

2021年 5月 2 日

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I

This document is received on 21 MAY 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.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期, 其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
Please use separate sheets if the space provided is insufficient 如所提供的空間不足, 請另頁說明
Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/M-L-PH 1884
	Date Received 收到日期	21 MAY 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)

LAI EDUARDO FERNANDO

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)

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 1663RP (Part) in D.D.111 Leung Uk Tsuen, Pat Heung 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 521 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 148.64 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)	NIL 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 - PH/11
(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	<p>Temporary office for a period of 3 years in "Village Type Development"</p> <p>(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)</p>

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 10/5/2021 (DD/MM/YYYY), this application involves a total of One(1) "current land owner(s)".
根據土地註冊處截至 2021 年 5 月 10 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of One "current land owner(s)".
已取得 1 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)
1	DD.111 Lot 1663RP	25 Mar 2021 APP.I

(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)

Please refer to Land Owner's Consent Letter APP.I

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☐ year(s) 年☐ 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 ☐ About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐ 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 ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積sq.m ☐ 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	<input type="checkbox"/> Please provide details 請提供詳情 	
	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)
.....	
.....	
.....	
.....	
.....	

(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	TPB/A / YL - PH / 785
(b) Date of approval 獲批給許可的日期	06/07/2018 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	20/07/2021 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Site Office
(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 Three <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。

Please refer to justifications given in attached sheets.

April 15, 2021.

No. 8 Justifications.

The conditions and nature of the application are still the same as previous application (Application No. A/YL-PH/785)

The application site is owned by Messrs. Wealth Ace Investment Limited for which applicant obtained consent from the owner.

Mr. Lai owns a landscaping company "Yee Sun Garden Limited" who is a major landscaping company operating in Hong Kong. Yee Sun Garden Limited has currently contracted with a number of Government Projects, MTRC and Private Sector Landscape contracts which details are as follows:

<u>CONTRACT NO.</u>	<u>TITLE</u>	<u>EST'D. DATE OF COMPLETION</u>
MTRC 812	Contract No. 812 Contract Soft Landscape Works for West Kowloon Terminus	December 2022 (Extended) Period for planting and Mtce. at West Kowloon Terminus
M1145-17C	Management and Main tenancy Services for Lok Ma Chau and West Rail Wetlands.	October 2023 (Extended)
LCC0049/20	Horticultural Maintenance for Eastern, Wan Chai and Southern District of The Leisure And Cultural Services Dept.	August 2023
20190471	Soft Landscape Works for Subsidized Sale Flats At Au Pui Wan Street, Fo Tan, Shatin Tin (HK Housing Authority)	November 2022
CV/2020/05	CEDD Landscape Term Contract 2020-2023	December 2023

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SS J510	Construction of Columbarium Garden Of Remembrance and Related Works At On Hing Lane, Sha Tin.	June 2024
SS G514	Construction of Two Primary Schools In Queen's Hill, Fan Ling, N.T.	July 2023
Q077512	Construction of Activity Green and Associated Works at Lohas Park	January 2024

It is Mr. Lai's intension to extend the usage of site office in the subject lot for an extended period of 3 years to provide an Administrative and Logistic Centre in support of the above public/private works projects. The lot is a private property previously used as a Temporary Site Office. It proved to be that the operation at this site has not disturbed the neighborhood nor caused any form of environmental pollution. The business hours of the office are from 9.00 a.m. to 6.00 p.m. Monday to Saturday and closed on Sunday and Public Holidays. Regarding to Traffic Issues at the Application Site, please refer to Annex I. Other than the site office, the remaining land on the lot is used for Landscape Planting Purpose, no repair work will be carried out nor will there be any noise pollution or other pollution. Drains have been laid at the site hence no flooding will occur. Fire Services Installations were in place complying with FSD's code of practice. As for the environment, the site has been landscaped and there are several trees by the road side. Our Company will not fell any tree. The use will not bring about any adverse effect of the ecology, the environment and the neighboring residents. We sincerely hope that the Town Planning Board consider our application favorably.

For and on behalf of
YEE SUN GARDEN LIMITED



Eduardo Fernando Lai
Managing Director

EFL/ml

ANNEX I

Traffic Condition of the Application Site is as follows:

- 1) There is no loading and unloading of goods at the site.
- 2) Number of vehicles that will normally access the site on each working day are expected as follows:
 - 08:45 One (1) passenger car – In
 - 08:50 One (1) Van – In
 - 09:15 One (1) Van – Out
 - 12:00 One (1) Passenger Car – Out
 - 13:30 One (1) Passenger Car – In
 - 16:50 One (1) Van – In
 - 17:55 One (1) Van – Out
 - 18:00 One (1) Passenger Car – Out
- 3) The Vehicular Access Leading from Kam Tin Road is shown on Annex III passing through Lot 1580SB. Owner of this lot is the same owner as the application site, right of way consent for using this access has been granted by the land owner since 2004.
- 4) Proposed Car Parking Space is shown on Annex III
- 5) The dimension of the parking space is 2.5m wide by 5 m long. Width of the entrance gate is 5 meters wide. There is no fencing erected inside the adjacent lots, 1663SJ and 1580 S.B.

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

LAI EDUARDO FERNANDO

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

13 April, 2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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	Lot 1663RP (Part) in D.D.111 Leung Uk Tsuen, Pat Heung Yuen Long.
Site area 地盤面積	521 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 N.A. sq. m 平方米 □ About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
Zoning 地帶	"Village Type Development" ("V") [Maximum building height of 3 storeys (8.23m)]
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>Three</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Site Office

(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	148.64 <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		
	Non-domestic 非住用	One	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> .m 米 (Not more than 不多於)	
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)	
	Non-domestic 非住用	5.20 Metres <input type="checkbox"/> .m 米 (Not more than 不多於)	
		Two <input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		ONE
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N.A.

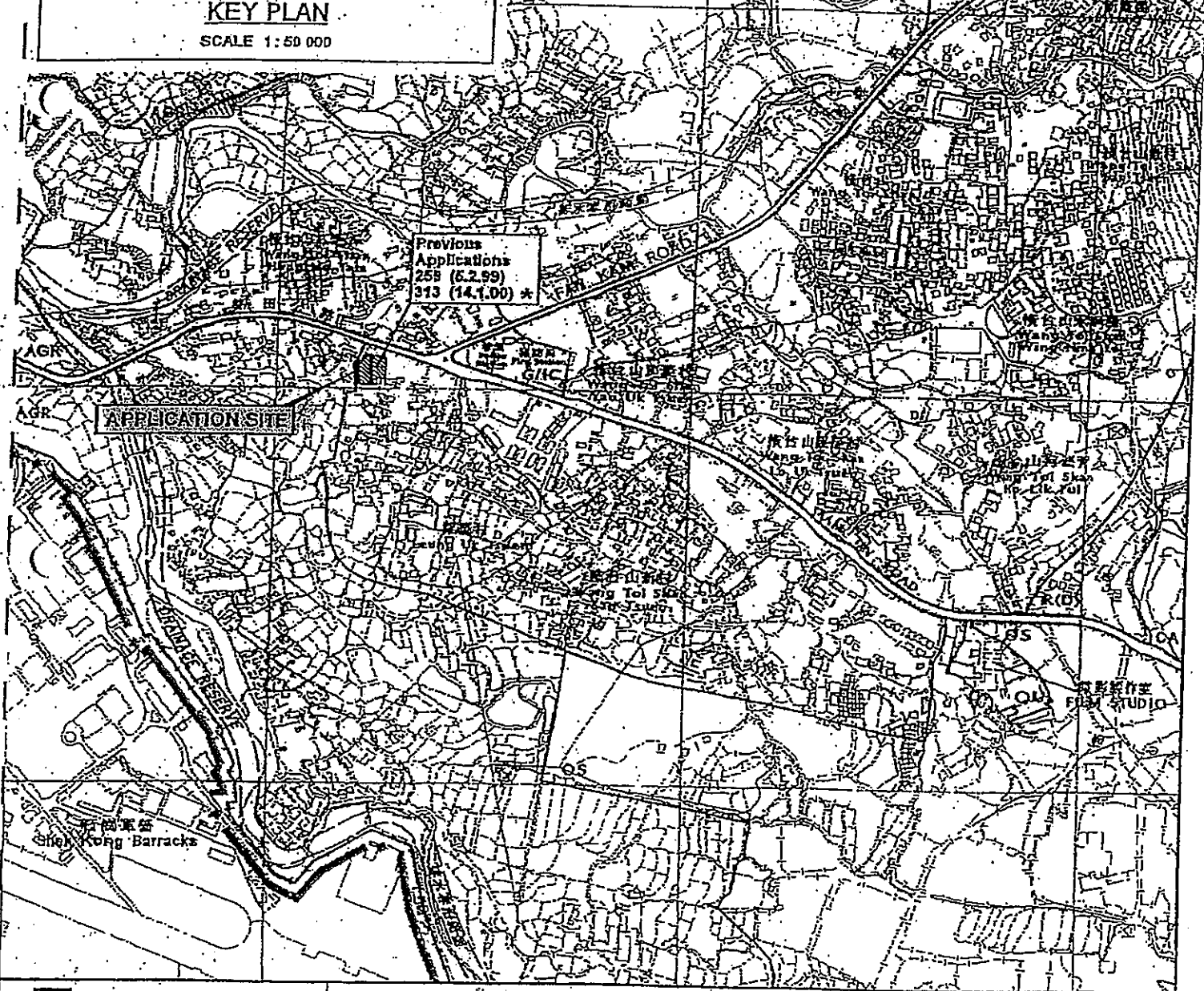
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" 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。



