

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

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

Previous s.16 Applications

Approved Applications

	<u>Application No.</u>	<u>Use / Development</u>	<u>Date of Consideration</u>
1	A/YL-SK/164	Temporary Shop and Services (Real Estate Agency) and Ancillary Office for a Period of 3 Years	18.11.2011
2	A/YL-SK/204	Temporary Shop and Services (Car Audio Shop) with Ancillary Office for a Period of 3 Years	12.12.2014
3	A/YL-SK/234	Proposed Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years	6.4.2018 [revoked on 6.9.2020]
4	A/YL-SK/308	Proposed Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years	25.6.2021

Similar s.16 Applications

Approved Applications

	<u>Application No.</u>	<u>Use / Development</u>	<u>Date of Consideration</u>
1	A/YL-SK/253	Renewal of Planning Approval for Temporary “Shop and Services (Real Estate Agency)” for a Period of 3 Years	3.5.2019
2	A/YL-SK/254	Proposed Temporary Shop and Services (Domestic Goods Retail Shop) for a Period of 5 Years	17.5.2019 [revoked on 17.2.2022]
3	A/YL-SK/298	Proposed Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years	12.3.2021
4	A/YL-SK/336	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	25.11.2022

Government Departments' General Comments

1. Traffic

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

- no adverse comment from traffic engineering perspective.

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

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

2. Agriculture and Nature Conservation

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

- noting that the previous application for the same use on the subject site was approved, he has no strong view against the application from agricultural and nature conservation perspectives.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no substantiated environmental complaint received against the Site in the past 3 years.

4. Landscape

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

- no objection to the application from landscape planning perspective; and
- based on the aerial photo of 2023, the Site is situated in an area of rural inland plains landscape character composing of village houses, farmlands, temporary structures, car parks and scattered tree groups. Comparing the aerial photo of 2023 and 2019, there is no significant change to the landscape character of the surrounding area since the last application was approved. According to the Layout Plan (Plan 4) provided, there is no significant change in the proposed layout and one existing tree located at the north of the Site will be preserved. Further significant adverse landscape impact within the Site arising from the continuous use is not anticipated.

5. Drainage

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

- no objection in-principle to the proposed application from a drainage point of view; and
- should the application be approved, the applicant is required to maintain the drainage facilities implemented under Application No. A/YL-SK/308 and to submit records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

6. Fire Safety

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

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

7. Building Matters

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

- no objection to the application.

8. District Office's Comments

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

- his office has not received any comments from the locals upon close of consultation and has no particular comments on the application.

9. Other Departments

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

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

Recommended Advisory Clauses

- (a) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should planning approval be given to the application, the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate to permit the structure(s) erected within the said private lot. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - no STW application / modification will be considered for domestic use. Therefore, LandsD reserves the right to take enforcement action against such domestic purpose structures in the application site;
- (b) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. 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 Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application 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;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the application site should be commented and approved by TD;
 - HyD shall not be responsible for the maintenance of any access connecting the application site and Kam Sheung Road; and
 - adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains;
- (e) to note the comments of the Director of Electrical and Mechanical Services that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document 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; and

- (f) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites issued by DEP.

2024年 2月 2 8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。

This document is received on 28 FEB 2024.
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) YL-SK

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

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

2400484 2 1/2 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-SK/366
	Date Received 收到日期	28 FEB 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

Paraking Limited 百景有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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 1289 RP (Part) in D.D. 114, Kam Sheung Road, Shek Kong, 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 148 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 138 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" and "Agriculture" Zones
(f) Current use(s) 現時用途	Shop and services (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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目
Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間			
<p>.....</p> <p>.....</p>			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <p>.....</p> <p>.....</p> <p>.....</p>	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	<p>.....</p> <p>.....</p>		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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 or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-SK</u> / <u>308</u>
(b) Date of approval 獲批給許可的日期	<u>25/6/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>25/6/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Proposed Temporary Shop and Services (Car Audio Shop) with Ancillary Office for a Period of 3 Years
(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 <u>3</u> <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

The applicant seek planning permission from the Town Planning Board (the Board) to use Lots 1289 RP (Part) in D.D. 114, Kam Sheung Road, Shek Kong, Yuen Long, New Territories (the Site) for renewal of planning approval for **'Temporary Shop and Services (Car Audio Shop) with Ancillary Office for a Period of 3 Years' (Plan 1)**. The applicant would like to continue to use the Site for shop and services (car audio shop) business to provide convenience to nearby locals in Shek Kong.

The Site falls within an area zoned "Village Type Development" ("V") and "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/9 (**Plan 2**). 'Shop and Services' is a column two use within the "V" zone, and not a column one nor two use within the "AGR" zone, which requires permission from the Town Planning Board (the Board). The Site involves of several approved S.16 planning applications, within which the latest application (No. A/YL-SK/308) for the same use submitted by the same applicant was approved by the Board in 2021, approval of the current application would not set undesirable precedent. Since the application is on a temporary basis, it will not frustrate the long term planning intention of the "V" and "AGR" zone. The applicant has complied with all the planning approval conditions in regards to drainage and fire safety aspects (**Appendices I to IV**).

The Site occupied an area of 148 sq.m (about) (**Plan 3**). One structure is proposed at the Site for shop and services and ancillary office with total GFA of 138 sq.m (about)(**Plan 4**). The operation hours of the Site are 09:00 to 18:00 daily (including public holiday). The estimated maximum number of visitor per day are 8 (about). The estimated number of staff working at the Site are 4.

The Site is accessible from Kam Sheung Road via a local access (**Plan 1**). One private car parking space is provided at the Site (**Plan 4**). Visitor is required to make appointment in advance to access the Site and the use of parking space, this is to regulate and prevent excessive number of visitor at the Site. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 5**). No light, medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. No dangerous goods will be stored at the Site at any time during the planning approval period.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of an updated Certificate of Fire Service Installation and Equipment (FS 251) and existing drainage records to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the renewal of planning approval for **'Temporary Shop and Services (Car Audio Shop) with Ancillary Office for a Period of 3 Years'**.

