

This document is received on 22 JUL 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTS/1898
	Date Received 收到日期	22 JUL 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Multi Link Corporation Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

M&D Planning and Surveyors Consultant Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1689 S.C., 1689 S.D, 1689 S.E, 1689 S.F, 1689 S.G., 1689 S.H and 1689 R.P. in D.D. 109 and Adjoining Government Land, Kam Tin Road, Kam Tin, 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 1111.95 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 183.86 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	195.75 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-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	住宅(丙)類, 鄉村式發展
(f) Current use(s) 現時用途	臨時商店及服務行業 (汽車陳列室) (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，請另頁表示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 ⁹³ <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"/>
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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 與許可有關的申請編號	A/ YL-KTS / 797
(b) Date of approval 獲批給許可的日期	19-10-2018 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	19-10-2021 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	擬議臨時商店及服務行業 (汽車陳列室) 為期3年
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <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): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (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 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 3 <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。

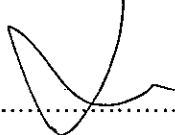
擬議發展之臨時商店及服務行業 (汽車陳列室) 沒有改變

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

Signature
簽署



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

Wong Chun Yu Leo

planning consultant

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIPLD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

18-6-2021 (DD/MM/YYYY 日/月/年)

Remark 備註

10

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

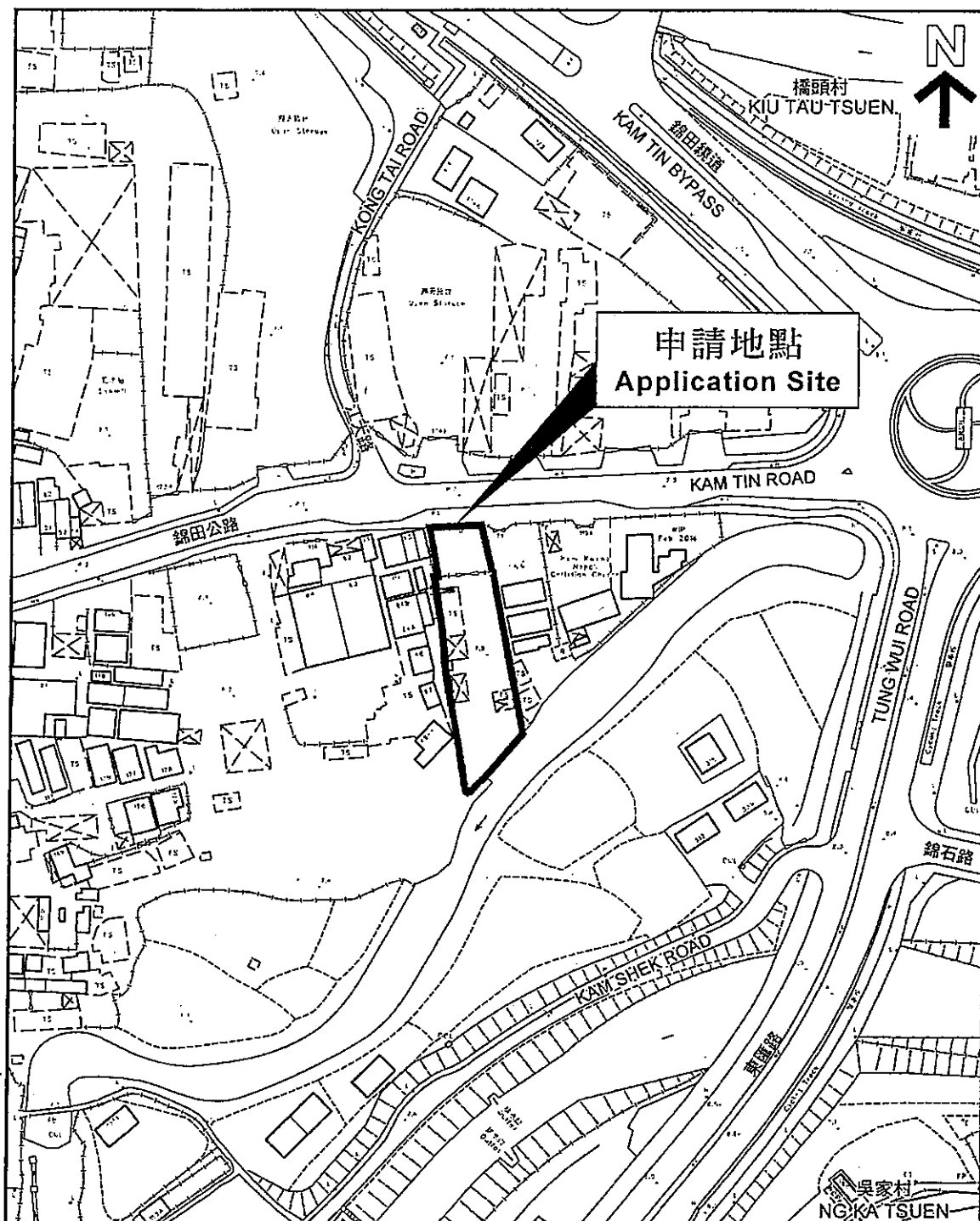
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1689 S.C., 1689 S.D, 1689 S.E, 1689 S.F, 1689 S.G., 1689 S.H and 1689 R.P. in D.D. 109 and Adjoining Government Land, Kam Tin Road, Kam Tin, Yuen Long
Site area 地盤面積	1111.95 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 195.75 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-KTS/15
Zoning 地帶	住宅(丙)類, 鄉村式發展
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	擬議臨時商店及服務行業 (汽車陳列室)為期3年

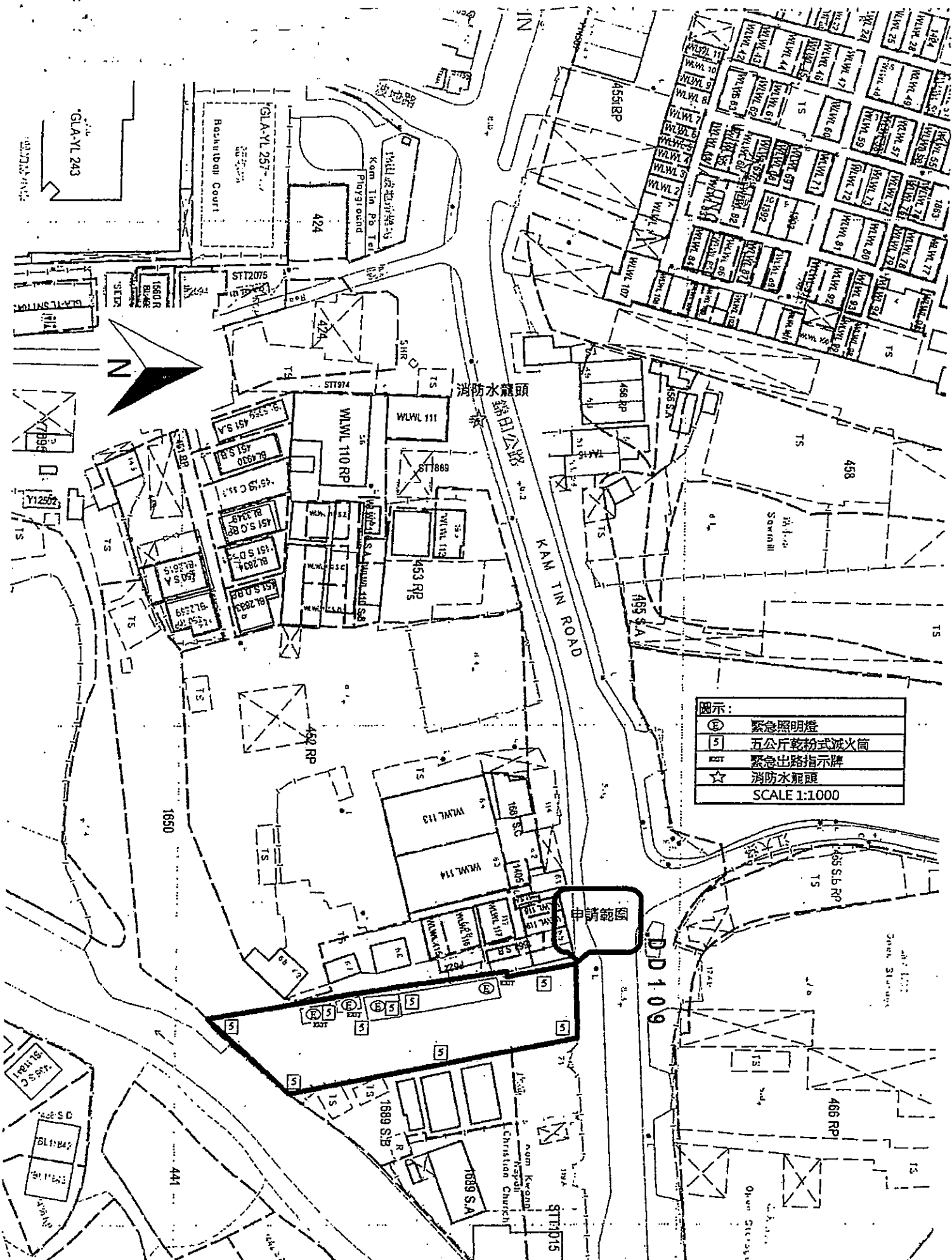
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	183.86 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.165 <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	4	
(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)
		/ 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	2.8 - 6.9 m 米 <input type="checkbox"/> (Not more than 不多於)	1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage. 上蓋面積	10.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		25
	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) _____ _____		18 7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NIL
	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 type="checkbox"/>
<hr/>		
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"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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