KEY PLAN
SCALE 1:50 000



	APPLICATION SITE
	APPROVED APPLICATION
	REJECTED APPLICATION
	REVOKED
	DATE OF MEETING
	APPLICATION NUMBER

EXTRACT PLAN PREPARED ON 3.6.03

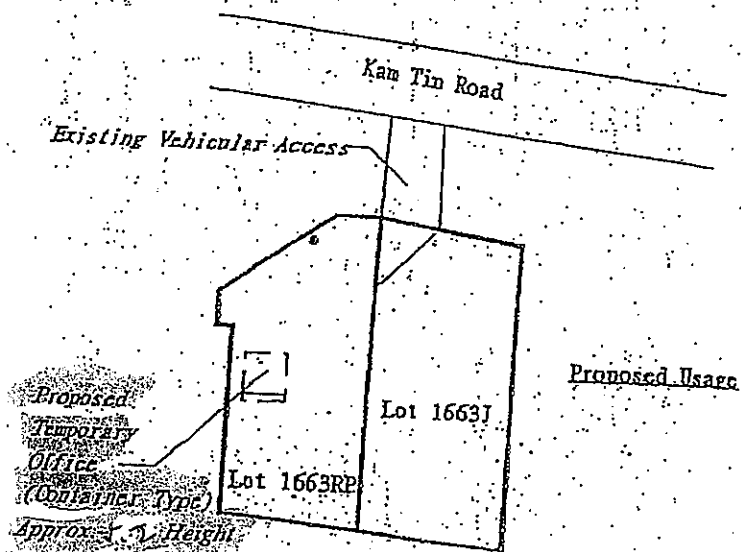
LOCATION PLAN
PROPOSED TEMPORARY SITE OFFICE
FOR A PERIOD OF 3 YEARS
IN "VILLAGE TYPE DEVELOPMENT" ("V") ZONE
LOT No. 1663RP(PART) IN D.D.111
LEUNG UK TSUEN, PAT HEUNG, YUEN LONG
SCALE 1:7 500

PLANNING
DEPARTMENT

PLAN
A A

44

SITE PLAN (2)

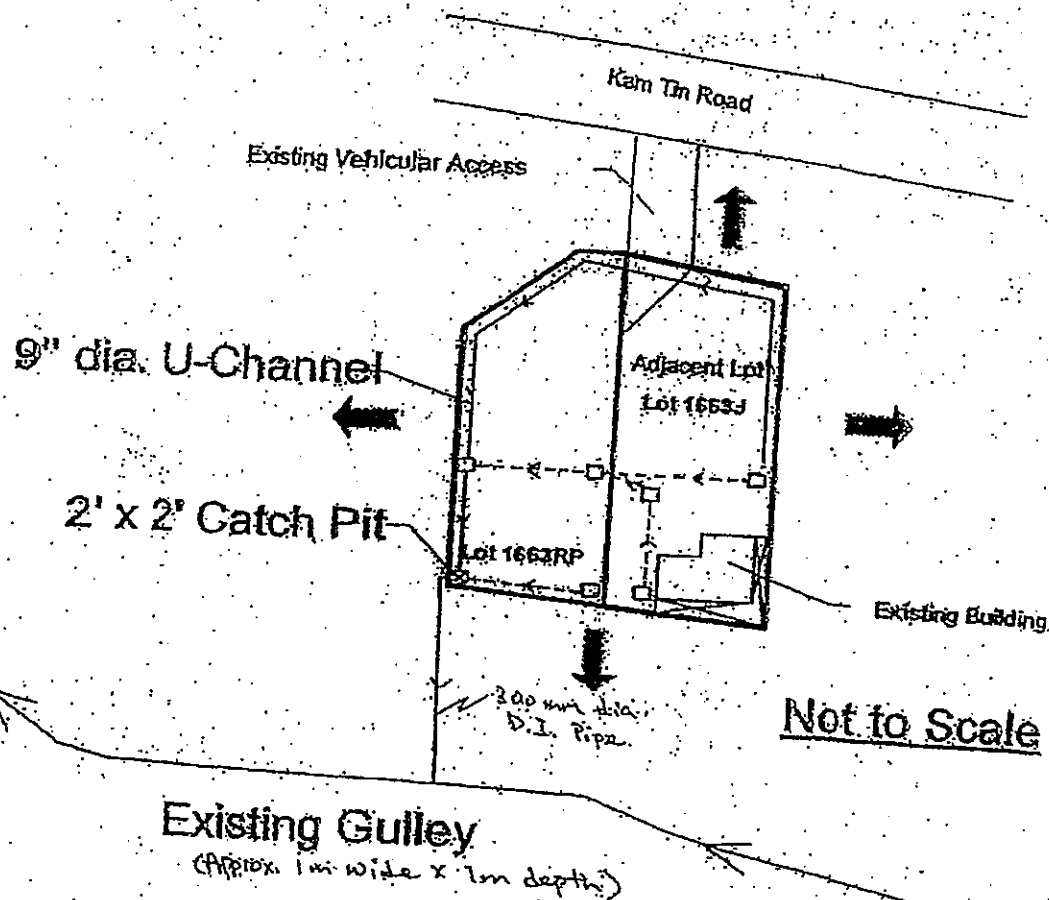


(Two Storeys)
D.D. 111

Lueng Uk Tsuen, Pat Heung, Yuen Long

Date: 1-4-2006

Existing Drainage System



D.D. 111

Leung Uk Tsuen, Pat Heung, Yuen Long

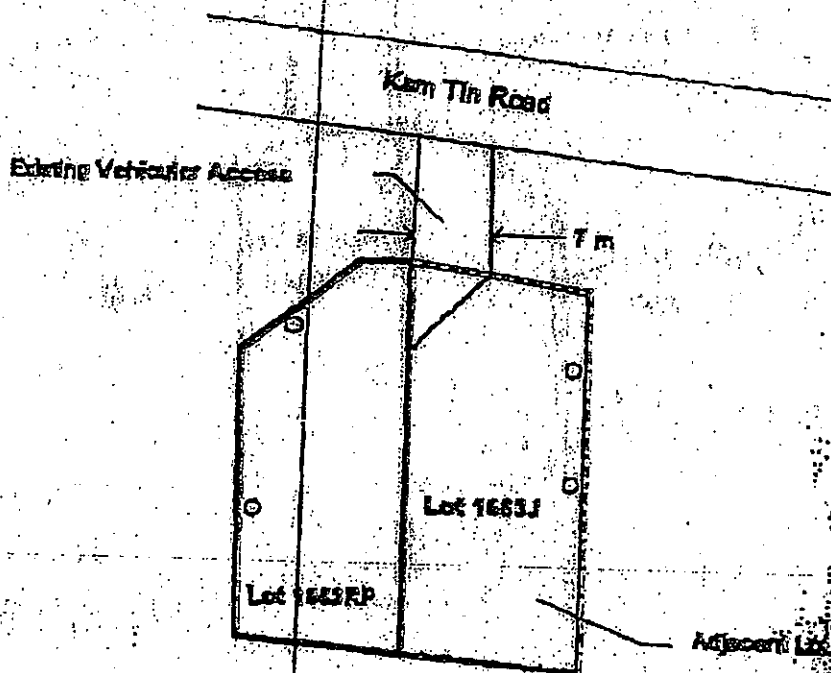
□ 1' x 1' Gulley Trap

--- 4" Slotted PVC Pipe

➡ Flow Path of Runoff from Adjacent Area

- a) Peripheral surface channels are provided to surround the whole site except the building area; no flooding occurred.
- b) The size of the U-channel is 9 inches.
- c) The collected runoff will go to the existing gulley through an existing water flow.

EVA, Water Supplies for Fire Fighting & Fire Services Installatoin



○ - Water Tap

D.D. 111

Lung Uk Tuen, Fat Heung, Yuen Long

TOWN PLANNING BOARD

DRAWING LIST

DRG. NO. TITLE

FS-01(Rev-3)
FS-02(Rev-1)
FS-03(Rev-2)
FS-04(Rev-1)
FS-05(Rev-1)

