaces for a Period of 3 Years	15.6.2018
A/YL-KTN/736	Temporary Shop and Services and Eating Place (Outside Seating Accommodation of a Restaurant) with Ancillary Parking Spaces for a Period of 3 Years	18.12.2020 [revoked on 18.6.2022]

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Scheduled Agricultural Lots 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;
- Lots 232 S.B ss.9 and 232 S.B RP (Part) in D.D. 103 are currently covered by Short Term Waiver (STW) No. 5056 to permit structures erected thereon for the purpose of "Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom)"; and
- there is no Small House application approved or under processing at the Site.

2. Traffic

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

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

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

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

3. Environment

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

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

4. Drainage

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

- no objection in-principle to the application; and
- should the application be approved, the applicant is required to maintain the existing drainage facilities implemented under the previous planning application to the satisfaction of the Director of Drainage Services or of the Town Planning Board (the Board).

5. **Fire Safety**

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

- no objection in-principle to the application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

6. **Natural Conservation**

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

- no comment on the application from natural conservation perspective considering that previous applications for the same use as the current application were approved by the Rural and New Town Planning Committee of the Board.

7. **Landscape**

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

- the Site falls within "Village Type Development" ("V") zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

8. **Building Matters**

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

- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in 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 particular comment on the application.

10. **Other Departments**

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

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

- the Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should the application be approved, the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application 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 application site (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 LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- his department is not and shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road; and
 - adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public road and 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 revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by DEP; and
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBWs) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBWs. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with 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
- the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

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A/YL-KTN/950 DD 103 Ko Po Tsuen
28/08/2023 04:05

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

Dear TPB Members,

According to the VERY LIMITED access currently provided with regard to the history of applications, it appears that the conditions have not been fulfilled.

Members have a duty to question this as they should represent the concerns of the community.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 20 July 2020 3:08 AM CST
Subject: A/YL-KTN/718 DD 103 Ko Po Tsuen

A/YL-KTN/718
Lots 232 S.B ss.9 and 232 S.B RP (Part) in D.D.103, Ko Po Tsuen, Kam Tin
Site area : About 229sq.m
Zoning : "VTD"
Applied use : Wheelchair Accessible Vehicles Showroom

Dear TPB Members,

Can the DPO confirm that the site is being used for sale of WA vehicles and not just any old four wheels as there is no information found online with regard to this specific service.

There were many objections to the previous application but the Minutes do not outline their content.

Mary Mulvihill