圖示:	
⑤	緊急照明燈
[5]	五公斤乾粉式滅火筒
123	緊急出路指示牌
☆	消防水龍頭
SCALE 1:1000	



現代工程及顧問有限公司
MODERN ENGINEERING & CONSULTANT CO., LTD
現代工程顧問公司
MODERN ENGINEERING & CONSULTANT CO

APPLICATION

Proposed Temporary Planning Application to Shop & Services (Moto Vehicles Showroom) Use at Section C, D, E, F, G, H of Lot No. 1689 in D.D. 109. The Remaining Portion of Lot No. 1689 in D.D. 109 And adjoining Government Land

消防設備佈置圖

DATE	SCALE
DATE	DATE
DATE	DATE

Legend:

- Proposed 225UC, 300UC
Downpipe with
cast iron cover
- Existing water stream
- Proposed Catchpit
with iron cover
- Proposed Level

Company:

光輝工程顧問公司
GLISTER ENGINEERING
CONSULTANTS CO.

Project:

Proposed Temporary
Shop and Services
(Motor Vehicles
Showroom) at Lot 1689
Section C,D,E,F,G,H,
&RP

Application no.
AYL-KTS7771

Title:

Drainage Proposal-
Layout

Date:

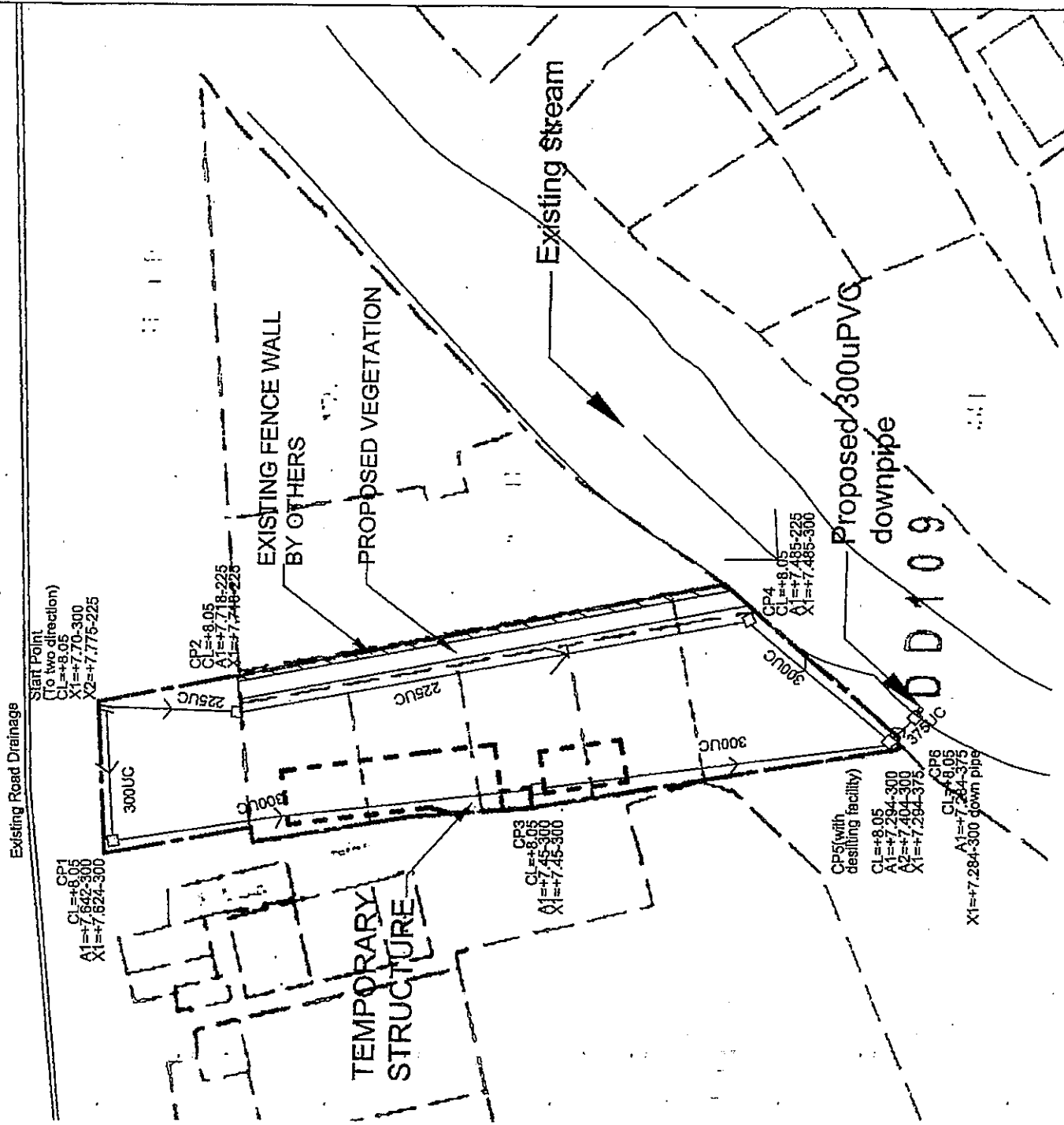
16 July 2018

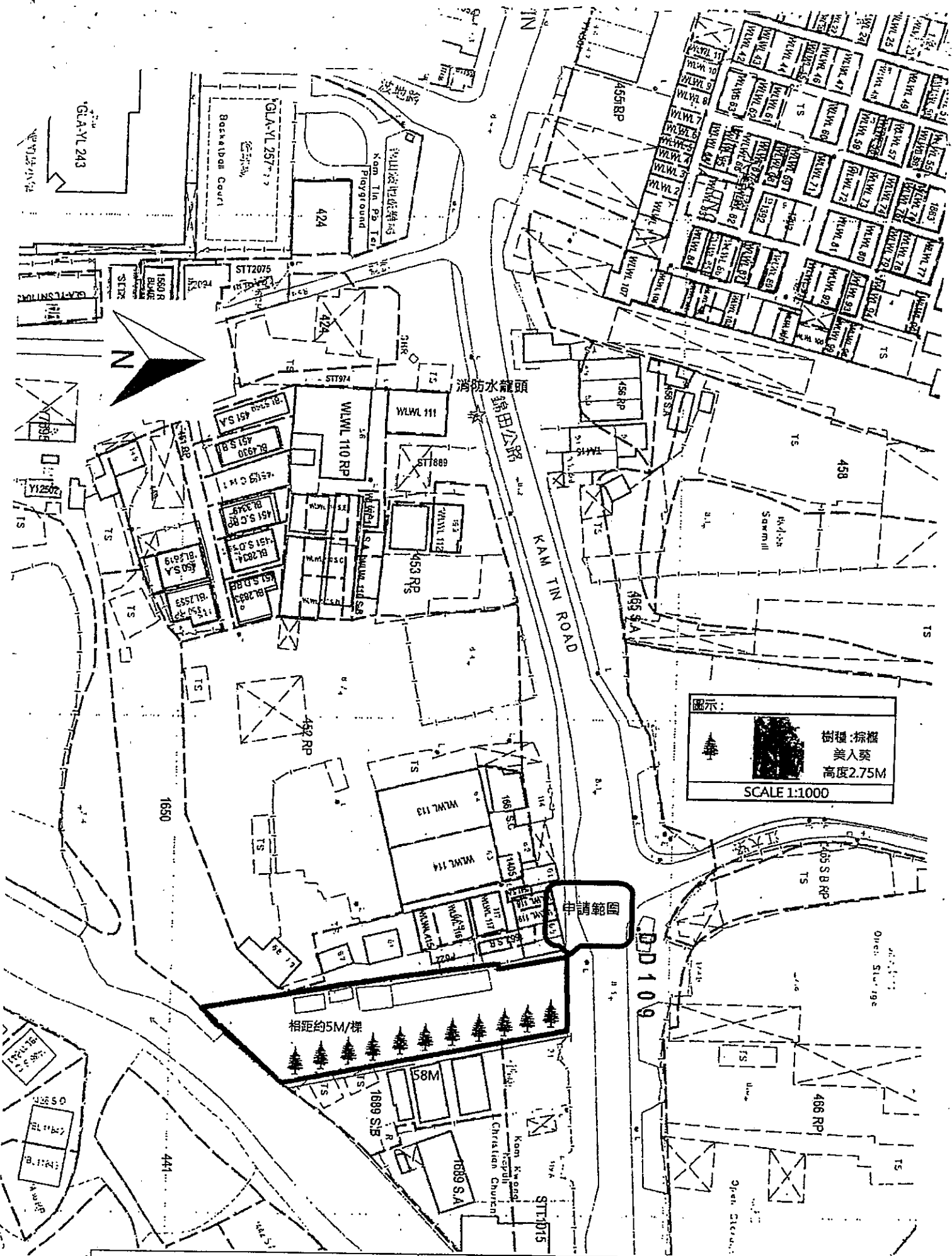
Dwg No.

Fig.2

Note:

1. Catchpit (CP5) with desilting facility shall follow CEDD standard drawing No. C24061.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.







LOCATION PLAN

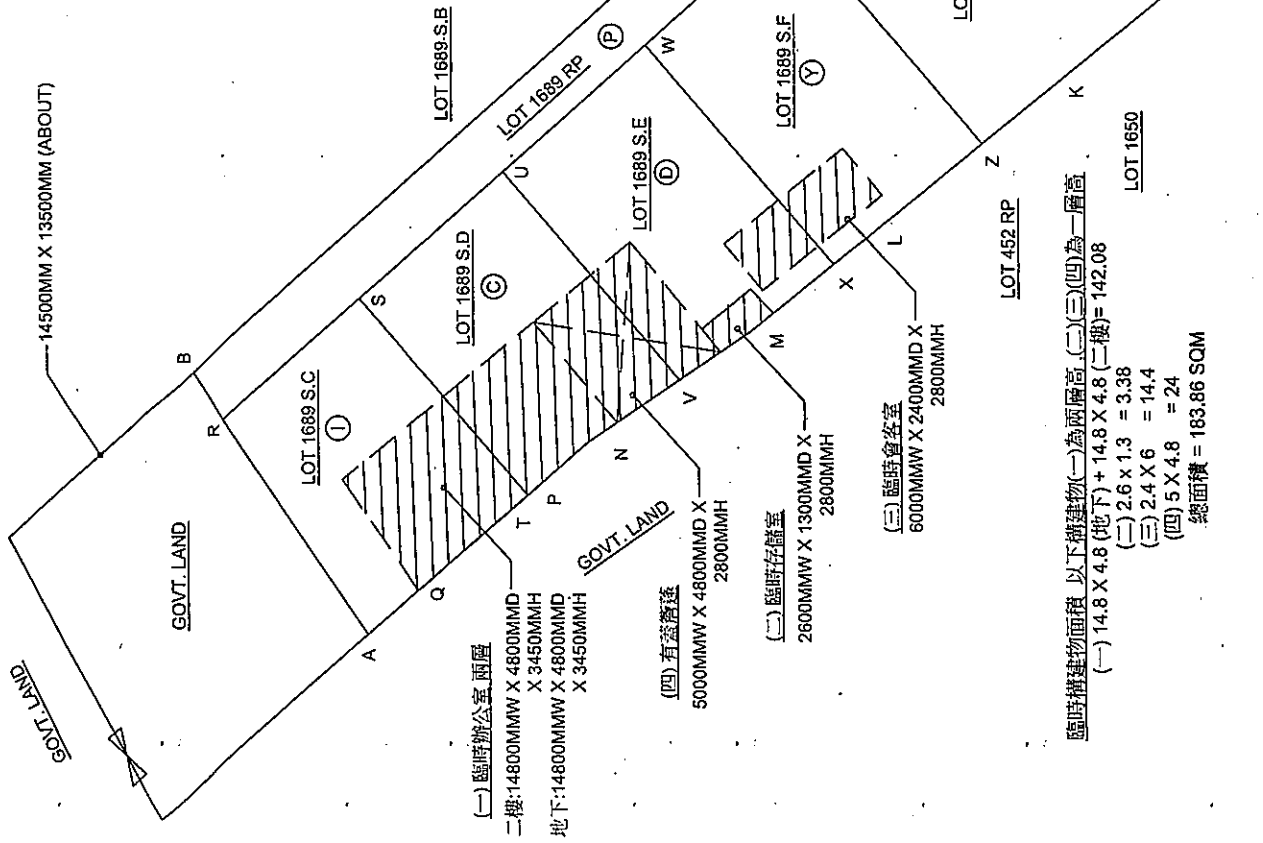