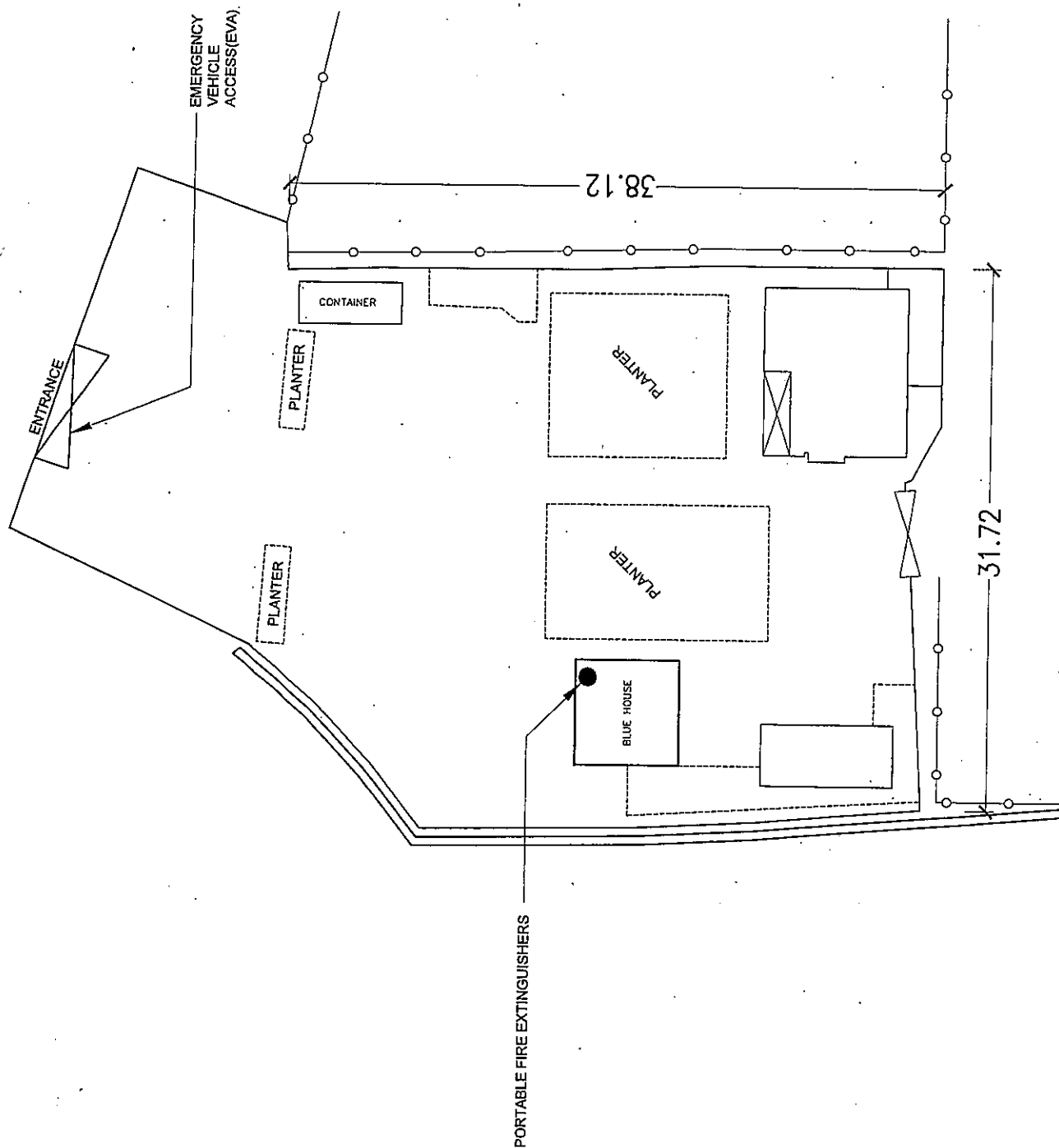
DRAWING LIST, FIRE SERVICES NOTES
FIRE SERVICES LAYOUT PLAN
LEGEND, ABBREVIATION
F.S. LAYOUT PLAN FOR GROUND FLOOR OF BLUE HOUSE
LAYOUT PLAN FOR GROUND FLOOR OF BLUE HOUSE

FIRE SERVICES NOTES

- 1 MANUAL OPERATED FIRE ALARM SYSTEM
 - 1.1 THE MANUAL OPERATED ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH THE FIRE SERVICES DEPARTMENT (FSD) CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT (MARCH 1994).
 - 1.2 A MANUAL FIRE ALARM SYSTEM TO BE PROVIDE THROUGHOUT AS GROUND FLOOR AS SHOWN ON PLANS.
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 - 3.1 EMERGENCY LIGHTING SHALL COMPLY WITH THE REQUIREMENTS AS STIPULATED IN CODE OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT AND FIRE SERVICES REQUIREMENTS FOR SELF-CONTAINED LUMINAIRES EMERGENCY LIGHTING SYSTEMS (PPA/104(A)(4TH REVISION) RESPECTIVELY.
 - 3.2 EMERGENCY LIGHTING TO BE PROVIDED AS SHOWN ON PLANTS.
- 4 EXIT SIGN
 - 4.1 EXIT SIGN TO BE PROVIDED AS SHOWN ON PLANS.


PROJECT: Lot 1663 RP(Part) in D.D. 111, Leung Uk Tsuen, Pat Heung, Yuen Long	DWG. TITLE:	Mr. Lai, Eduardo Fernando	DWG NO:	FS-01(Rev-3)
	WORKS:		DATE:	31-01-2019
		DRAWING LIST, FIRE SERVICES NOTES	SCALE	NTS
	FIRE SERVICES INSTALLATION	ALL DIMENSION IN mm		

5




PROJECT Lot 1663 RP(Part)in D.D.111,Leung Uk Tsuen, Pat Heung,Yuen Long	DWG TITLE: FIRE SERVICES LAYOUT PLAN		SCALE	NTS	MR.Lai,Eduardo Fernando	DWG NO: FS-02(Rev-1)
	WORKS: FIRE SERVICES INSTALLATION		ALL DIMENSION IN mm			DATE: 05-12-2021
						DRAWN BY: CHAN Yuk-leung

LEGEND

 ALARM BELL

 FIRE ALARM CALL POINT

 EMERGENCY LIGHTING

 EXIT SIGNS

 DIRECTIONAL EXIT SIGNS

 9 LITRES WATER TYPE FIRE EXTINGUISHER

 1 NO X 2 ZONE FIRE CONTROL PANE

ABBREVIATION

HR HOSE REEL

F/A FROM ABOVE

F/B FROM BELOW

T/A TO ABOVE

T/B TO BELOW

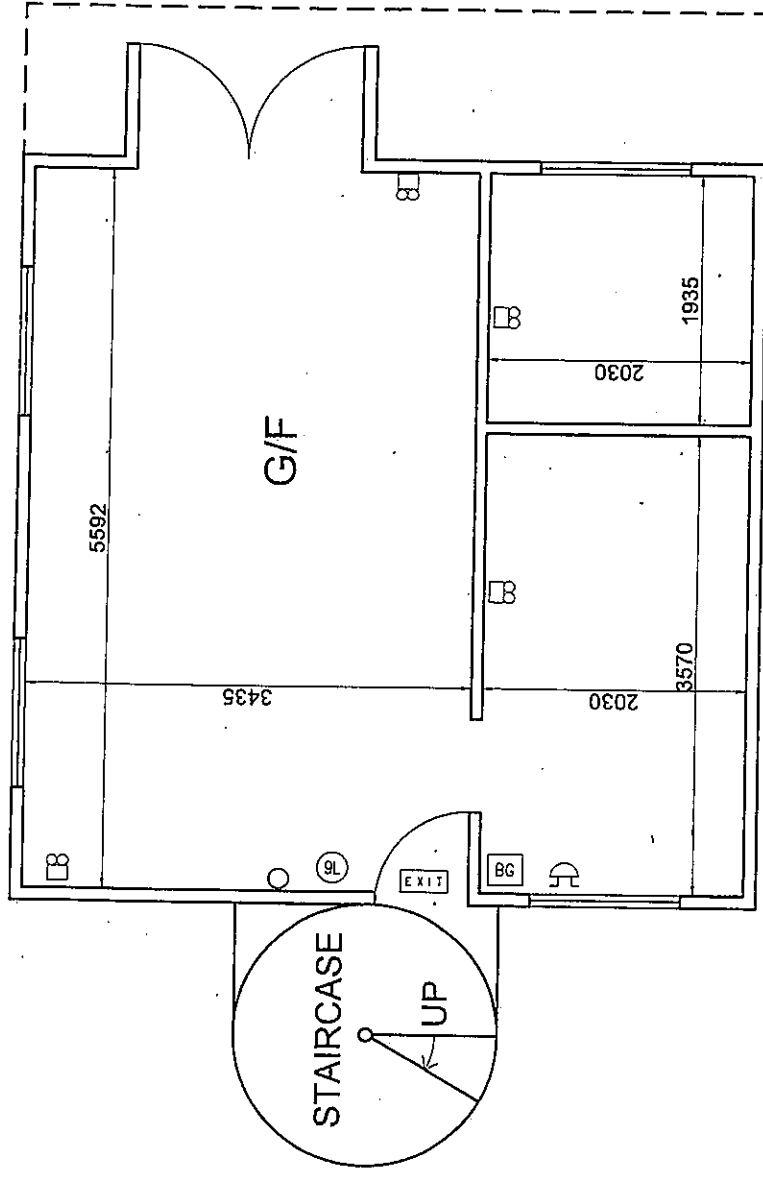
H/L HIGH LEVEL

L/L LOW LEVEL

M/L MIDDLE LEVEL

PROJECT Lot 1663 RP(Part)in D.D.111,Leung Uk Tsuen, Pat Heung,Yuen Long	DWG. TITLE LEGEND, ABBREVIATION WORKS FIRE SERVICES INSTALLATION	SCALE NTS ALL DIMENSION IN mm	MR. Lai, Eduardo Fernando	DWG NO:
				FS-03(Rev-2)
				DATE: 12-05-2021 DRAWN BY: Jan Leung