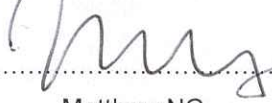
8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人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


.....
Matthew NG

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

MRTPI, MPIO, CMILT

on behalf of
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司



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

Date 日期

16/2/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

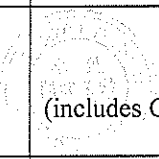
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 1289 RP (Part) in D.D.114, Kam Sheung Road, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div> 148 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約) </div> </div>
Plan 圖則	Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/9
Zoning 地帶	"Village Type Development" and "Agriculture" Zones
Type of Application 申請類別	<div> <input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div> <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Shop and Services (Car Audio Shop) with Ancillary Office for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	138 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	65 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1 1 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle _____ _____		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 type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the application site, Plan showing the land status of the application site, Swept path analysis, The accepted drainage and FSI's proposals of the previous application		
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/> <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。

規 劃 署

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



Planning Department

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

Appendix I

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/308
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax ([REDACTED])

R-riches Property Consultants Ltd.
Block D, The Richfield,
236 Kat Hing Wai,
Kam Tin, Yuen Long, New Territories
(Attn.: Grace WONG)

18 August 2021

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (g) - the Submission of a Fire Service Installations Proposal

**Proposed Temporary Shop and Services (Car Audio Shop) and
Ancillary Office for a Period of 3 Years in "Village Type Development" and
"Agriculture" Zone, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long
(Application No. A/YL-SK/308)**

I refer to your submission dated 12.8.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

Anthony LUK

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

Our Ref.: DD114 Lot 1289 RP (P)

Your Ref.: TPB/A/YL-SK/308

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

12 August 2021

Dear Sir,

Compliance with Approval Condition (g)

**Proposed Temporary Shop and Services (Car Audio Shop) and
Ancillary Office for a period of 3 years of in " Village Type Development" and
"Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long**

(S.16 Planning Application No. A/YL-SK/308)

We are writing to submit a fire service installations (FSIs) proposal (**Appendix I**) for compliance with approval condition (g) of the subject application, i.e. the submission of FSIs proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at (852) [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Grace WONG
Planning and Development Consultant

cc DPO/FSYLE, PlanD

(Attn.: Mr. Boris LAI

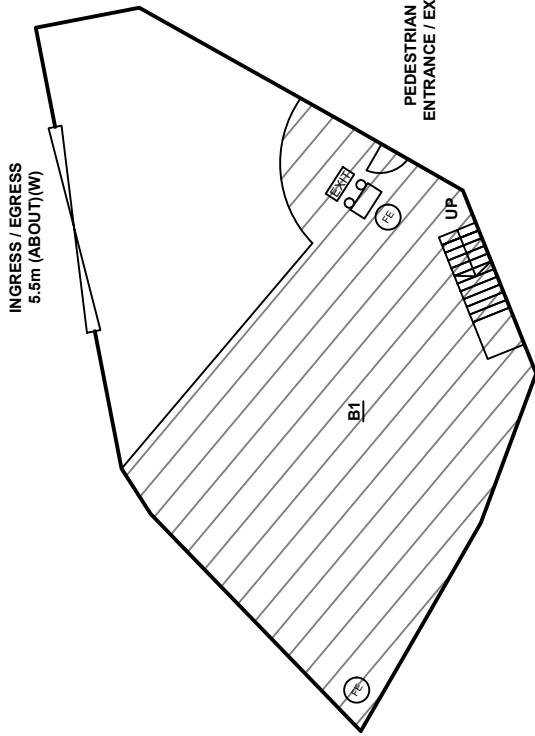
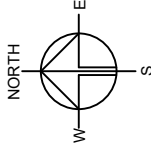
email: [REDACTED])



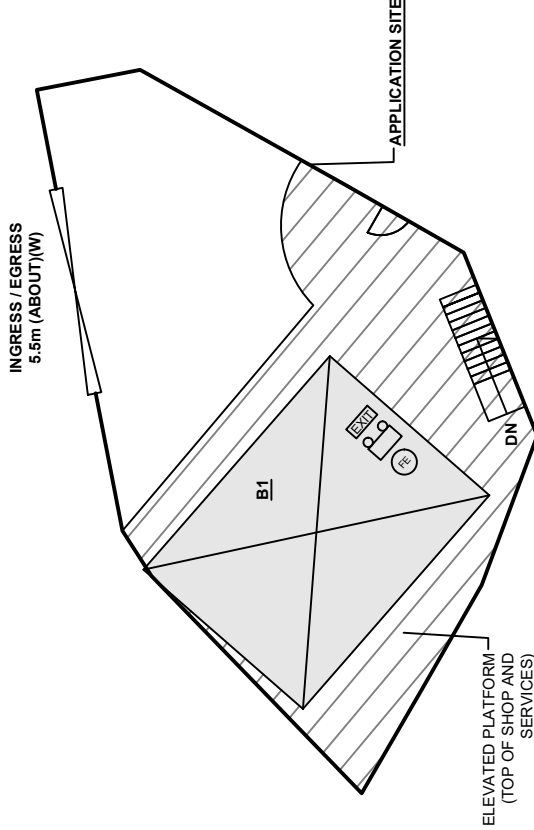
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 148m ² (ABOUT)
COVERED AREA	: 96m ² (ABOUT)
UNCOVERED AREA	: 52m ² (ABOUT)
PLOT RATIO	: 0.9 (ABOUT)
SITE COVERAGE	: 70% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 138m ² (ABOUT)
BUILDING HEIGHT	: 6m (ABOUT)
NO. OF STOREY	: 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F)	SHOP AND SERVICES	96m ² (ABOUT)	96m ² (ABOUT)	6m (ABOUT)(2-STOREY)
(1/F)	ANCILLARY OFFICE	ON TOP OF B1	42m ² (ABOUT)	
TOTAL		96m ² (ABOUT)	138m ² (ABOUT)	



GROUND FLOOR



FIRST FLOOR

FIRE SERVICE INSTALLATIONS

- 2 x EXIT SIGN
- 2 x EMERGENCY LIGHT
- 3 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- POTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.