TABLE OF SUBDIVISIONS	
SECTION	AREA
LOT 1689 S.C	139.2 M ² (ABOUT)
LOT 1689 S.D	139.5 M ² (ABOUT)
LOT 1689 S.E	149.2 M ² (ABOUT)
LOT 1689 S.F	152.2 M ² (ABOUT)
LOT 1689 S.G	195.7 M ² (ABOUT)
LOT 1689 S.H	18.3 M ² (ABOUT)
LOT 1689 R.P	122.1 M ² (ABOUT)
GOVERNMENT LAND	195.75 M ² (ABOUT)
TOTAL AREA	1111.95 M ² (ABOUT)

LOT DIMENSIONS

BEARING	DISTANCE	BOUNDARY POINT	BEARING	DISTANCE
IN METERS	IN METERS		IN METERS	IN METERS
85 02 10	13.028	LOT 1689 S.E	79 12 50	14.019
169 12 50	9.922	V	169 12 50	10.310
259 13 14	13.221	U	259 12 50	14.687
349 48 00	7.822	X	350 19 00	5.380
352 14 30	3.426	M	355 45 00	4.563
		V		
79 13 14	13.221	LOT 1689 S.F	79 12 30	14.687
169 12 50	10.310	X	169 12 50	10.310
259 12 50	14.019	V	259 12 50	14.804
355 45 00	2.897	Z	349 30 40	5.815
354 03 00	5.289	L	350 19 00	4.496
349 48 00	2.164	X		
		LOT 1689 S.G		
		Z	79 12 50	14.804
		Y	169 12 50	7.297
		AA	220 36 00	1.814
		D	221 00 10	10.201
		E	224 07 00	5.331
		F	247 26 00	0.962
		G	303 20 50	0.448
		H	344 03 50	1.426
		J	351 09 50	10.298
		K	349 30 40	5.578
		Z		
85 02 10	3.016			
169 12 50	40.546			
259 12 50	0.000			
349 12 50	40.852			