NATURE of
OCCUPANCY: OFFICE

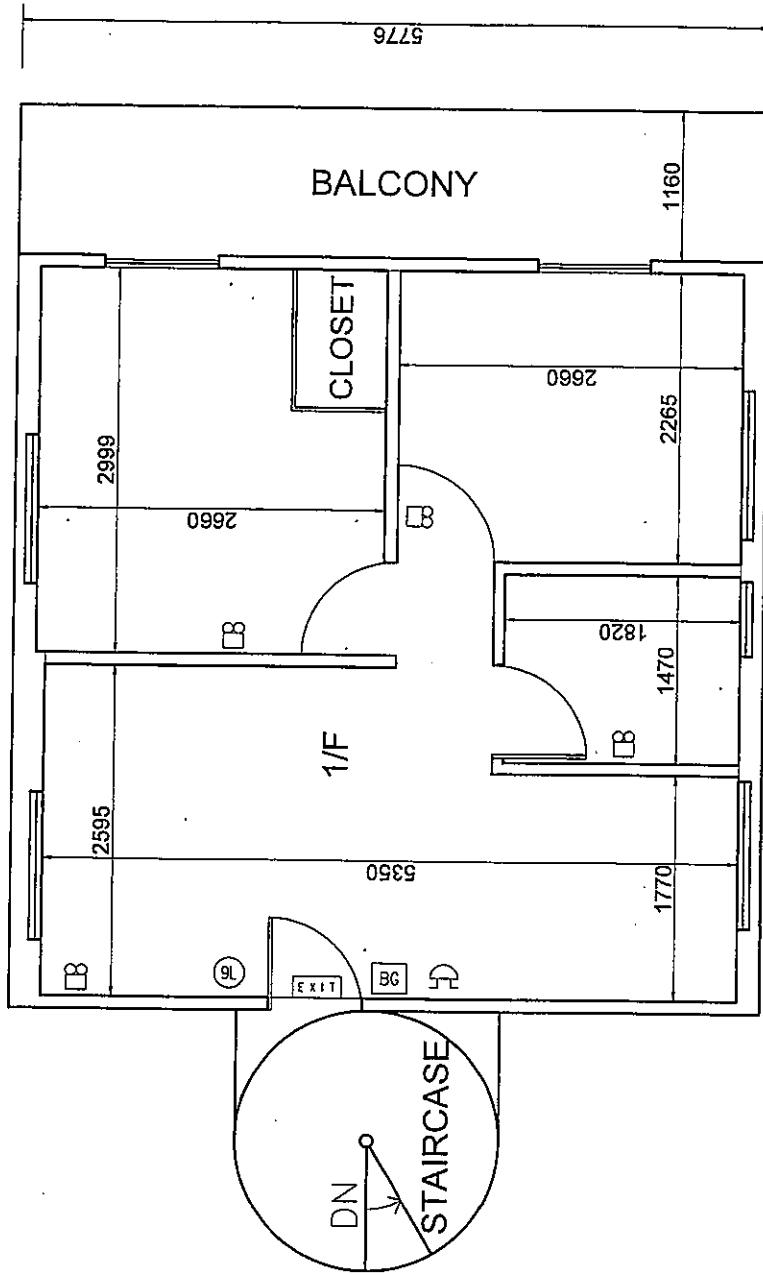


Net Floor: 334 sqft

31 sq. metres

PROJECT Lot 1663 RP(Part) in D.D.111, Leung Uk Tsuen, Pat Heung, Yuen Long	DWG. TITLE F.S. LAYOUT PLAN FOR G/F OF BLUE HOUSE WORKS FIRE SERVICES INSTALLATION	SCALE 1:50 ALL DIMENSION IN mm	MR. LOI, Eduardo Fernando	DWG NO: FS-04(Rev-1)
				DATE: 12-05-2021
				DRAWN BY: Jim Lee

NATURE of
OCCUPANCY: OFFICE

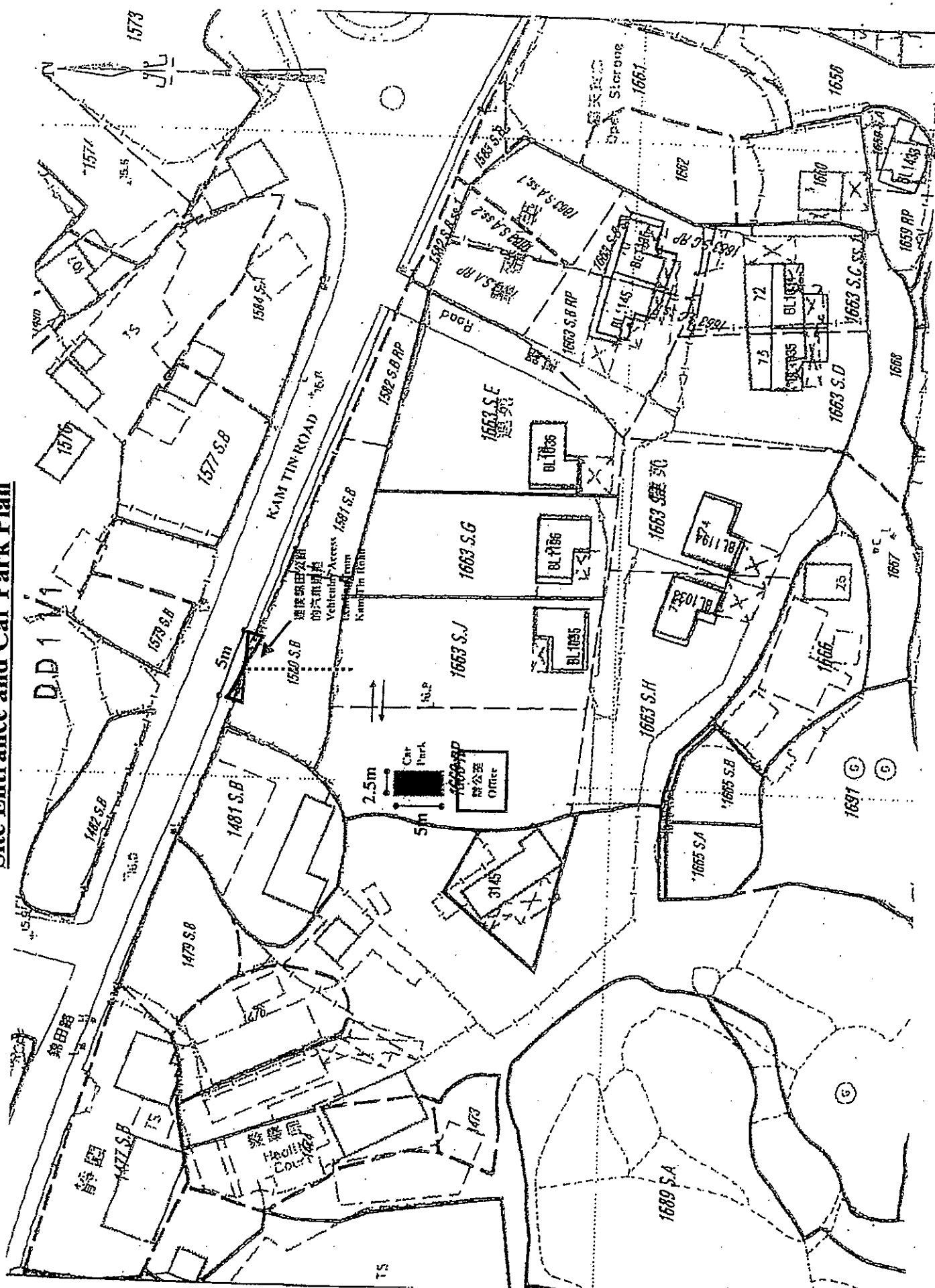


Net Floor: 388 sqft

36 sq. metres

PROJECT Lot 1663 RP(Part) in D.D.111, Leung Uk Tsuen, Pat Heung, Yuen Long	DWG. TITLE: F.S. LAYOUT PLAN FOR 1/F OF BLUE HOUSE WORKS: FIRE SERVICES INSTALLATION	SCALE 1:50 ALL DIMENSION IN mm	DWG NO: FS-05(Rev-1) DATE: 12-05-2021 DRAWN BY: Jan Leung
--	---	---	--

Site Entrance and Car Park Plan



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



To: <ttwwan@pland.gov.hk>

Cc:

Bcc:

Subject: RE: planning application no. A/YL-PH/884, departmental comments

From: - Friday 25/06/2021 11:44

1 attachment



Response to TD and Fire Services Department's Comments - A-YL--PH-884.pdf

Dear Mr. Wan,

Many thanks for your below email. Attached please find my response to the two Departmental Comments for your kind vetting and necessary action. Please feel free to contact myself should information is required. I can be reached on phone No.
Best regards.

Eduardo Lai

24 June, 2021.

RESPONSE TO DIRECTOR OF TRANSPORT DEPARTMENT

- a) There is only one Parking Space proposed for the use of the Staff when they come back to work in the Office. There is convenient public transportation on Kam Tin Road for staff's commute when they are not driving, no sales or retail activities will be conducted on site therefore there will be no Visitors. The site is Not used for storage or workshop, as such, no logistics is necessary.
- b) Please refer to Annex I attached.
- c) There is a 5-meter wide entrance provided for vehicular access, a large recess in front of the entrance is provided to avoid blocking free flow of traffic on Kam Tin Road. There is no fencing erected inside the adjacent lots i.e. Lot 1663J and Lot 1580 S.B. for smooth maneuvering of vehicles on site. (Annex II with photos attached)
- d) Location plan indicating public transport facility is shown on Annex III
- e) Noted with thanks.