Drawing No.	ANNEX
Ver.	01

Project:
PROPOSED TEMPORARY SHOP AND SERVICES (CAR AUDIO SHOP) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

LOT 1289 RP (PART) IN D.D. 114, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG

Drawing Title	FSIs PROPOSAL
Scale of A4	1 : 200
Date	7.6.2021
Drawn	
Revised	

LEGEND

- STRUCTURE
- CANOPY
- INGRESS / EGRESS

規 劃 署

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



Planning Department

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

Appendix II

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/308
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax ()

R-riches Property Consultants Ltd.
Block D, The Richfield,
236 Kat Hing Wai,
Kam Tin, Yuen Long, New Territories
(Attn.: Grace WONG)

10 October 2022

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (h) - the Implementation of the Fire Service Installations Proposal

**Proposed Temporary Shop and Services (Car Audio Shop) and
Ancillary Office for a Period of 3 Years in "Village Type Development" and
"Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long
(Application No. A/YL-SK/308)**

I refer to your submission dated 9.9.2022 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

Anthony LUK
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

Our Ref.: DD114 Lot 1289 RP (P)

Your Ref.: TPB/A/YL-SK/308

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

9 September 2022

Dear Sir,

Compliance with Approval Condition (h)

**Proposed Temporary Shop and Services (Car Audio Shop) and
Ancillary Office for a period of 3 years of in " Village Type Development" and
"Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long**

(S.16 Planning Application No. A/YL-SK/308)

We are writing to submit a certificate of fire service installations (FS251)(**Appendix I**) for compliance with approval condition (h) of the subject application, i.e. the implementation of FSIs proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at (852) [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE
Planning and Development Consultant

cc DPO/FSYLE, PlanD

(Attn.: Ms. Canny CHAN

email: [REDACTED]



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9037385

FSD Ref.:

消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lot 1289RP (Part), in D.D.114

Street/Road/Estate Name :

街道/屋苑名稱

Kam Sheung Road

Block :

座

District :

分區

Shek Kong, 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)
			NIL		

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)
11	Emergency Light	G/F	Supply & Install 2 nos Emergency Light Hi Lux Model: 6V3L	Conforms with FSD requirements	07-09-2022
12	Exit Sign	G/F	Supply & Install 2 nos Exit Sign Hi Lux Model: LED10ws	Conforms with FSD requirements	07-09-2022

Part 3 第三部 Defects 損壞事項

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

Ghan Hei Mei

RC1/309 RC2/459

East Power Engineering Ltd
東力工程有限公司

2789 3690

08-09-2022

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

A 8757390

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

Lot 1289RP (Part), in D.D. 114

Street/Road/Estate Name:
街道/屋苑名稱

Kam Sheung Road

Block:
座District:
分區

Shek Kong, 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)
			NIL		

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	3 x 5Kg CO2 F.E.	G/F	Supply & Install	Conforms with FSD requirements	07-09-2022

Part 3 第三部 Defects 損壞事項

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

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

Ng Wai Yin

RC3/690

East Power Engineering Ltd
東力工程有限公司

2789 3690

08-09-2022

For FSD
use only:

Inspected

Key-in

Verified

規 劃 署

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



Planning Department

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

Appendix III

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/308
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax ([REDACTED])

R-riches Property Consultants Ltd.
Block D, The Richfield,
236 Kat Hing Wai,
Kam Tin, Yuen Long, New Territories
(Attn.: Grace WONG)

17 September 2021

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (d) - the Submission of a Drainage Proposal

**Proposed Temporary Shop and Services (Car Audio Shop) and
Ancillary Office for a Period of 3 Years in "Village Type Development" and
"Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long
(Application No. A/YL-SK/308)**

I refer to your submission dated 12.8.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

Yours faithfully,

Anthony LUK

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

Our Ref.: DD114 Lot 1289 RP (P)
Your Ref.: TPB/A/YL-SK/308

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

12 August 2021

Dear Sir,

Compliance with Approval Condition (d)

**Proposed Temporary Shop and Services (Car Audio Shop) and
Ancillary Office for a period of 3 years of in " Village Type Development" and
"Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long**

(S.16 Planning Application No. A/YL-SK/308)

We are writing to submit a drainage proposal (**Appendix I**) for compliance with approval condition (d) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at (852) [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

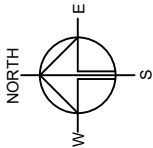
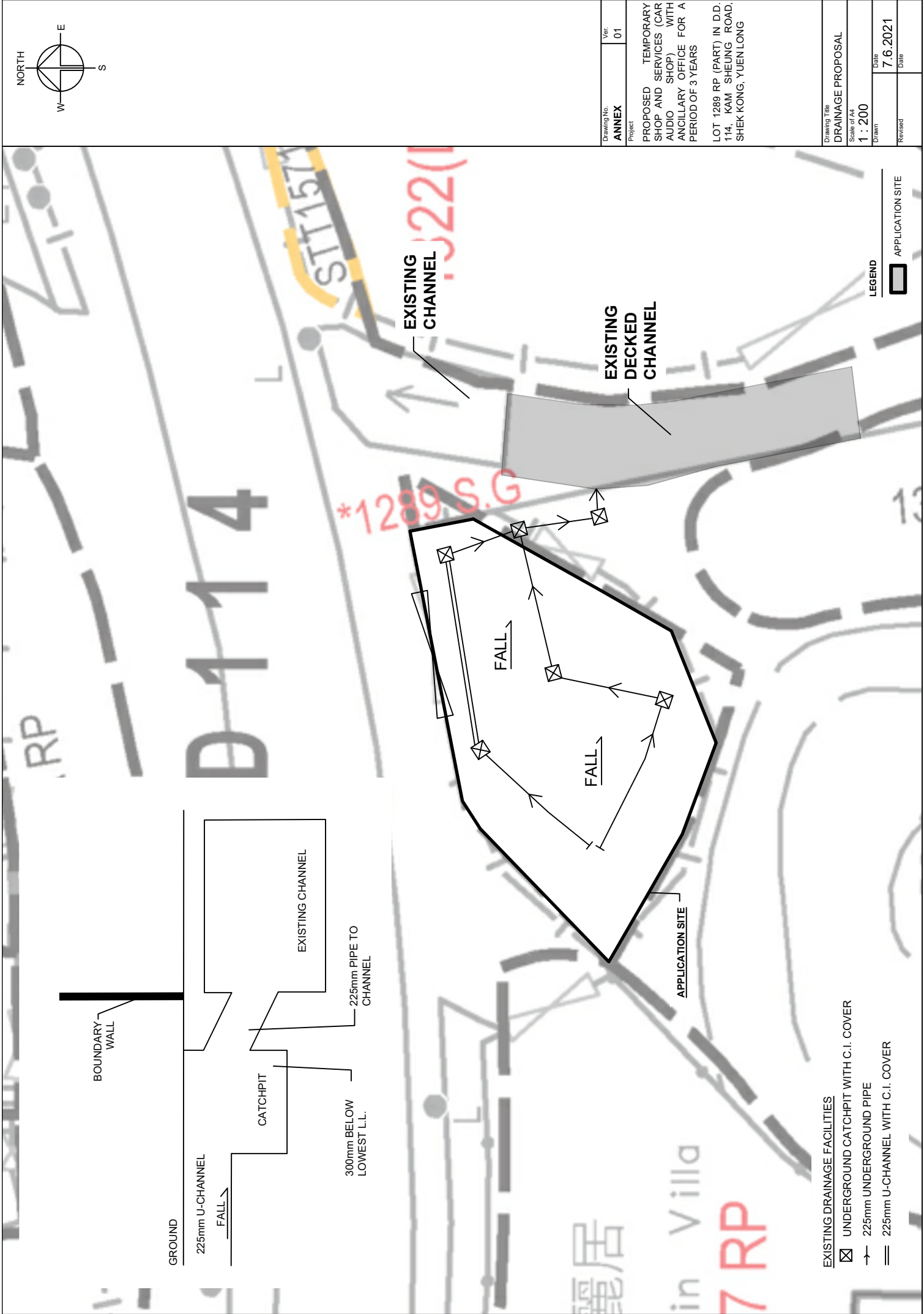
Grace WONG
Planning and Development Consultant