 <p>現代規劃及測量顧問有限公司 現代工程及顧問有限公司</p>	<p>APPLICATION:</p> <p>Proposed Temporary Planning Application to Shop & Services (Moto Vehicles Showroom) Use at Section C, D, E, F, G, H of Lot No. 1689 in D.D. 109. The Remaining Portion of Lot No. 1689 in D.D. 109 And adjoining Government Land</p>	<p>MARK</p> <p>平面佈置圖</p> <p>DATE 2021-07-14</p> <p>DWG. NO. P-01</p>	<p>DATE</p> <p>SCALE SHOWN ON A3</p> <p>DRAWN BY</p>
	<p>DATE</p> <p>SCALE SHOWN ON A3</p> <p>DRAWN BY</p>		
	<p>DATE</p> <p>SCALE SHOWN ON A3</p> <p>DRAWN BY</p>		
	<p>DATE</p> <p>SCALE SHOWN ON A3</p> <p>DRAWN BY</p>		

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**Reply the comment for Fanling Sheung Shui and Yuen Long East District
Planning Office(planning application no. A/YL-KTS/898)**

01/09/2021 10:53

From:

To: <ttwwan@pland.gov.hk>

2 attachments



Reply the comment for Fanling Sheung Shui and Yuen Long East District Planning Office 01-09-2021.pdf



TD Layout 22-8-2021.pdf

Dear Todd Wan,

Reply the comment for Fanling Sheung Shui and Yuen Long East District Planning Office / TD
Comment
(planning application no. A/YL-KTS/898)

Leo Wong

Direct Line :
Mobile / Whatsapp :
Fax :
Email :
Web site :

屋宇署認可承辦商 小型工程承辦商(公司) / 認可人士
註冊檢驗認可承辦商(公司)編號

Planning application no. A/YL-KTS/898

Reply the comment for Fanling Sheung Shui and Yuen Long East District Planning Office.

1. comments from TD (please see pdf attached)

有關運輸署意見, 呈上車輛佈置圖並詳細標示於圖上, 以供參考

2. would the applicant have the following items available please concerning concerning Fire Service Installations (FSIs)

- statement/undertaking to confirm whether there is any change in the layout/proposed uses as compared with the previous application
- the latest fire service installation FSIs proposal and/or GBP
- a full set of valid FS251(s) covering all the FSIs implemented on the application site

申請人承諾申請位置佈局及擬議用途與之前申請並沒有有任何變化
申請位置消防設備包括緊急照明燈, 5KG Co2 滅火筒, 出路牌, 附上消防設置圖則以供參巧

3. clarification on the operating hours of the development again, and also clarification on whether the development will involve any vehicles over 5.5 tonnes

本公司營業時間為星期一至六早上 10:30 至晚上 6:30, 星期日及公眾假期早上 11:30 至晚上 6:30;

申請位置沒有 5.5 噸車輛進出

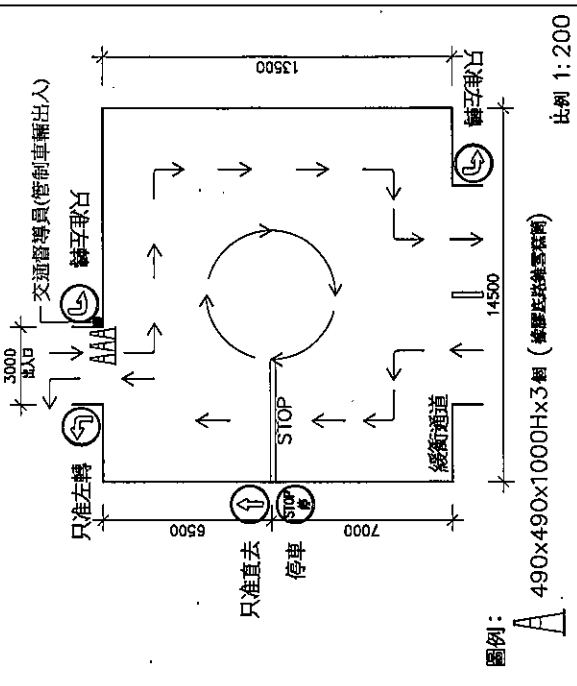
4. more justifications please in why the applicant is seeking approval of this renewal application.

- 1) 由於地段可建樓面面積已經用盡, 不能再興建任何小型屋宇, 為了善用土地資源;
- 2) 錦田市中心多年來已經為人熟悉為汽車銷售及存放地區, 於區內已經有不少於十間之同類型業務並且正在營業中, 因此上述之申請確保不會對區內環境構成不協調之影響;
- 3) 我們申請之土地使用地段自成一閣, 並非消防或救援的主要通道, 因此我們在土地上存放汽車絕對不會對消防救援或交通造成擠塞之影響;
- 4) 我們預計每日汽車出入之架次約為 10 架次(星期一至五), 星期六日為 5 架次, 因此我們相信上述申請對於錦田市中心之行人安全性沒有構成危險影響;

- 5) 我們之業務用途主要是汽車存放及展示/與客戶會議等,相信對區內的環境污染(如空氣/嘈音)及渠務絕不會有負面影響;
- 6) 本公司營業時間為星期一至六早上 10:30 至晚上 6:30, 星期日及公眾假期早上 11:30 至晚上 6:30
- 7) 於 2018 年已經獲得城市規劃委員會園景組, 消防署, 運輸署及渠務署的書面同意上述地段之申請建議。
- 8) 總結: 申請人希望能夠繼續於區內服務香港市民,並希望能夠善用土地上資源,能為市民提供我們之優質服務,祈規劃署能批准擬作“商店及服務行業(汽車陳列室)”用途之續期申請;