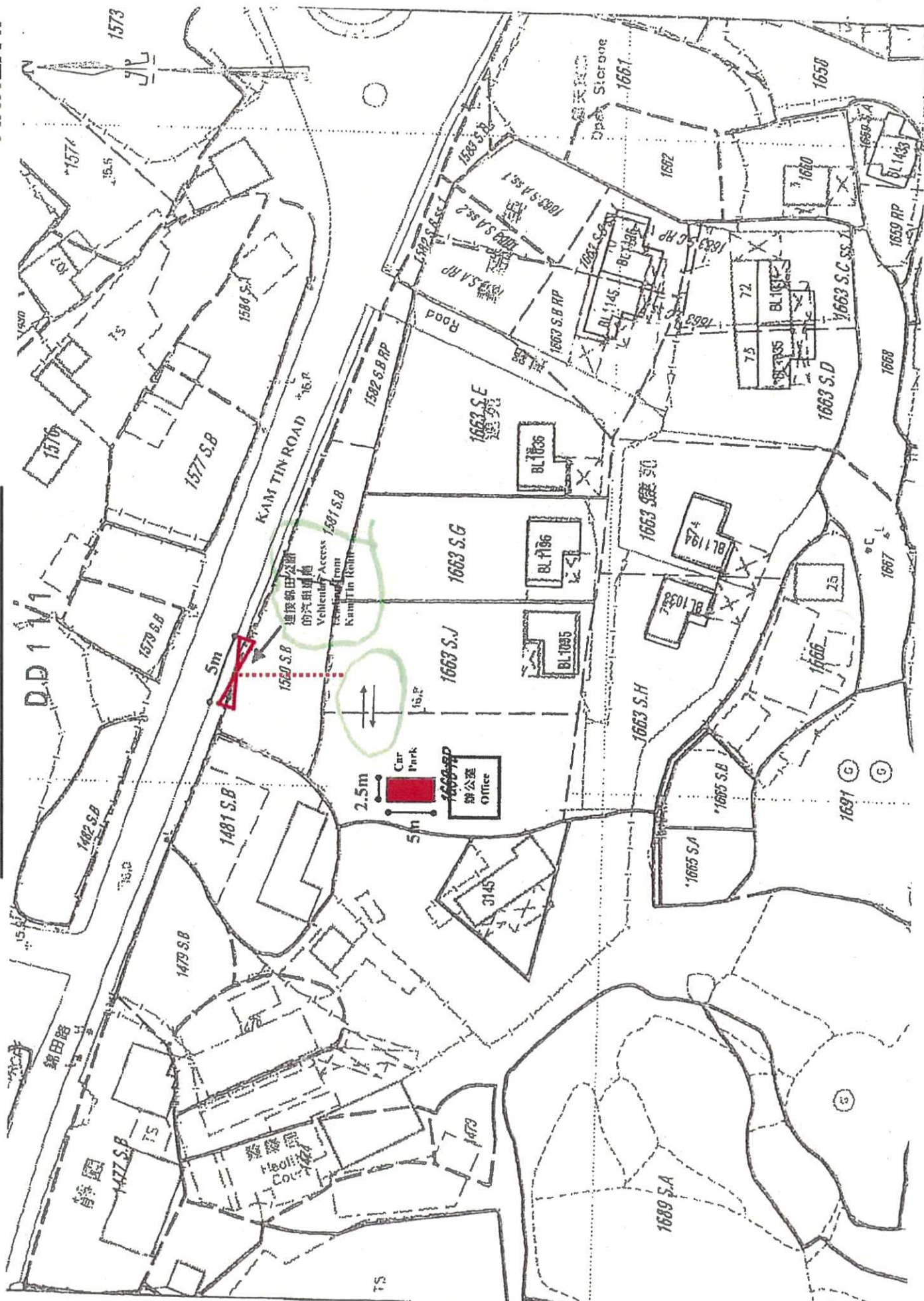
Eduardo Fernando Lai
Applicant

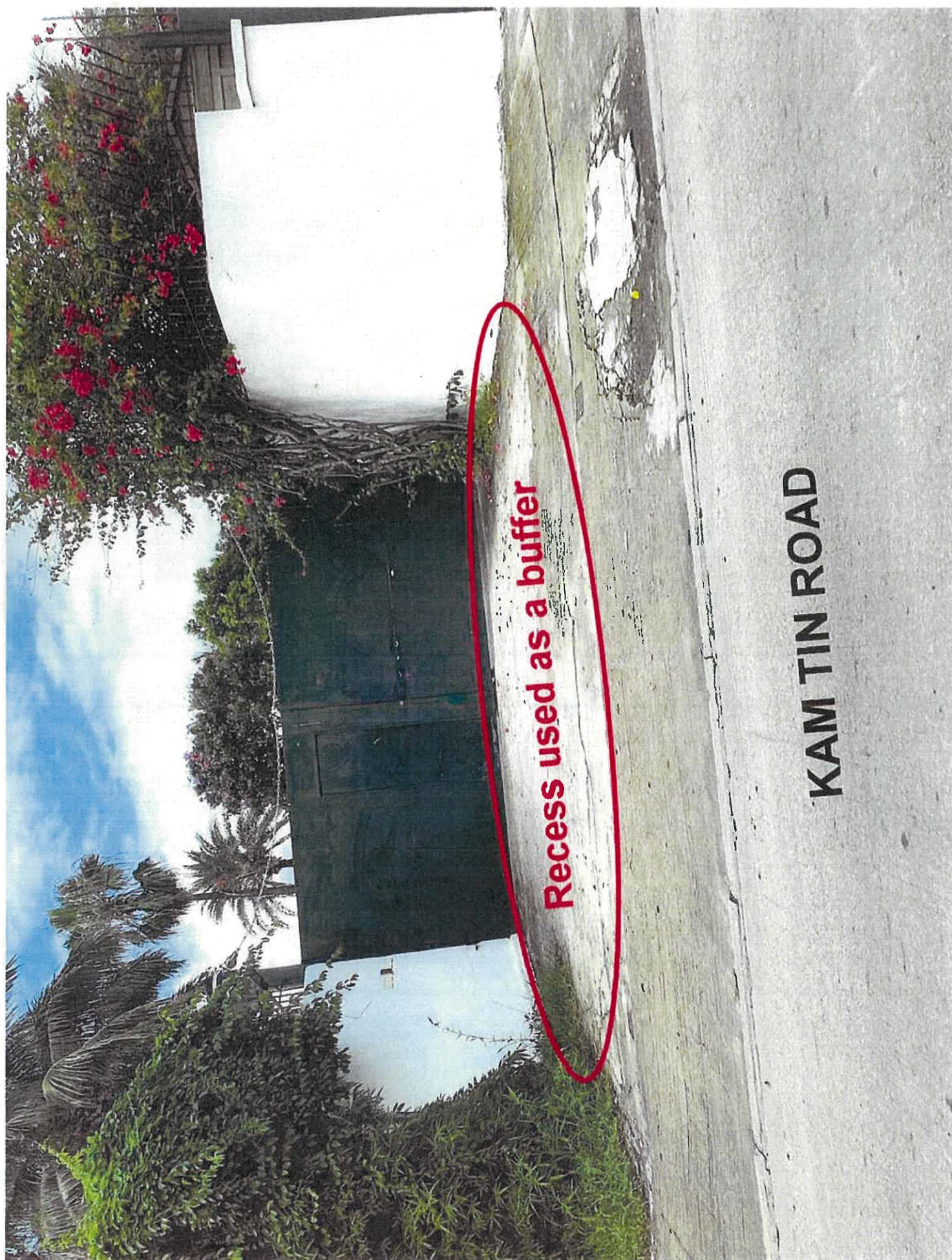
ANNEX I

Traffic Condition of the Application Site is as follows:

- 1) There is no loading and unloading of goods on site.
- 2) Number of vehicles that will access the site on each working day are expected as follows:
 - 08:45 One (1) Passenger car – In
 - 08:50 One (1) Van – In
 - 09:15 One (1) Van – Out
 - 12:00 One (1) Passenger Car – Out
 - 13:30 One (1) Passenger Car – In
 - 16:50 One (1) Van – In
 - 17:55 One (1) Van – Out
 - 18:00 One (1) Passenger Car – Out
- 3) The Vehicular Access Leading from Kam Tin Road is shown on Annex II Passing through Lot 1580SB, right of way was given by the Landlord since 2004.