cc DPO/FSYLE, PlanD

(Attn.: Mr. Boris LAI

email: [REDACTED])





Drawing No.	ANNEX	Ver.	01
Project			
PROPOSED TEMPORARY SHOP AND SERVICES (CAR AUDIO SHOP) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS			
LOT 1289 RP (PART) IN D.D. 114, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG			
Drawing Title			
DRAINAGE PROPOSAL			
Scale of A4			
1 : 200			
Drawn	Date		
Revised	7.6.2021		

- EXISTING DRAINAGE FACILITIES
- ☒ UNDERGROUND CATCHPIT WITH C.I. COVER
 - 225mm UNDERGROUND PIPE
 - == 225mm U-CHANNEL WITH C.I. COVER

LEGEND

□ APPLICATION SITE

規 劃 署

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



Planning Department

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

Appendix IV

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/308
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax ()

R-riches Property Consultants Ltd.
Block D, The Richfield,
236 Kat Hing Wai,
Kam Tin, Yuen Long, New Territories
(Attn.: Ms. Grace WONG)

13 October 2022

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (e) -
the Implementation of the Drainage Proposal**

**Proposed Temporary Shop and Services (Car Audio Shop) and
Ancillary Office for a Period of 3 Years in "Village Type Development" and
"Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long
(Application No. A/YL-SK/308)**

I refer to your submission dated 27.9.2022 for compliance with the captioned approval condition. The relevant departments have been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

Our Ref.: DD114 Lot 1289 RP (P)

Your Ref.: TPB/A/YL-SK/308

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

27 September 2022

Dear Sir,

Compliance with Approval Condition (e)

**Proposed Temporary Shop and Services (Car Audio Shop) and
Ancillary Office for a period of 3 years of in " Village Type Development" and
"Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long**

(S.16 Planning Application No. A/YL-SK/308)

We are writing to submit photographic records of implemented drainage facilities (**Appendix I**) for compliance with approval condition (e) of the subject application, i.e. the implementation of a drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at (852) [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE
Planning and Development Consultant

cc DPO/FSYLE, PlanD

(Attn.: Ms. Canny CHAN

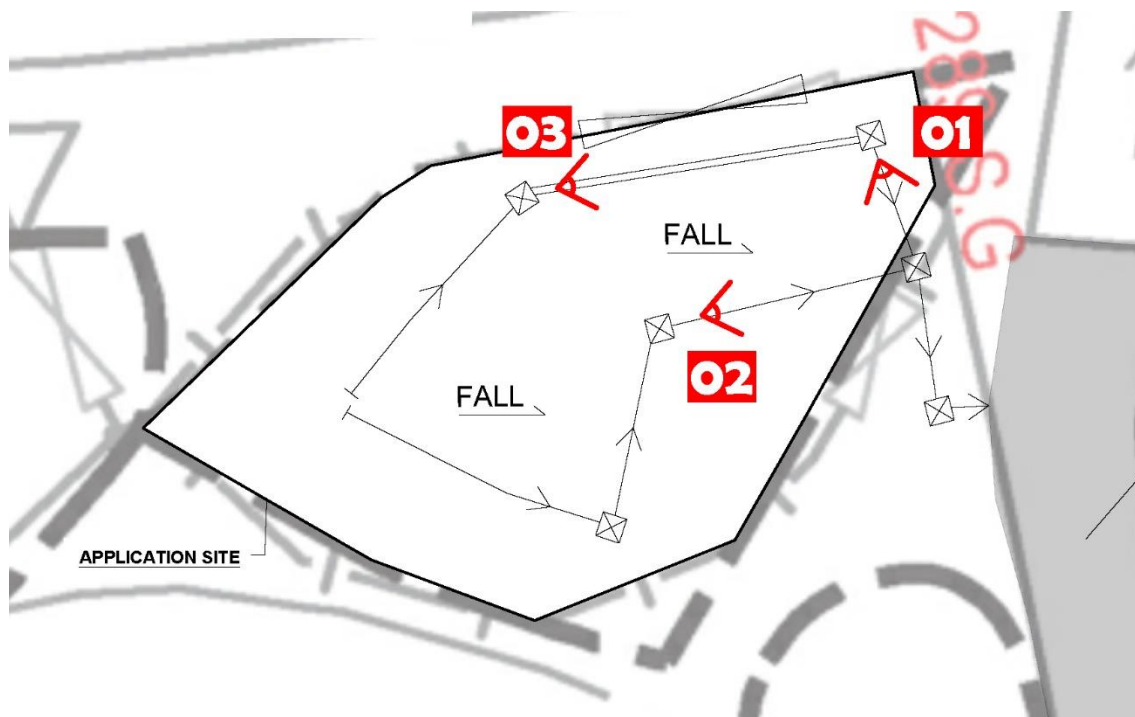
email: [REDACTED]



Photographic records of implemented drainage facilities

Proposed Temporary Shop and Services (Car Audio Shop) and
Ancillary Office for a period of 3 years of in " Village Type Development" and
"Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long