車輛緩衝區示意圖

備註：所有來訪車輛必須事前預約方可進入車場
交通管理員必須在營業時間內維持
及管理所有來訪式或臨時之車輛



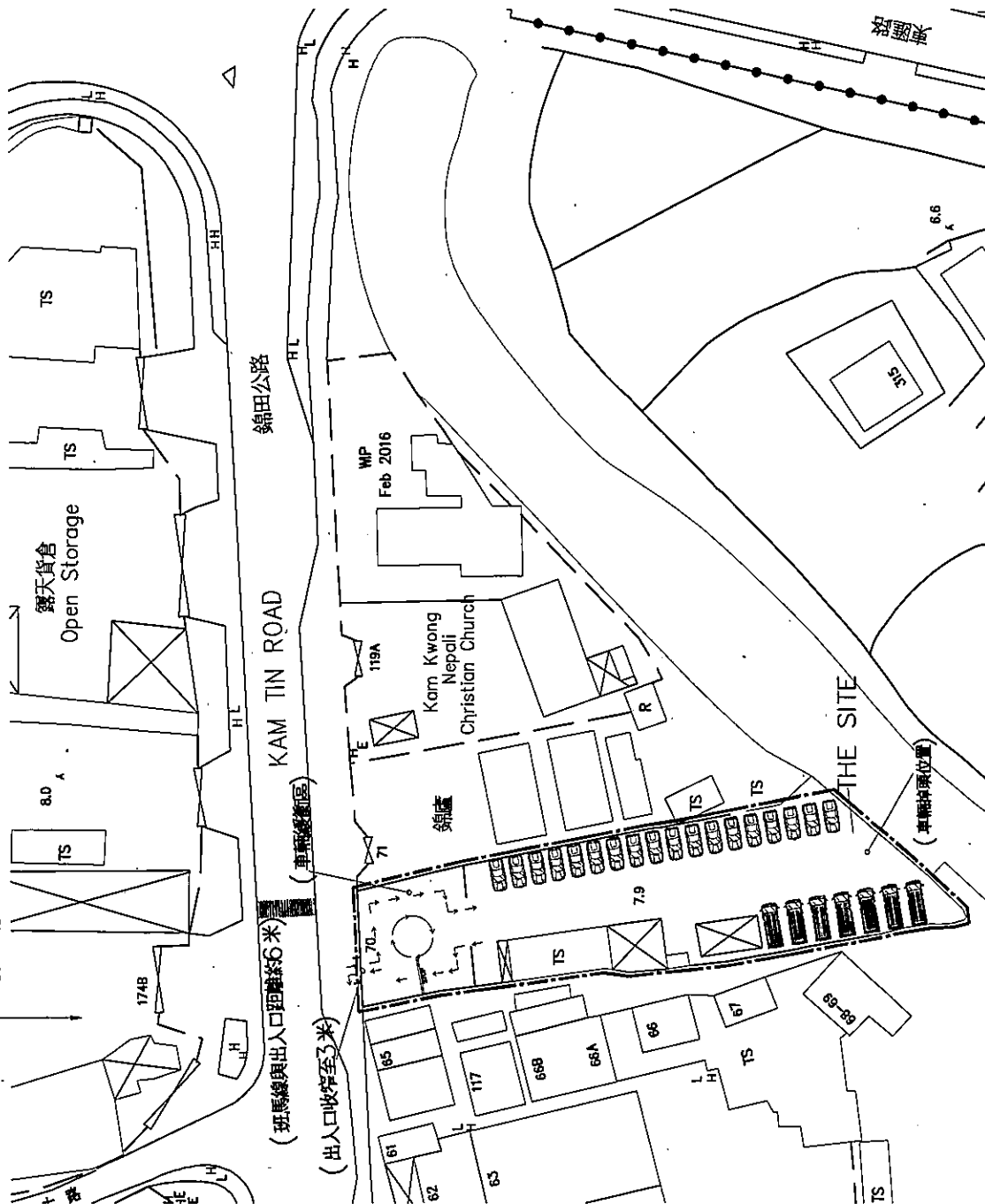
我們建議在車場前面位置設立車輛緩衝區，在緩衝區的邊上設立方向及暫停標記，
藉此管制車輛在緩衝區的出/入車輛的先後及左右次序，
並在出口處增設交通管理員管理駛出/駛入之車輛。

如有駛出之車輛必須在緩衝通道必須暫停，確保門口無阻礙才准駛出之車輛離開。

備註：在緩衝通道設立指示牌，確保駛出/駛入之車輛清楚行駛路徑。

申請範圍車輛類型：私家車/輕型貨車
開放時間為：10:30am-18:30pm
(星期一至日)
存放25架車輛 (其中5架為客人/員工泊車位)

鄰近位置車流量記錄
每日車次為25架次(1小時4架次)
繁忙時間為11:00-12:00pm, 15:00-17:00pm (星期一至星期六)
星期日為0架次



Project Name: 現代規劃及測量顧問有限公司		Application: SHOP AND SERVICES (MOTOR VEHICLES SHOWROOM) WITH STORAGE OF VEHICLES / VEHICLES PARTS AND ANCILLARY OFFICER USE	
Tel: Emili:		DD 109 LOT 465 S.A. 457 458 AND ADJOINING GOVERNMENT LAND	
Address No: DD 109 465 S.A. 457 458 AND ADJOINING GOVERNMENT LAND		Location Plan: AS SHOWN (A3)	
Scale: 1:200		Date: 06-AUG-2018	
Drawing No: 01		Drawing No: 01	

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



FSI Layout for planning application no. A/YL-KTS/898

01/09/2021 10:55

From:

To: <ttwwan@pland.gov.hk>

1 attachment



消防圖A4.jpg

Dear Todd Wan,

Attached the FSI for planning application no. A/YL-KTS/898

Leo Wong

Direct Line : +

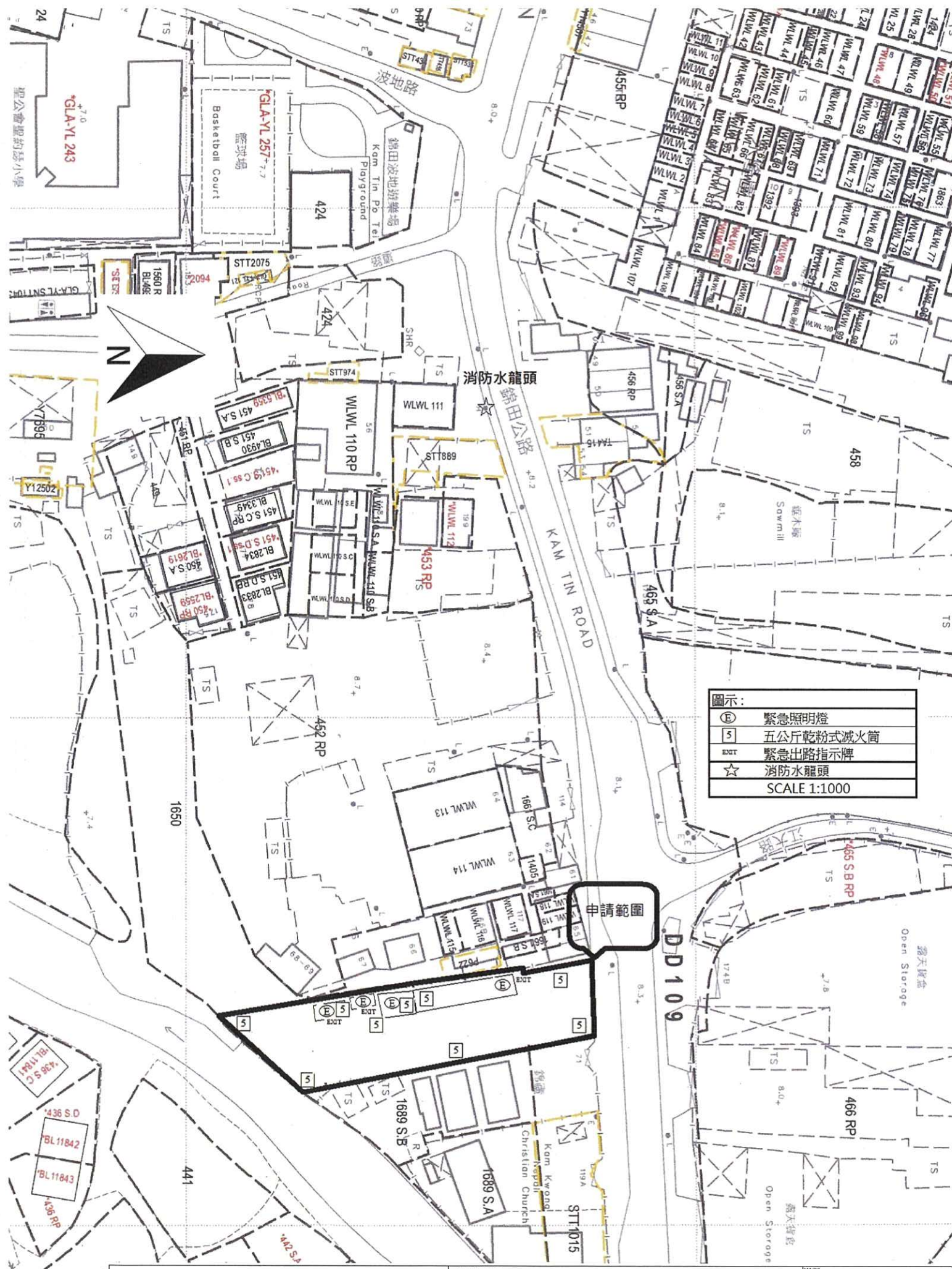
Mobile / Whatsapp : +

Fax : +

Email :

Web site : _____

屋宇署認可承辦商 小型工程承辦商(公司) / 認可人士
註冊檢驗認可承辦商(公司)編號



圖示:

(E)	緊急照明燈
[5]	五公斤乾粉式滅火筒
EXT	緊急出路指示牌
☆	消防水龍頭
SCALE 1:1000	

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Planning application no. A/YL-KTS/898

02/09/2021 15:29

From:

To: <ttwwan@pland.gov.hk>

3 attachments



消防.pdf 消防1.pdf



Reply the comment for Fanling Sheung Shui and Yuen Long East District Planning Office 02-09-2021.pdf

Dear Todd Wan,

Revised the comment for Fanling Sheung Shui and Yuen Long East District Planning Office /
TD Comment and attached the Fire Cert
(planning application no. A/YL-KTS/898)

Leo Wong

Direct Line :
Mobile / Whatsapp :
Fax :
Email :
Web site : www.mdps.com.hk

註冊檢驗認可承辦商(公司)編號

Planning application no. A/YL-KTS/898

Reply the comment for Fanling Sheung Shui and Yuen Long East District Planning Office.