ANNEX II



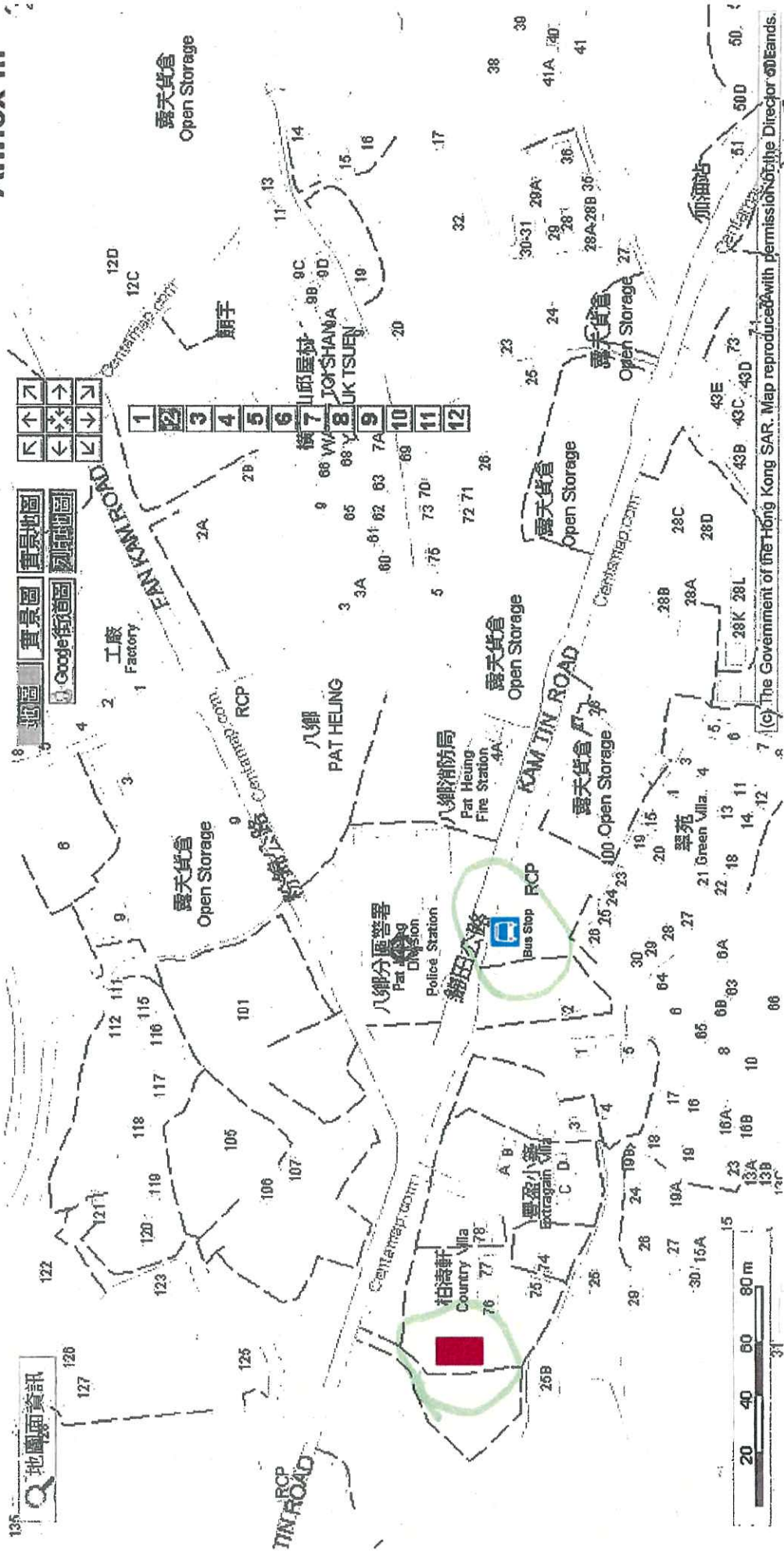


Recess used as a buffer

KAM TIN ROAD



Annex III



Public Transport Services

24 June, 2021.

RESPONSE TO DIRECTOR OF FIRE SERVICE COMMENTS

- A) We confirm that there is no change in the layout/proposed uses as compared with the previous application.
- B) The latest fire service installation (FSI) proposal is herewith enclosed as requested
- C) A full set of valid FS251(s) (in Certified True Copy) covering all the FSIs implemented on the application site are herewith submitted as requested.



Eduardo Fernando Lai
Applicant

TOWN PLANNING BOARD

DRAWING LIST

DRG. NO.
FS-01(Rcv-3)
FS-02(Rcv-1)
FS-03(Rcv-2)
FS-04(Rcv-1)
FS-05(Rcv-1)

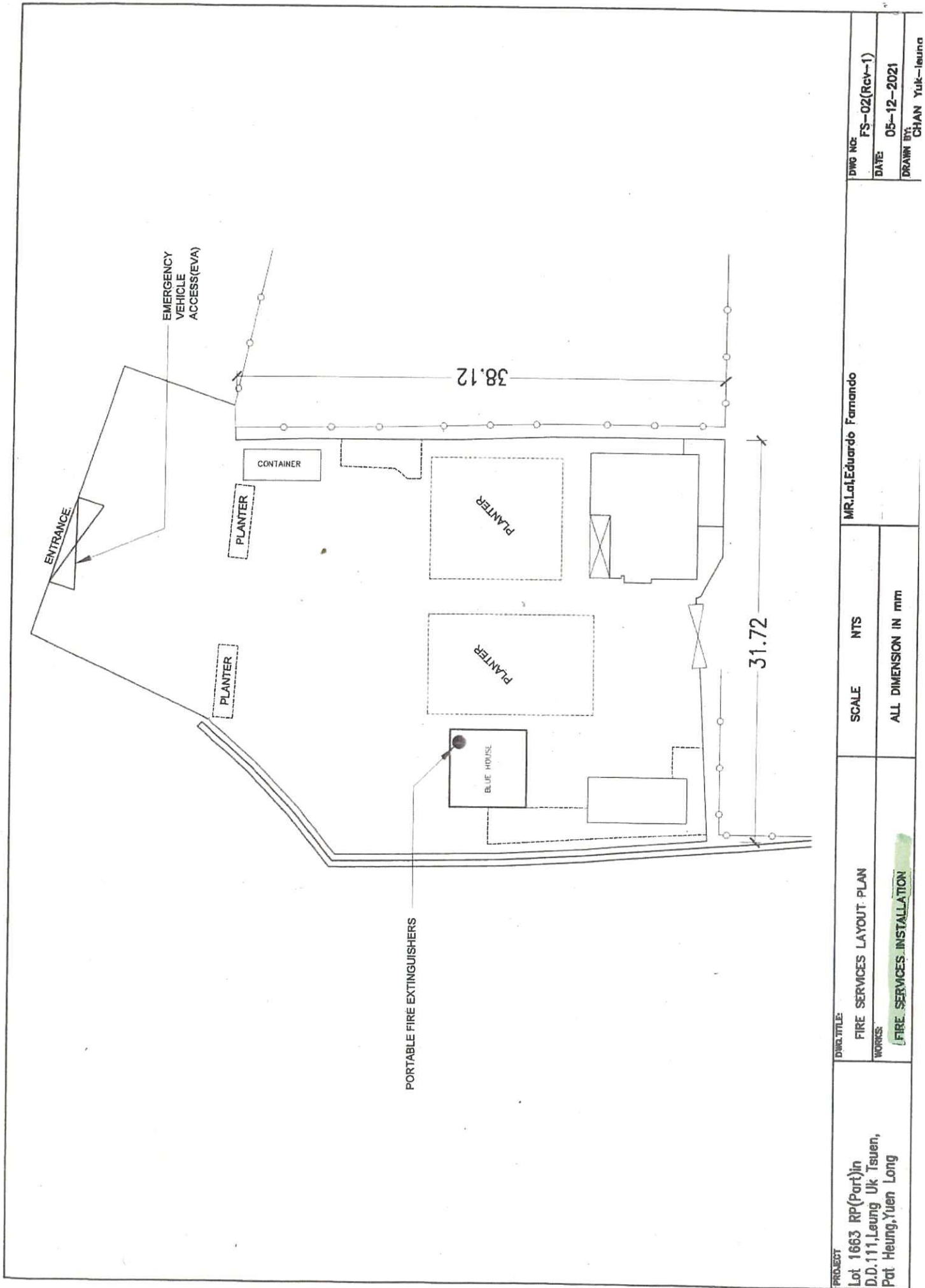
TITLE

DRAWING LIST, FIRE SERVICES NOTES
FIRE SERVICES LAYOUT PLAN
LEGEND, ABBREVIATION
F.S. LAYOUT PLAN FOR GROUND FLOOR OF BLUE HOUSE
LAYOUT PLAN FOR GROUND FLOOR OF BLUE HOUSE

FIRE SERVICES NOTES

- 1 MANUAL OPERATED FIRE ALARM SYSTEM
 - 1.1 THE MANUAL OPERATED ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH THE FIRE SERVICES DEPARTMENT (FSD) CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT (MARCH 1994).
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 - 3.1 EMERGENCY LIGHTING SHALL COMPLY WITH THE REQUIREMENTS AS STIPULATED IN CODE OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT AND FIRE SERVICES REQUIREMENTS FOR SELF-CONTAINED LUMINAIRES
 - 3.2 EMERGENCY LIGHTING SYSTEMS (PPA/104(A)(4TH REVISION) RESPECTIVELY.
- 4 EXIT SIGN
 - 4.1 EXIT SIGN TO BE PROVIDED AS SHOWN ON PLANS.

PROJECT: Lot 1663 RP(Part) in D.D. 111, Leung Uk Tsuen, Pat Heung, Yuen Long	DWG. TITLE:		Mr. Lai, Eduardo Farnando	DWG NO:	
	DRAWING LIST, FIRE SERVICES NOTES			FS-01 (Rev-3)	
	WORKS:			DATE:	
	FIRE SERVICES INSTALLATION			31-01-2019	
			SCALE	NTS	DRAWN BY:
			ALL DIMENSION IN mm		Jan Leung



DWG NO:	FS-02(Rev-1)
DATE:	05-12-2021
DRAWN BY:	CHAN Yuk-leung

MR. Lai Eduardo Fernando

SCALE	NTS
ALL DIMENSION IN mm	

DWG TITLE:	FIRE SERVICES LAYOUT PLAN
WORKS:	(FIRE SERVICES INSTALLATION)

PROJECT	Lot 1663 RP(Part)in D.D.111, Leung Uk Tsuen, Pat Heung, Yuen Long
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LEGEND

 ALARM BELL

 FIRE ALARM CALL POINT

 EMERGENCY LIGHTING

 EXIT SIGNS

 DIRECTIONAL EXIT SIGNS

 9 LITRES WATER TYPE FIRE EXTINGUISHER

 1 NO X 2 ZONE FIRE CONTROL PANE

ABBREVIATION

HR HOSE REEL

F/A FROM ABOVE

F/B FROM BELOW

T/A TO ABOVE

T/B TO BELOW

H/L HIGH LEVEL

L/L LOW LEVEL

M/L MIDDLE LEVEL

PROJECT Lot 1663 RP(Part)in D.D.111,Leung Uk Tsuen, Pat Heung,Yuen Long	DWG TITLE: LEGEND, ABBREVIATION WORKS FIRE SERVICES INSTALLATION	SCALE NTS ALL DIMENSION IN mm	MR. Lo, Eduardo Fernando	DWG NO: FS-03(Rev-2)
				DATE: 12-05-2021
				DRAWN BY: Jan. Leung