(S.16 Planning Application No. A/YL-SK/308)





香港新界錦田吉慶圍 236 號盈匯坊 D 座

Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852)

(852)



(852)





香港新界錦田吉慶圍 236 號盈匯坊 D 座
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) [REDACTED]
(852) [REDACTED]



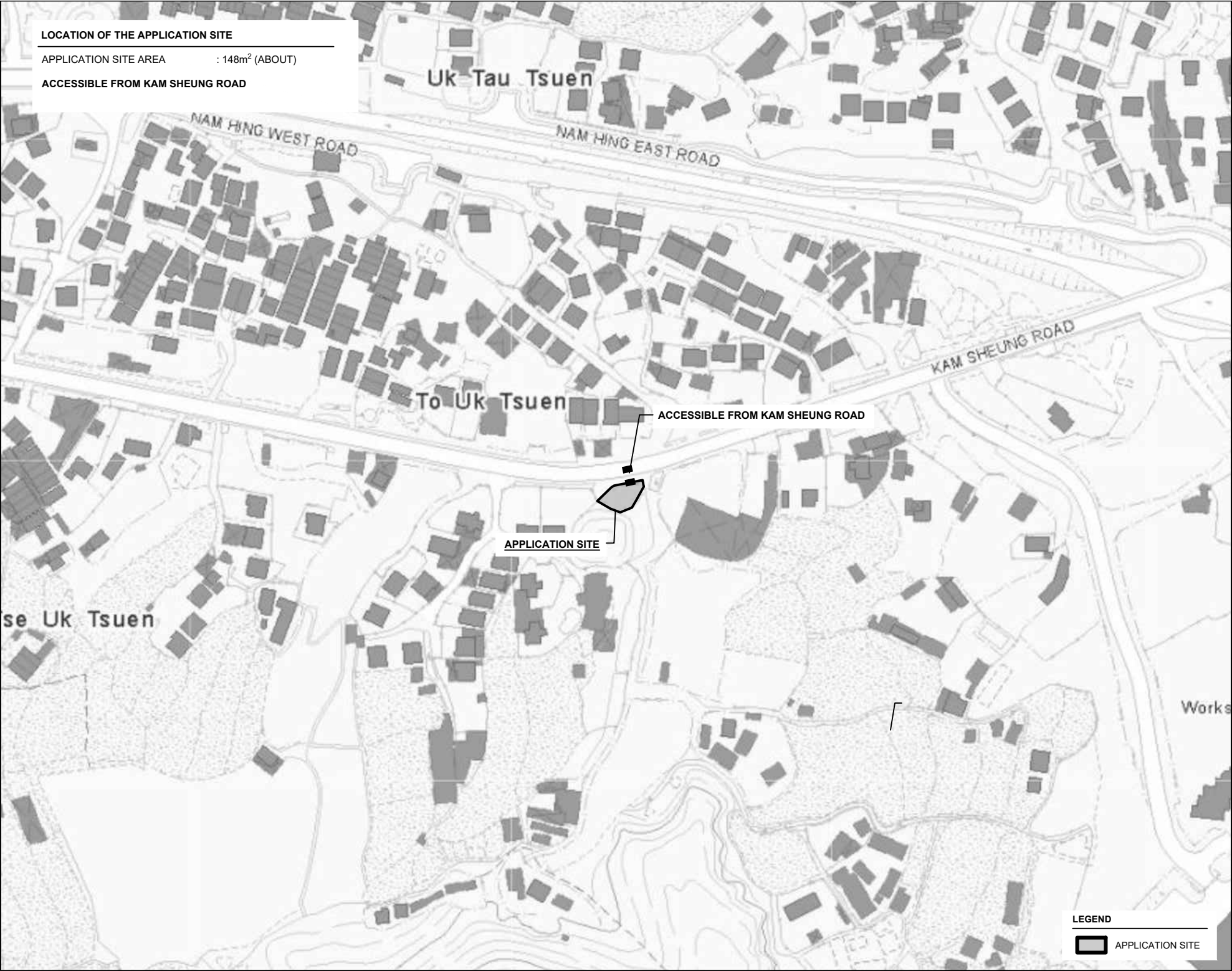
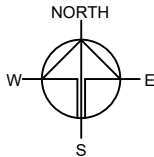
(852) [REDACTED]
[REDACTED]



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 148m² (ABOUT)

ACCESSIBLE FROM KAM SHEUNG ROAD



Drawing No.	Ver.
PLAN 1	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICES (CAR AUDIO SHOP) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS	
LOT 1289 RP (PART) IN D.D. 114, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG	
Drawing Title	
LOCATION PLAN	
Scale of A4	
1 : 2000	
Drawn	Date
	20.4.2021
Revised	Date

ZONING OF THE APPLICATION SITE

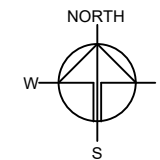
APPLICATION SITE AREA : 148m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
OZP PLAN NO. : S/YL-SK/9

AREA ZONED AS "V" : 85m² (57%)(ABOUT)

AREA ZONED AS "AGR" : 63m² (43%)(ABOUT)

AREA SHOWN AS 'ROAD' : NOT APPLICABLE



APPLICATION SITE

LEGEND

 APPLICATION SITE

Drawing No.

PLAN 2

Ver.