1. comments from TD (please see pdf attached)

有關運輸署意見, 呈上車輛佈置圖並詳細標示於圖上, 以供參考

2. would the applicant have the following items available please concerning concerning Fire Service Installations (FSIs)

- statement/undertaking to confirm whether there is any change in the layout/proposed uses as compared with the previous application
- the latest fire service installation FSIs proposal and/or GBP
- a full set of valid FS251(s) covering all the FSIs implemented on the application site

申請人承諾申請位置佈局及擬議用途與之前申請並沒有有任何變化

申請位置消防設備包括緊急照明燈, 5KG Co2 滅火筒, 出路牌, 附上消防設置圖則以供參巧

3. clarification on the operating hours of the development again, and also clarification on whether the development will involve any vehicles over 5.5 tonnes

本公司營業時間為星期一至六早上 10:30 至晚上 6:30, 星期日及公眾假期早上 11:30 至晚上 6:30;

申請位置沒有~~超過~~5.5 噸車輛進出

4. more justifications please in why the applicant is seeking approval of this renewal application.

- 1) 由於地段可建樓面面積已經用盡, 不能再興建任何小型屋宇, 為了善用土地資源;
- 2) 錦田市中心多年來已經為人熟悉為汽車銷售及存放地區, 於區內已經有不少於十間之同類型業務並且正在營業中, 因此上述之申請確保不會對區內環境構成不協調之影響;
- 3) 我們申請之土地使用地段自成一閣, 並非消防或救援的主要通道, 因此我們在土地上存放汽車絕對不會對消防救援或交通造成擠塞之影響;
- 4) 我們預計每日汽車出入之架次約為 10 架次(星期一至五), 星期六日為 5 架次, 因此我們相信上述申請對於錦田市中心之行人安全性沒有構成危險影響;

- 5) 我們之業務用途主要是汽車存放及展示/與客戶會議等,相信對區內的環境污染(如空氣/嘈音)及渠務絕不會有負面影響;
- 6) 本公司營業時間為星期一至六早上 10:30 至晚上 6:30 , 星期日及公眾假期早上 11:30 至晚上 6:30
- 7) 於 2018 年已經獲得城市規劃委員會園景組, 消防署 ,運輸署及渠務署的書面同意上述地段之申請建議。
- 8) 總結：申請人希望能夠繼續於區內服務香港市民,並希望能夠善用土地上資源,能為市民提供我們之優質服務,祈規劃署能批准擬作“商店及服務行業(汽車陳列室)”用途之續期申請;

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

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Lots 1689 S.C, 1689 S.D, 1689 S.E, 1689 S.F, 1689 S.G, 1689 S.H and 1689 RP in D.D.109

Street No./Town Lot:

門牌號數/市地段

No. 70

Street/Road/Estate Name:

街道/屋苑名稱

Wing Lung Wai

Kam Tin Main Road

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	9 x 5 Kg Dry Powder Fire Extinguisher		Conforms with FSD requirements	2/9/2021	1/9/2022

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)

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

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閱

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

FSD/RC No.:

消防處註冊號碼

Company Name:
公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Lots 1689 S.C, 1689 S.D, 1689 S.E, 1689 S.F, 1689 S.G, 1689 S.H and 1689 R.P in D.D.109

Street No./Town Lot:

門牌號數/市地段

No. 70

Street/Road/Estate Name:

街道/屋苑名稱

Wing Lung Wai

Kam Tin Main Road

Block:

座

District:

分區

Yuen Long

Area:

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香港

☐ K

九龍

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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 編號 (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(DDMMYY)
	Proposed Temporary Shop and Services (Motor Vehicles Showroom) for a Period of 3 Years in " Residential (Group C) " and " Village Type Development " Zones				
11	Emergency Lighting (4 nos.) " a & b " (Model : TS-EL2053R)		Conforms with FSD requirements	2 / 9 / 2021	1 / 9 / 2022
12	Exit Sign (3 nos.) " a & b " (Model : LED-B4)		" "	" "	" "

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

Code 編號 (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(DDMMYY)

Part 3 第三部 Defects 損壞事項

Code 編號 (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

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之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

F.S. 251 (Rev. 1/2016)

Authorized Signature:

授權人簽署

Name:

姓名

Chu Ying Kit

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

E W CONSULTANT LIMITED

Telephone:

聯絡電話

Date:

日期

2 / 9 / 2021

For FSD use only:

Inspected

Key-in

Verified



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: <ttwwan@pland.gov.hk>

Cc:

Bcc:

Subject: RE: planning application A/YL-KTS/898

From: Thursday 02/09/2021 16:02

1 attachment



(A3) PLAN (2-SEP-2021).pdf

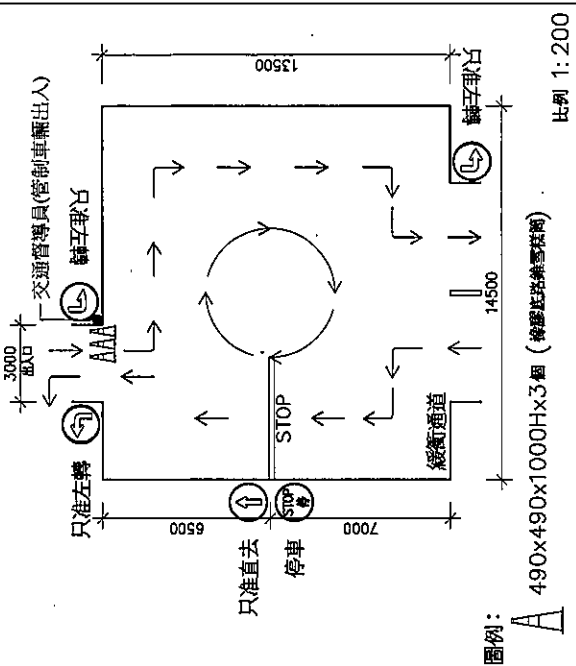
Dear Todd Wan

Revised the TD Plan

Leo Wong

車輛緩衝區示意圖

備註：所有來訪車輛必須事前預約方可進入車場
交通管理員必須在營業時間內維持
及管制所有來訪式或臨時之車輛



我們建議在車場前位置設立車輛緩衝區，在緩衝區的道路上設立方向及暫停標記，藉此管制車輛在緩衝區的出入車輛的先後及左右次序，並在出口處增設交通管理員管理駛出/駛入之車輛。