NATURE of
OCCUPANCY: OFFICE

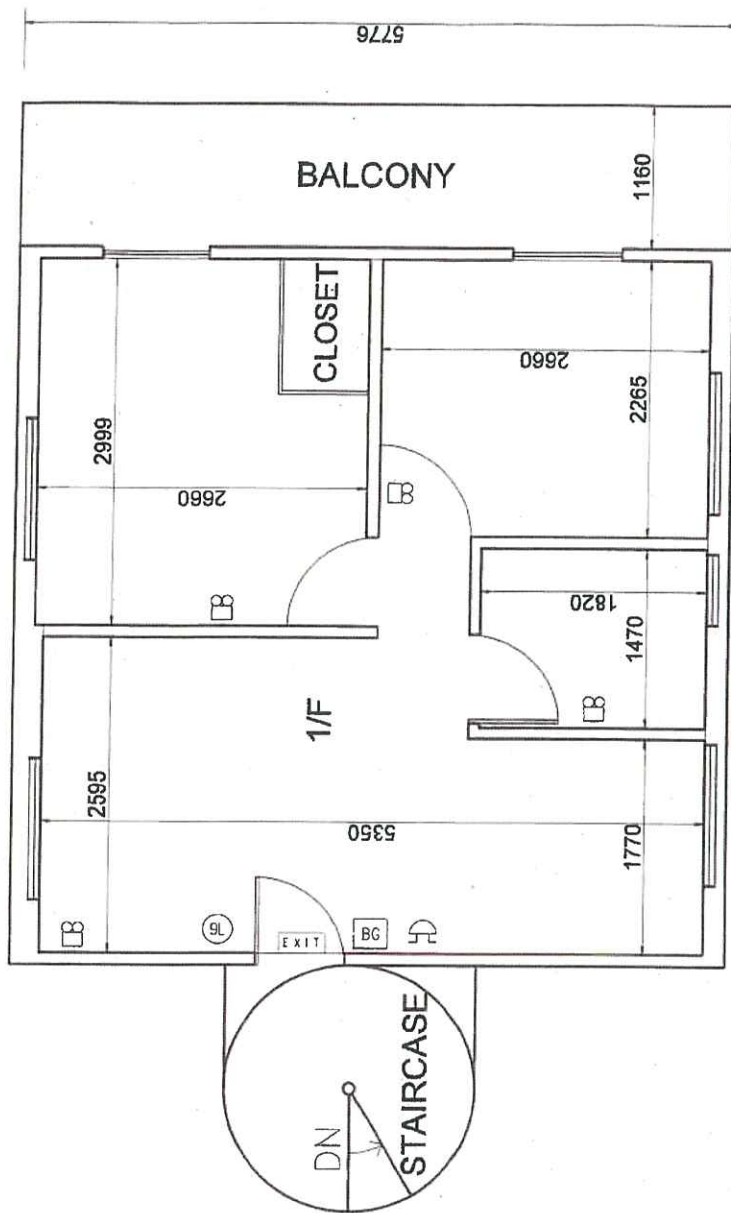


Net Floor: 334 sqft

31.28 metres

PROJECT Lot 1663 RP(Part)in D.D.111,Leung Uk Tsuen, Pat Heung,Yuen Long	DWG TITLE: F.S.LAYOUT PLAN FOR G/F OF BLUE HOUSE		MR.Lai Eduardo Fernando		DWG NO: FS-04(Rcv-1)
	WORKS FIRE SERVICES INSTALLATION		SCALE 1:50		DATE: 12-05-2021
			ALL DIMENSION IN mm		DRAWN BY: Jan Leung

NATURE of
OCCUPANCY: OFFICE



Net Floor: 388 sqft

36 sq. Metres

PROJECT Lot 1663 RP(Part)in D.D.111,Leung Uk Tsuen, Pat Heung,Yuen Long	DWG TITLE F.S.LAYOUT PLAN FOR 1/F OF BLUE HOUSE WORKS	SCALE 1:50 ALL DIMENSION IN mm	MR.Lai Eduardo Fernando	DWG NO: FS-05(Rev-1)
				DATE: 12-05-2021
				DRAWN BY: Jan Leung

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

EDUARDO, LAI MING YIU

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 1663RP(Part) in D.D.111

Street/Road/Estate Name:

街道/屋苑名稱

梁屋村

Block:

座

District:

分區

元朗-八鄉

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)
11	4 no x Emergency Light	G/F	Conforms with FSD requirement	31-Mar-2021	30-Mar-2022
12	1 no x Exit Sign Box	G/F	Conforms with FSD requirement	31-Mar-2021	30-Mar-2022
11	4 no x Emergency Light	1/F	Conforms with FSD requirement	31-Mar-2021	30-Mar-2022
12	1 no x Exit Sign Box	1/F	Conforms with FSD requirement	31-Mar-2021	30-Mar-2022
13	Manual Fire Alarm System c/w 2nos x Fire Alarm Bell 2nos x Breakglass Unit 1no x 2 Zone Fire Control Panel	G/F & 1/F	Conforms with FSD requirement	31-Mar-2021	30-Mar-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)
			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.

Authorized Signature:
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

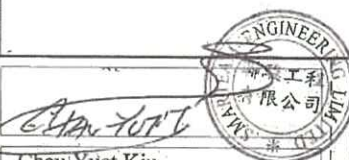
公司名稱

Telephone:

聯絡電話

Date:

日期



For FSD use only:

Inspected

Key-in

Verified

Chau Yuet Kiu

SMARTEAM ENGINEERING LIMITED

01-April-2021

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處檔號

Name of Client:

顧客姓名

EDUARDO, LAI MING YIU

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 1663 RP(Part) in D.D:111

Street/Road/Estate Name:

街道/屋苑名稱

梁屋村

Block:

座

District:

分區

元朗-八鄉

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	2nos x 9L Water F.E.	G/F	Conforms with FSD requirements	31-Mar-2021	30-Mar-2022
24	2nos x 9L Water F.E.	1/F	Conforms with FSD requirements	31-Mar-2021	30-Mar-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
			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

FSD/RC No.

消防處註冊號碼

Company Name

公司名稱

Telephone

聯絡電話

Date

日期

Signature
Name
FSD/RC No.
Company Name
Telephone
Date

I. Chan Yiu Chung

SMARTEAM ENGINEERING LTD

01-April-2021

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.: _____
消防處檔號

Name of Client:

顧客姓名

EDUARDO, LAI MING YIU

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 1663RP(Part) in D.D.111

Street/Road/Estate Name:

街道/屋苑名稱

梁屋村

Block:

座

District:

分區

元朗-八鄉

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(DD/MM/YY)
11	4 no x Emergency Light	G/F	Conforms with FSD requirement	09-Apr-2020	08-Apr-2021
12	1 no x Exit Sign Box	G/F	Conforms with FSD requirement	09-Apr-2020	08-Apr-2021
11	4 no x Emergency Light	1/F	Conforms with FSD requirement	09-Apr-2020	08-Apr-2021
12	1 no x Exit Sign Box	1/F	Conforms with FSD requirement	09-Apr-2020	08-Apr-2021
13	Manual Fire Alarm System c/w 2nos x Fire Alarm Bell 2nos x Breakglass Unit 1no x 2 Zone Fire Control Panel	G/F & 1/F	Conforms with FSD requirement	09-Apr-2020	08-Apr-2021

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(DD/MM/YY)
			NIL		

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
			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.

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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

Chau Yuet Kiu

FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱

SMARTEAM ENGINEERING LIMITED

Telephone:
聯絡電話Date:
日期

10-April-2020

For FSD
use only:

Inspected

Key-in

Verified

Smarteam Engineering Limited

WORK REPORT

Date 09 - 04 - 2020 Before FS 251 No. _____
 Ref. No : _____ After FS 251 No. _____
 Client EDUARDO LAI MING YIU Contact Person : 黎生
 Field Location : 元朗八鄉梁屋村 Lot 1663 RP(Part) in D.D. 111

Nature of Works Carried Out :

Technician :

Site / Room	Type	Qty	Result	Remarks
G/F	緊急照明燈	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
G/F	緊急照明燈	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
G/F	緊急照明燈	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
G/F	緊急照明燈	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
G/F	出路燈箱	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
G/F	警鐘	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
G/F	掣手	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
G/F	2 Zone Panel	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
1/F	緊急照明燈	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
1/F	緊急照明燈	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
1/F	緊急照明燈	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
1/F	緊急照明燈	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
1/F	出路燈箱	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
1/F	警鐘	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
1/F	掣手	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
			Pass <input type="checkbox"/> Fail <input type="checkbox"/>	
			Pass <input type="checkbox"/> Fail <input type="checkbox"/>	
			Pass <input type="checkbox"/> Fail <input type="checkbox"/>	
			Pass <input type="checkbox"/> Fail <input type="checkbox"/>	

**CERTIFIED
TRUE COPY**

The works listed above were completed on 9/4/2020 and the above system have been tested and found to be in efficient working.



The works detailed above has been carried Out and the installation is working normally

[Signature]

Signature of Client & Copy

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處檔號Name of Client :
顧客姓名

EDUARDO, LAI MING YIU

Name of Building :
樓宇名稱Street No./Town Lot :
門牌號數/市地段

Lot 1663 RP (Part) in D.D. 111

Street/Road/Estate Name :
街道/屋苑名稱

梁屋村

Block :
座District :
分區

元朗-八鄉

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

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	2nos x 9L Water F.E.	G/F	Conforms with FSD requirements	09-Apr-2020	08-Apr-2021

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)
24	2nos x 9L Water F.E.	G/F	Replaced	Conforms with FSD requirements	09-Apr-2020

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.

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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FSD/RC No. :
消防處註冊號碼Company Name :
公司名稱Telephone :
聯絡電話Date :
日期

Chen Yiu Chung

SMARTTEAM ENGINEERING LTD

10-April-2020

For FSD
use only:

Inspected

Key-in

Verified

Smarteam Engineering Limited

WORK REPORT

Date _____

09 - 04 - 2020

Before FS 251 No.

Ref. No :

After FS 251 No.

Client

EDUARDO LAI MING YIU

Contact Person :

黎牛

Field Location :

元朗八鄉梁屋村Lot 1663 RP(Part) in D.D. 111

Nature of Works Carried Out :

Technician :

[illegible]

The works listed above were completed on 9/4/2020 and the above system have been tested and found to be in efficient working.