01

Project

PROPOSED TEMPORARY
SHOP AND SERVICES (CAR
AUDIO SHOP) WITH
ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

LOT 1289 RP (PART) IN D.D.
114, KAM SHEUNG ROAD,
SHEK KONG, YUEN LONG

Drawing Title

ZONING OF THE SITE

Scale of A4

1 : 1000

Drawn

Date

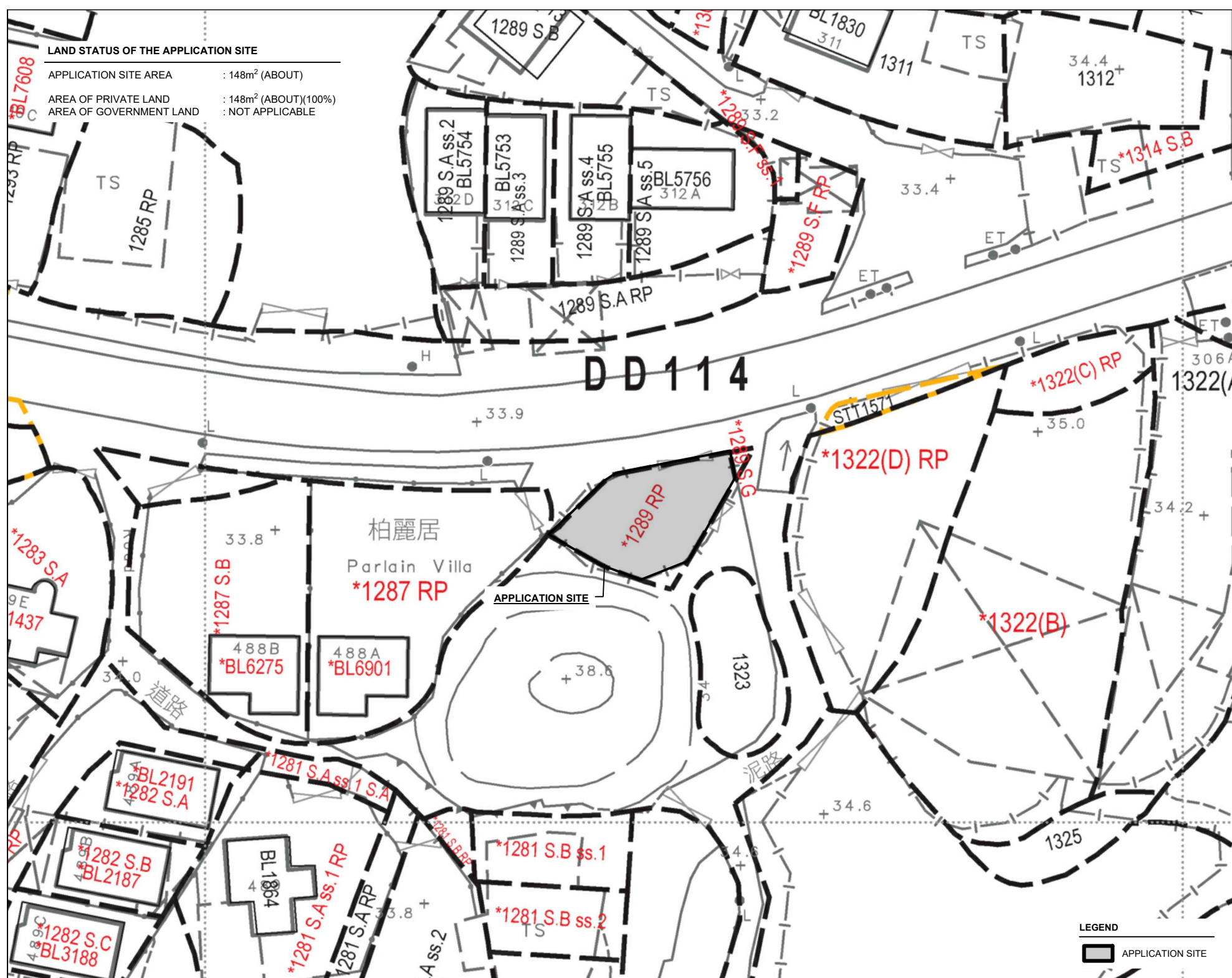
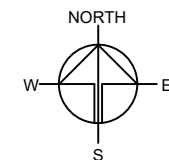
20.4.2021

Revised

Date

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 148m² (ABOUT)
 AREA OF PRIVATE LAND : 148m² (ABOUT)(100%)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



Drawing No.	Ver.
PLAN 3	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICES (CAR AUDIO SHOP) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS	
LOT 1289 RP (PART) IN D.D. 114, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG	
Drawing Title	
LAND STATUS OF THE SITE	
Scale of A4	
1 : 500	
Drawn	Date
	20.4.2021
Revised	Date

LEGEND
 APPLICATION SITE

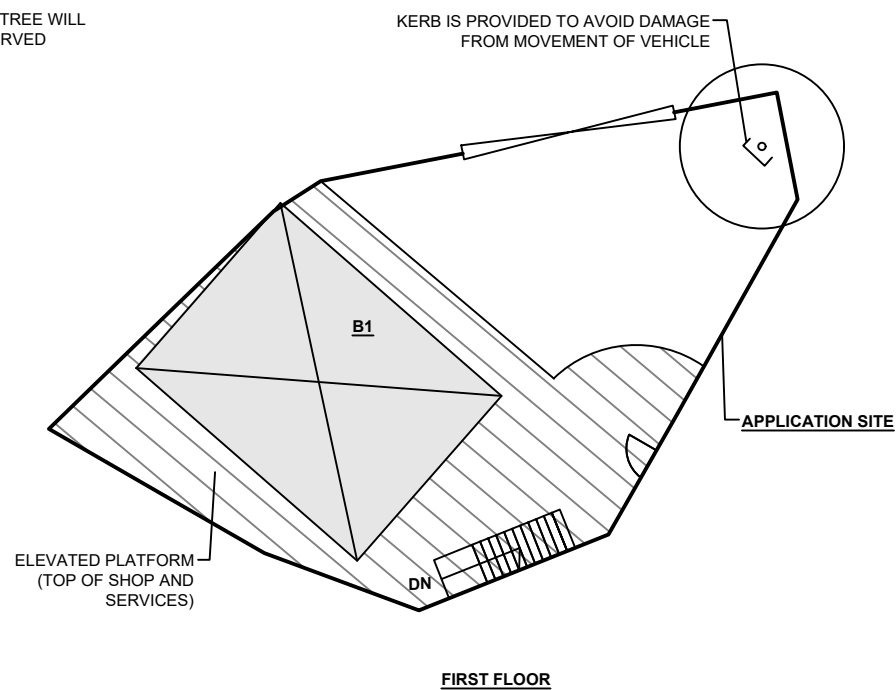
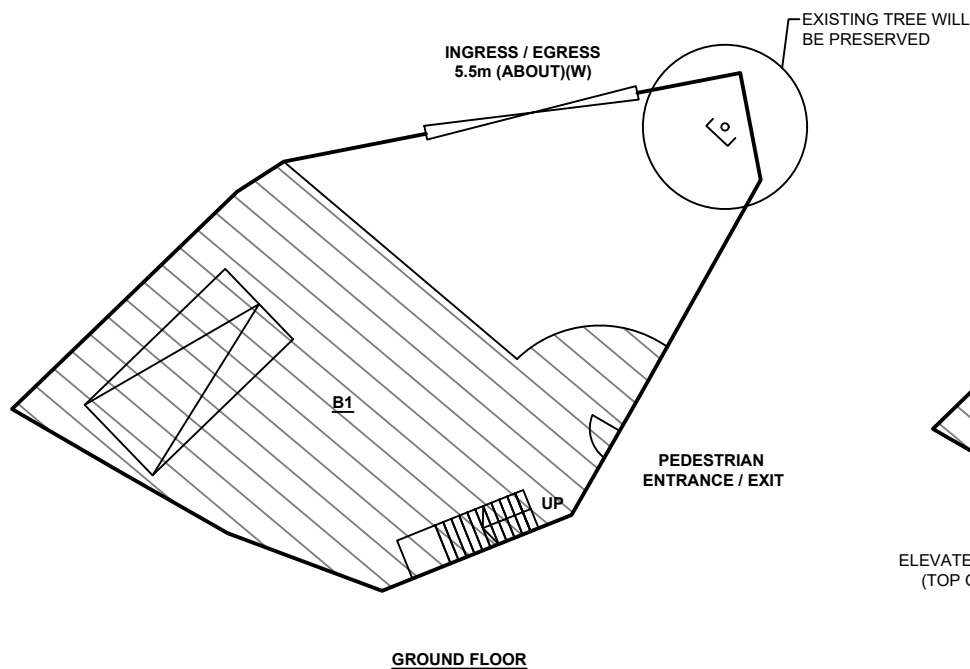
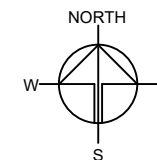
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 148m² (ABOUT)
COVERED AREA : 96m² (ABOUT)
UNCOVERED AREA : 52m² (ABOUT)