如有駛出之車輛必須在緩衝通道必須暫停，確保門口無阻礙才准駛出之車輛離開。
備註：在緩衝通道設立指示牌，確保駛出/駛入之車輛清楚行駛路徑。

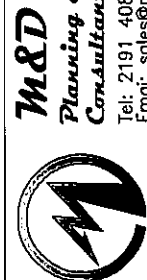
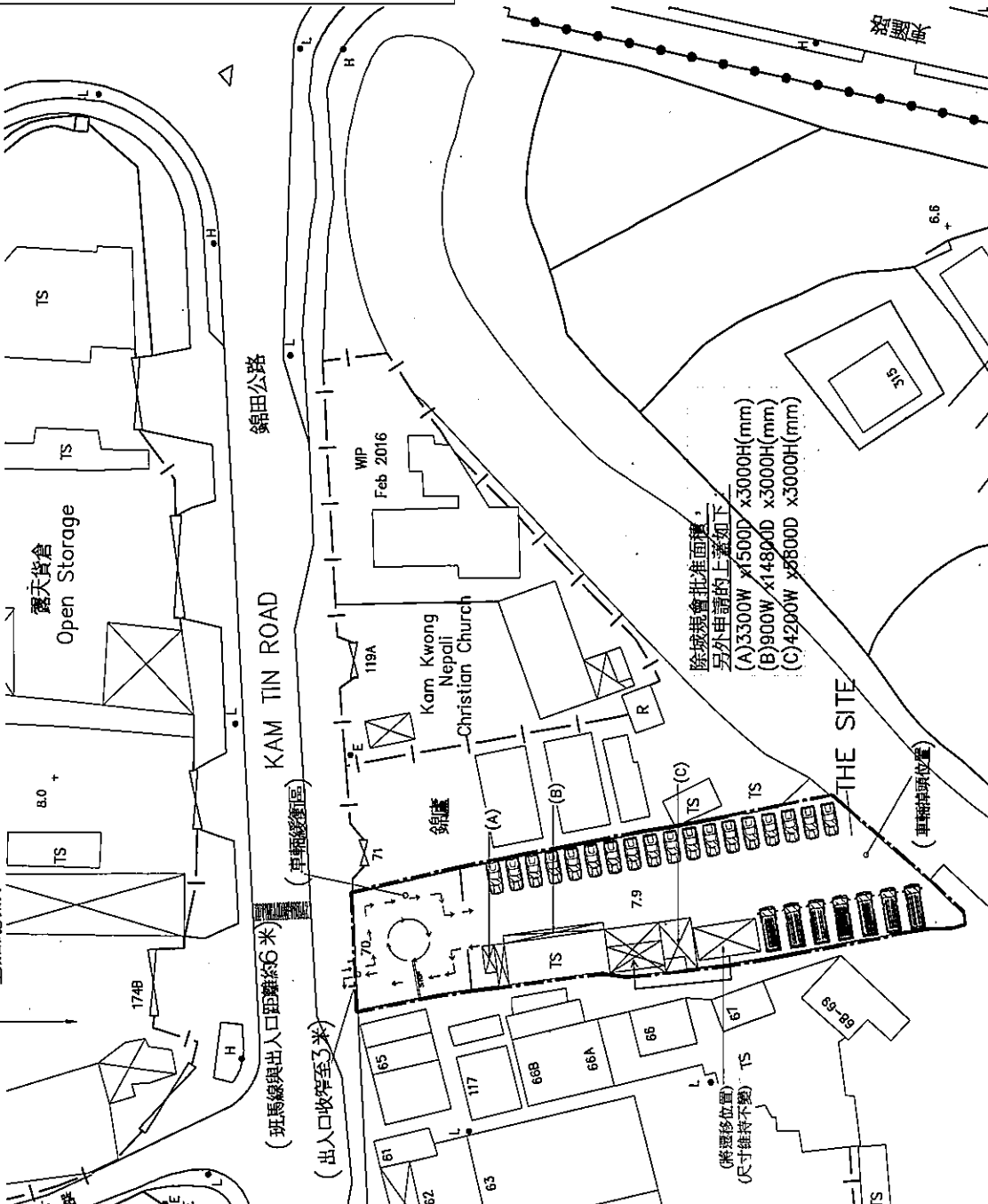
申請範圍車輛類型：私家車/輕型貨車
開放時間為：10:30am-18:30pm
(星期一至六)
11:30am-18:30pm
(星期日及公眾假期)
存放25架車輛 (其中5架為客人/員工泊車位)

附近位置車流量記錄

每日車次為25架次(1小時4架次)

繁忙時間為11:00-12:00pm, 15:00-17:00pm (星期一至星期六)

星期日為0架次



M&D
Planning and Surveying
Consultant Ltd.
Tel: 2191 4088 Fax: 3105 0810
Email: sales@modemeng.com.hk

LOTS 1689 S.C, 1689 S.D, 1689 S.E, 1689 S.F, 1689 S.G, 1689 S.H, AND 1689 RP IN D.D. 109 AND ADJOINING GOVERNMENT LAND, KAM TIN ROAD, KAM TIN, YUEN LONG

PROPOSED TEMPORARY SHOP AND SERVICES (MOTOR VEHICLES SHOWROOM) FOR A PERIOD OF 3 YEARS

PROPOSED LOCATION PLAN

Site	AS SHOWN (A3)	Revision	
Checked by	Yu Leung	Drawn by	Yu Leung
Checked by	AY	Date	02-SEP-2021
File No.	2017	Drawing No.	LP-01

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☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: <ttwwan@pland.gov.hk>

Cc:

Bcc:

Subject: RE: planning application A/YL-KTS/898

From: Friday 03/09/2021 12:08

1 attachment



(A3) PLAN (03-SEP-2021).pdf

Planning application A/YL-KTS/898

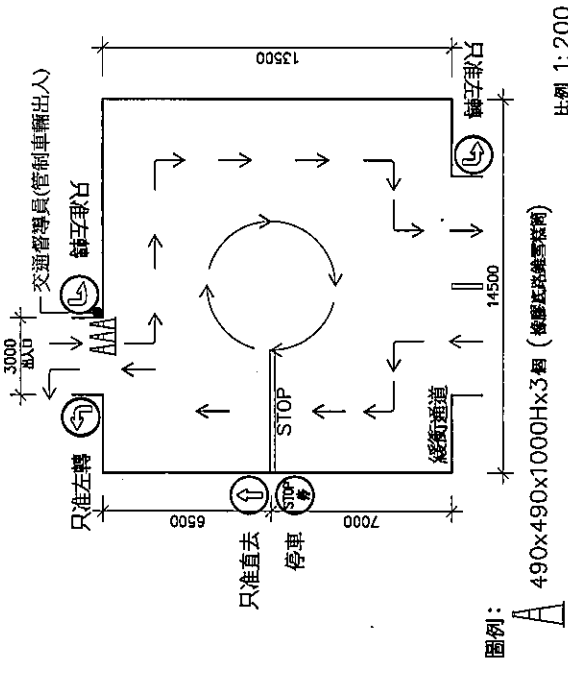
Good Morning Mr. Wan

The application may keep the same layout and total floor area for this application , We attached the revised layout plan for TD.