The works detailed above has been carried Out and the installation is worksing normally

Signature of Client & Copy

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

EDUARDO, LAI MING YIU

Name of Building:

樓宇名稱

This certificate A7982883

has superseded A7982881

Street No./Town Lot:

門牌號數/市地段

Lot 1663RP(Part) in D.D.11

Street/Road/Estate Name:

街道/屋苑名稱

梁屋村

Block:

座

District:

分區

元朗-八鄉

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(DD/MM/YY)
11	4 no x Emergency Light	G/F	Conforms with FSD requirement	11-Apr-2019	10-Apr-2020
12	1 no x Exit Sign Box	G/F	Conforms with FSD requirement	11-Apr-2019	10-Apr-2020
11	4 no x Emergency Light	1/F	Conforms with FSD requirement	11-Apr-2019	10-Apr-2020
12	1 no x Exit Sign Box	1/F	Conforms with FSD requirement	11-Apr-2019	10-Apr-2020

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(DD/MM/YY)
13	Manual Fire Alarm System c/w 2nos x Fire Alarm Bell 2nos x Breakglass Unit 1no x 2 Zone Fire Control Panel	G/F & 1/F	Modification	Conforms with FSD requirement	11-Apr-2019

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
			NIL	

CERTIFIED
TRUE COPY

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.

Authorized

Signature:

受權人簽署

Name:

姓名

Chau Yuet Kiu

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

SMARTEAM ENGINEERING LIMITED

Telephone:

聯絡電話

Date:

日期

13-April-2019

For FSD
use only:

Inspected

Key-in

Verified

Smarteam Engineering Limited

WORK REPORT

Date 11 - 04 - 2019 Before FS 251 No.
 Ref. No : After FS 251 No. 1
 Client EDUARDO LAI MING YIU Contact Person : 黎生
 Field Location : 元朗八鄉梁屋村 Lot 1663 RP(Part) in D.D. 111

Nature of Works Carried Out :

Technician :

Site / Room	Type	Qty	Result	Remarks
	供應及安裝	1	Pass <input type="checkbox"/> Fail <input type="checkbox"/>	A7982883.
G/F	2 區消防控制箱連電池	1	Pass <input type="checkbox"/> Fail <input type="checkbox"/>	
G/F	警鐘	1	Pass <input type="checkbox"/> Fail <input type="checkbox"/>	
G/F	掣手	1	Pass <input type="checkbox"/> Fail <input type="checkbox"/>	
1/F	警鐘	1	Pass <input type="checkbox"/> Fail <input type="checkbox"/>	
1/F	掣手	1	Pass <input type="checkbox"/> Fail <input type="checkbox"/>	
			Pass <input type="checkbox"/> Fail <input type="checkbox"/>	
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			Pass <input type="checkbox"/> Fail <input type="checkbox"/>	
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			Pass <input type="checkbox"/> Fail <input type="checkbox"/>	
			Pass <input type="checkbox"/> Fail <input type="checkbox"/>	

CERTIFIED
TRUE COPY

The works listed above were completed on / / and the above system have been tested and found to be in efficient working.

The works detailed above has been carried Out and the installation is working normally

Signature of Client & Copy

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

EDUARDO, LAI MING YIU

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 1663 RP(Part) in D.D.111

Street/Road/Estate Name:

街道/屋苑名稱

梁屋村

Block:

座

District:

分區

元朗-八鄉

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(DDMM/YY)
24	4nos x 9L Water F.E.	G/F	Conforms with FSD requirements	08-Apr-2019	07-Apr-2020

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(DD/MM/YY)
CERTIFIED TRUE COPY					

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
			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

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

SMARTTEAM ENGINEERING LTD.

09-April-2019

Smarteam Engineering Limited

WORK REPORT

Date 08 - 04 - 2019 Before FS 251 No. _____
 Ref. No : _____ After FS 251 No. _____
 Client EDUARDO LAI MING YIU Contact Person : 黎生
 Field Location : 元朗八鄉梁屋村 Lot 1663 RP(Part) in D.D. 111 (RC3/821) 643

Nature of Works Carried Out :

Technician :

位置	出產期	Type	Qty	Result	Remarks
G/F	2018	9L 水劑滅火筒	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	12517739
1/F	2018	9L 水劑滅火筒	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
G/F	2015	9L 水劑滅火筒	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
G/F	2015	9L 水劑滅火筒	1	Pass <input checked="" type="checkbox"/> Fail <input type="checkbox"/>	
				Pass <input type="checkbox"/> Fail <input type="checkbox"/>	
				Pass <input type="checkbox"/> Fail <input type="checkbox"/>	
				Pass <input type="checkbox"/> Fail <input type="checkbox"/>	
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				Pass <input type="checkbox"/> Fail <input type="checkbox"/>	

**CERTIFIED
TRUE COPY**

The works listed above were completed on 8/4/19 and the above system have been tested and found to be in efficient working.



The works detailed above has been carried Out and the installation is working

Signature of Client & Copy

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



To: <ttwwan@pland.gov.hk>

Cc: "Cc:"

Bcc:

Subject: RE: planning application no. A/YL-PH/884, departmental comments

From: "Eduardo"

Saturday 26/06/2021 11:06

1 attachment



SKM_C55821062610580.pdf

Dear Mr. Wan,

Please be advised that vehicles over 5.5 ton GVW will not be allowed to enter the development site. Attached please find my revised response to TD (point f) . Best Regards.

Eduardo Lai

24 June, 2021.

RESPONSE TO DIRECTOR OF TRANSPORT DEPARTMENT

- a) There is only one Parking Space proposed for the use of the Staff when they come back to work in the Office. There is convenient public transportation on Kam Tin Road for staff's commute when they are not driving, no sales or retail activities will be conducted on site therefore there will be no Visitors. The site is Not used for storage or workshop, as such, no logistics is necessary.
- b) Please refer to Annex I attached.
- c) There is a 5-meter wide entrance provided for vehicular access, a large recess in front of the entrance is provided to avoid blocking free flow of traffic on Kam Tin Road. There is no fencing erected inside the adjacent lots i.e. Lot 1663J and Lot 1580 S.B. for smooth maneuvering of vehicles on site. (Annex II with photos attached)
- d) Location plan indicating public transport facility is shown on Annex III
- e) Noted with thanks.
- f) Vehicles GVW over 5.5 ton will not be allowed to enter the site compound.



Eduardo Fernando Lai
Applicant

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (by RNTPC)</u>	<u>Approval Conditions</u>
1	A/YL-PH/259	Temporary open storage of left-hand drive vehicles prior to sale for a period of 12 months	5.2.1999	(2), (3), (5)
2	A/YL-PH/313	Temporary open storage of left-hand drive vehicles prior to sale for a period of 3 years	14.1.2000 [revoked on 14.10.2000]	(2), (3), (5), (6), (7)
3	A/YL-PH/434	Proposed temporary site office for a period of 3 years	27.6.2003	(1), (2), (3), (4), (5), (6), (13)
4	A/YL-PH/522	Renewal of permission for temporary site office for a period of 3 years	2.6.2006	(1), (4), (5), (6), (8), (9), (10)
5	A/YL-PH/584	Temporary site office for a period of 3 years	10.7.2009	(1), (3), (4), (5), (6), (8), (11), (12)
6	A/YL-PH/643	Temporary site office for a period of 3 years	20.7.2012	(1), (4), (5), (6), (8), (9), (11), (12)
7	A/YL-PH/717	Renewal of Planning Approval for Temporary Site Office for a Period of 3 Years	3.7.2015	(1), (4), (5), (6), (8), (9), (11), (12), (13)
8	A/YL-PH/785	Renewal of Planning Approval for Temporary Site Office for a Period of 3 Years	6.7.2018	(1), (4), (5), (6), (9), (11), (12), (14)

Approval Conditions:

- (1) The site should only be used for site office / no dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities
- (2) Submission / implementation of landscape proposals
- (3) Submission / implementation of drainage proposals
- (4) Submission and provision of EVA, water supplies for fire fighting and/or fire service installation/ implementation of fire service installations proposals
- (5) Upon expiry of planning permission, the reinstatement of the site to an amenity area
- (6) If the planning condition is not complied with during the approval period/by specified date, the approval shall cease to have effect and be revoked without further notice
- (7) Stacking height of the vehicles should not exceed the height of the peripheral fence of the application site
- (8) Maintenance of existing trees and landscape planting
- (9) Maintenance of drainage facilities on the application site/ submission of drainage record
- (10) The setting back of the boundary of the site from the work limits of the project "Improvement to Kam Tin Road, Stage 2" as when required by the Government departments
- (11) Restriction on operating hours
- (12) No medium or heavy good vehicles or container trailers/tractors
- (13) Provision of vehicular access
- (14) No vehicle is allowed to queue back to or reverse onto / from public road

Similar Application for Site Office Use
within the same “V” Zone and straddling the adjoining “OS” zone
on the Pat Heung Outline Zoning Plan

Approved Application

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (by RNTPC)</u>	<u>Approval Conditions</u>
1	A/YL-PH/787 [#]	Proposed Temporary Site Office for a Period of 3 Years	7.9.2018	(1), (2), (3), (4), (5)

Remarks:

Application straddles within the same “V” and adjacent “OS” zone on the OZP.

Approval Conditions

- (1) Restriction on operation hours
- (2) Submission / implementation of drainage proposal / maintenance of existing drainage facilities
- (3) Submission / implementation of fire service installations proposal
- (4) Revocation of the planning approval if any of the planning conditions is not complied with by the specified date / during the planning approval period
- (5) Reinstatement of the site to an amenity area

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application 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 premium or fee, as may be imposed by the LandsD;
- (b) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) 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;
- (d) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by DEP;
- (e) note CTP/UD&L, PlanD's comments that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (f) 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; and

- (g) note DEMS' comments that in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.