PLOT RATIO : 0.9 (ABOUT)
SITE COVERAGE : 65% (ABOUT)

NO. OF STRUCTURE : 1
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 138m² (ABOUT)
BUILDING HEIGHT : 6m (ABOUT)
NO. OF STOREY : 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F) (1/F)	SHOP AND SERVICES ANCILLARY OFFICE	96m ² (ABOUT) ON TOP OF B1	96m ² (ABOUT) 42m ² (ABOUT)	6m (ABOUT)(2-STOREY)
TOTAL		96m ² (ABOUT)	138m ² (ABOUT)	



PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE : 1
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF L/UL SPACE FOR LGV : NOT APPLICABLE
DIMENSION OF L/UL SPACE : NOT APPLICABLE

LEGEND

	STRUCTURE
	CANOPY
	EXISTING TREE
	PARKING / L/UL SPACE
	INGRESS / EGRESS

Drawing No.	Ver.
PLAN 4	01

Project
PROPOSED TEMPORARY
SHOP AND SERVICES (CAR
AUDIO SHOP) WITH
ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

LOT 1289 RP (PART) IN D.D.
114, KAM SHEUNG ROAD,
SHEK KONG, YUEN LONG

Drawing Title
LAYOUT PLAN

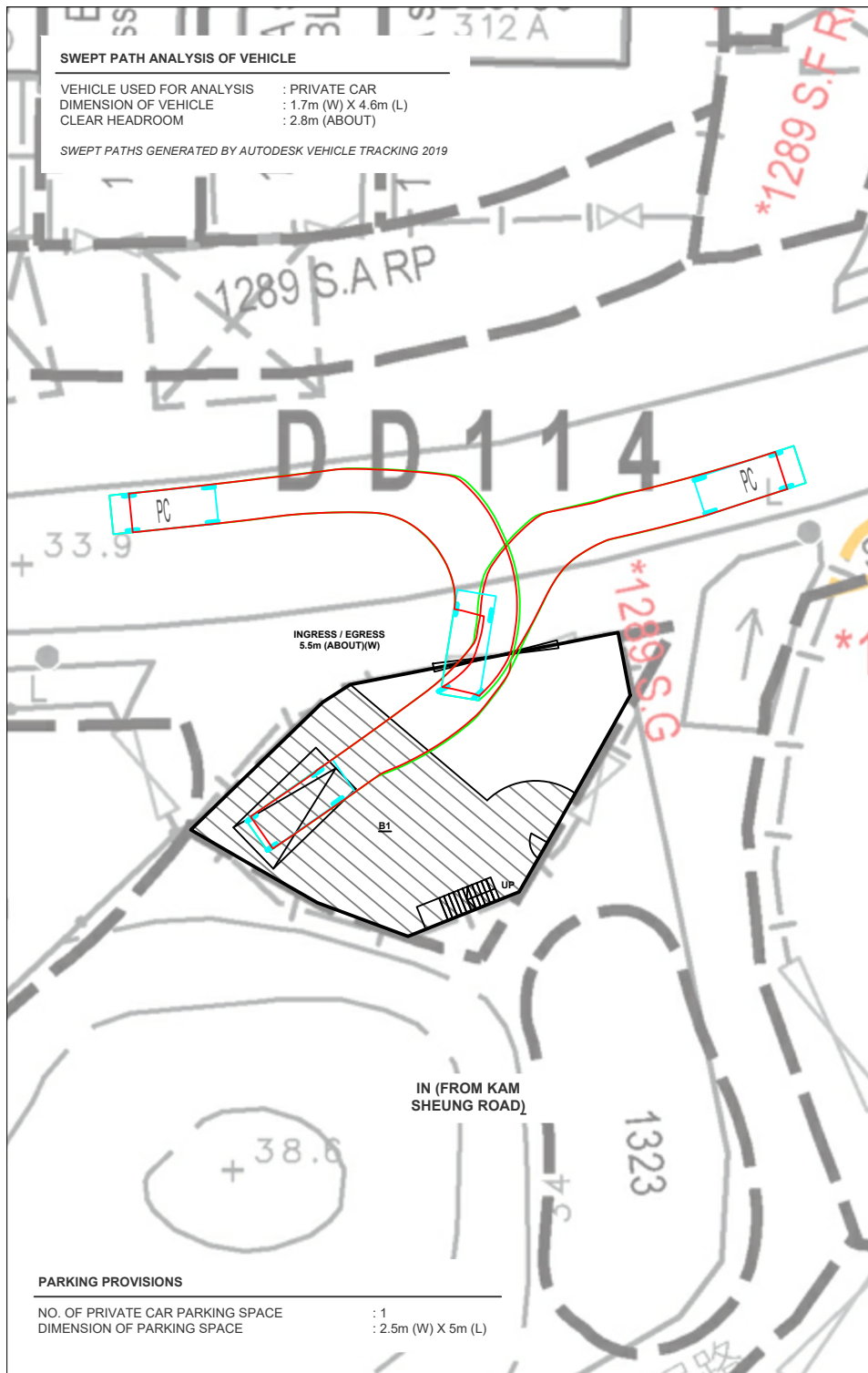
Scale of A4
1 : 200

Drawn	Date
Revised	Date
	20.4.2021

SWEPT PATH ANALYSIS OF VEHICLE

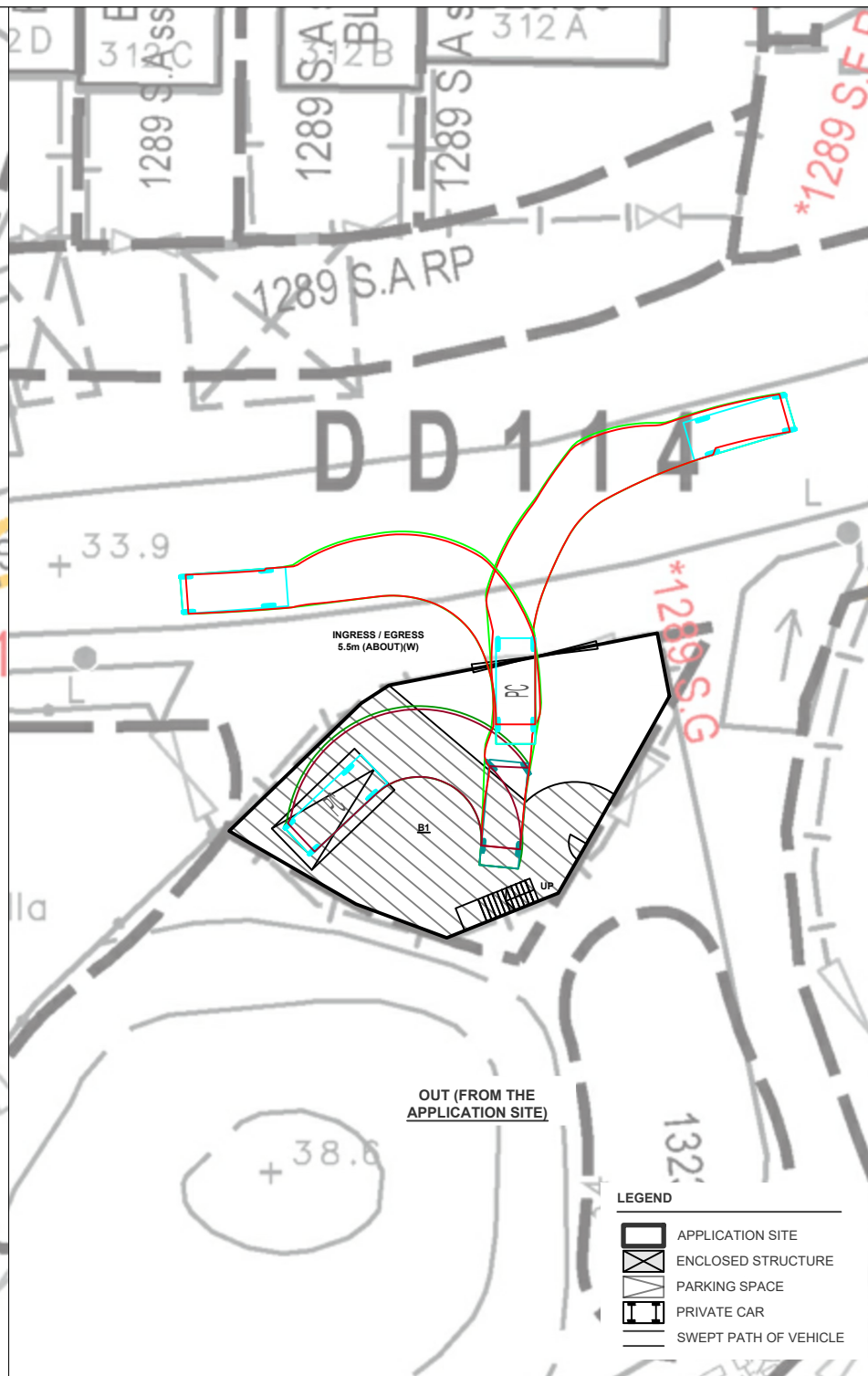
VEHICLE USED FOR ANALYSIS : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)
CLEAR HEADROOM : 2.8m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



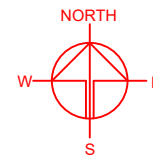
PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 1