Leo Wong

備註： 所有來訪車輛必須事前預約方可進入車場
交通督導員必須在營業時間內維持
及管制所有來訪式或離開之車輛

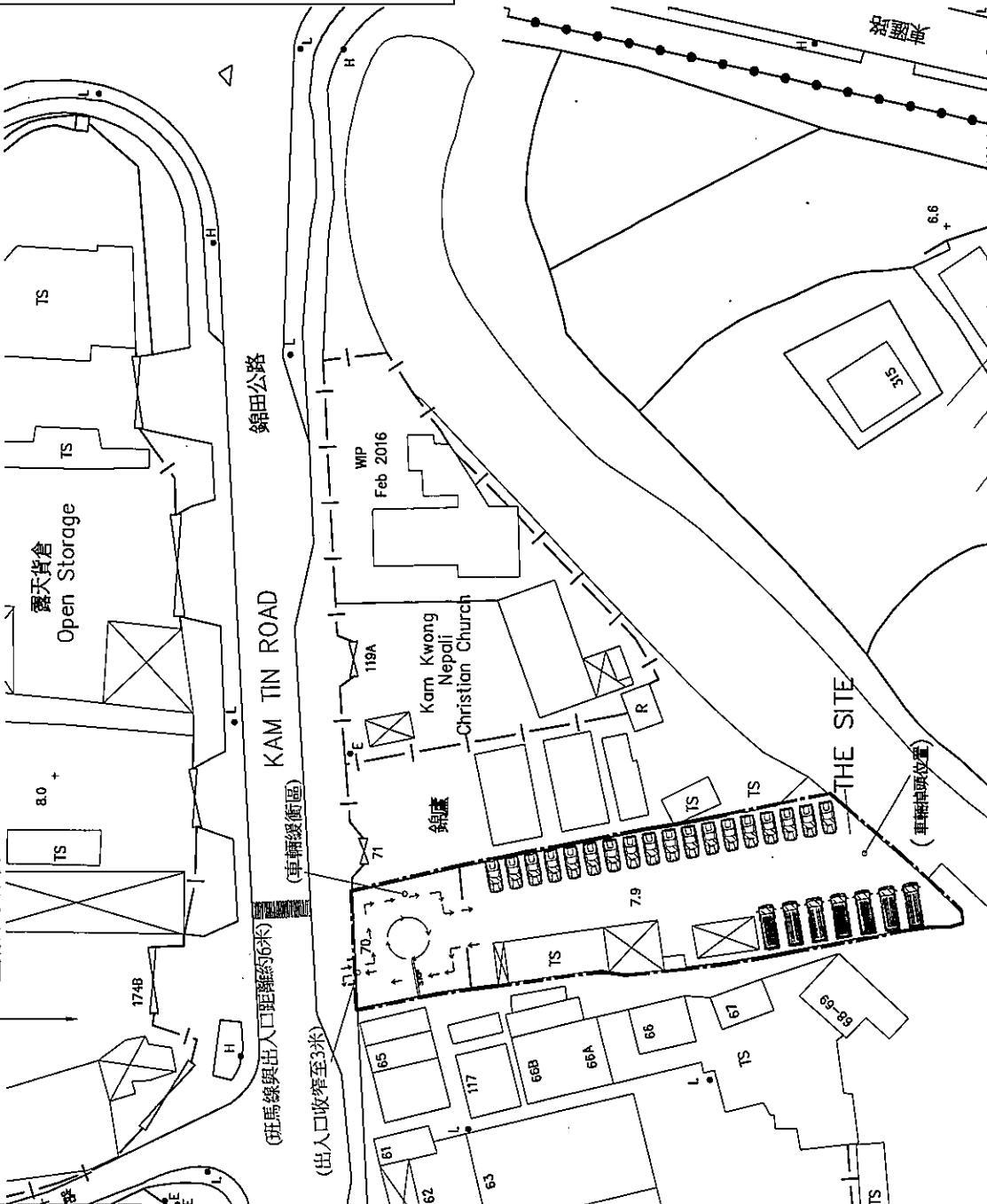
備註： 所有來訪車輛必須事前預約方可進入車場
交通督導員必須在營業時間內維持
及管制所有來訪式或離開之車輛



圖例：

比例 1:200

鄰近位置車流量記錄
 每日車次為25架次(1小時4架次)
 繁忙時間為11:00-12:00pm, 15
 星期日为0架次



我們建議在車場前面位置設立車輛緩衝區，在緩衝區的道路上設立方向及暫停標誌，藉此管制車輛在緩衝區的出入車輛的先後及左右次序，並在出口處增設交通標誌管理駛出駁人之車輛。

如有駛出之車輛必須在緩衝通道必須暫停，確保門口無阻礙才准許駛出之車輛離開。路邊行駛之車輛車之人切勿作出任何駕駛、離座或停車等行為。

注意：在進行攝影時，請勿對人及物體造成閃光。

申請範圍車輛類型：私家車、輕型貨車
開放時間為：10:30am-18:30pm

六、(星期一至六)

11:30am-18:30pm

(星期日及公眾假期)

存放25架車輛(其中5架為客人員工泊車位)

M&D
Planning and Surveying
Consultant Ltd.
Tel: 2191 4088 Fax: 3105 0810
Email: enquiries@moderneng.com h

PROPOSED TEMPORARY SHOP AND SERVICES (MOTOR VEHICLES SHOWROOM) FOR A PERIOD OF 3 YEARS

LOTS 1689 S.C, 1689 S.D, 1689 S.E,
1689 S.F, 1689 S.G, 1689 S.H, AND
1689 R.P IN D.D. 109 AND ADJOINING
GOVERNMENT LAND, KAM TIN ROAD,
KAM TIN, YUEN LONG

Library Title						
ISSN	0000-0000					
Proposed Location Plan						
AS SHOWN (A3)	Cover	1-2	Reference	1-2		
Drawn by Yu Leung	1-2	Designed by Yu Leung	1-2			
Checked by AY	02-SEP-2021					
Joh W.	28-1	Issued by LP-01				
Name	ID	Description	ID	Date		

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Previous Applications covering the Application Site

Approved Applications

	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration By RNTPC/ TPB	Approval Conditions
1	A/YL-KTS/746	Proposed Temporary Shop and Services (Motor Vehicle Showroom) for a Period of 3 Years	27.10.2017 [revoked on 27.7.2018]	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11)
2	A/YL-KTS/797	Proposed Temporary Shop and Services (Motor Vehicles Showroom) for a Period of 3 Years	19.10.2018	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11)

Approval Conditions:

- (1) Restriction on operation hours.
- (2) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out at the site.
- (3) Restriction of vehicle types.
- (4) Existing fencing shall be maintained.
- (5) No vehicle is allowed to queue back to or reverse onto / from public road.
- (6) No vehicle is allowed to make a left turn from public road to the site or right turn from the site to the public road.
- (7) Submission / implementation / maintenance of drainage proposal / facilities.
- (8) Submission / implementation of landscape proposal.
- (9) Submission / provision of fire services installations proposal.
- (10) Revocation of planning approval if any of the approval condition is not complied within the specified time limit / during the approval period.
- (11) Reinstatement of the site to an amenity area upon expiry of planning permission.

Rejected Applications

	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration By RNTPC/ TPB	Rejection Reasons
1	A/DPA/YL-KTS/27*	Residential Development (R3)	8.1.1993	(1), (2), (3), (4), (5), (6), (7)
2	A/YL-KTS/149	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 12 Months	22.1.1999 21.5.1999 [on review]	(8), (9), (10)
3	A/YL-KTS/223	Proposed Temporary Public Car Park for a Period of 3 Years	8.9.2000	(11), (12), (13)

*The site was rezoned from "U" zone to "R(C)" zone on the Kam Tin South OZP No. S/YL-KTS/1 which was gazetted on 17.6.1994.

Rejection Reasons:

- (1) The proposed development may affect the future development of the residential area in the adopted Kam Tin Layout Plan No. L/YL-KT/1E.
- (2) The proposed vehicular access onto Kam Tin Road is not acceptable as it would be in conflict with the road junction opposite the site.
- (3) The proposed car parking facilities are inadequate.
- (4) The proposed building height of 5 storeys is excessive and not in line with the adopted layout plan for the area.
- (5) The submission has not provided information on the design and layout of the scheme and on landscaping proposals.
- (6) The submission has not provided information on drainage facilities.
- (7) The submission has not provided information on the sewage treatment and disposal facilities.
- (8) The proposed development is not in line with the planning intention. There is no strong justification in the submission for a departure from the planning intention, even on a temporary basis.
- (9) The proposed development is not compatible with the surrounding areas.
- (10) The approval of the application would set an undesirable precedent for other similar applications, the cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- (11) The vehicular access of the proposed car park would be in conflict with the proposed pedestrian crossing and bus bay under the "Kam Tin Bypass" project.
- (12) The vehicular access point being located immediately adjacent to the proposed pedestrian crossing is undesirable from safety point of view.
- (13) There is no information in the submission to demonstrate that these technical issues could be resolved.

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

參考編號

Reference Number:

210809-162012-41959

提交限期

Deadline for submission:

24/08/2021

提交日期及時間

Date and time of submission:

09/08/2021 16:20:12

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/898

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that the lot owner(s) will need to apply to his office to waive the user restriction as stipulated in the lease conditions, permit the erection of structures, and regularize any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL from the Site or obtain a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application 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 the LandsD;
- (b) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) 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;
- (d) note DAFC's comments that the applicant shall be reminded to implement appropriate measures to avoid polluting or disturbing the adjacent meander to the south of the Site; and
- (e) note CBS/NTW, BD's comments that if the existing structures are erected on leased land without approval of the BA (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. Before any new building works (including containers / open shed as temporary buildings) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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. 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.