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)



LEGEND

- APPLICATION SITE
- ENCLOSED STRUCTURE
- PARKING SPACE
- PRIVATE CAR
- SWEPT PATH OF VEHICLE



Drawing No. PLAN 5
Ver. 01

Project
PROPOSED TEMPORARY SHOP AND SERVICES (CAR AUDIO SHOP) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

LOT 1289 RP (PART) IN D.D. 114, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG

Drawing Title
SWEPT PATH AYS (PC)

Scale of A4
1 : 300

Drawn Date 7.6.2021
Revised Date

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

Tiffany Cheuk Ting HUI/PLAND

寄件者: [REDACTED]
寄件日期: 2024年04月03日星期三 12:44
收件者: tpbpd/PLAND
副本: Margaret Wai See SZETO/PLAND; Tiffany Cheuk Ting HUI/PLAND; Bon Tang; Grace Wong; Orpheus Lee; Louis Tse; Kevin Lam
主旨: [FI] S.16 Application No. A/YL-SK/366 - FI to address departmental comments
附件: FI1 for A_YL-SK_366 (20240403).pdf

郵件標幟: 待處理
標幟狀態: 已完成

類別: Internet Email

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Matthew NG | Planning and Development Manager
R-riches Group (HK) Limited

R-riches Planning Limited | R-riches Construction Limited | R-riches Property Consultants Limited

T: (852) [REDACTED] | F: (852) [REDACTED] | M: (852) [REDACTED] | E: [REDACTED]

A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong

Our Ref. : DD114 Lot 1289 RP
Your Ref. : TPB/A/YL-SK/366

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

3 April 2024

Dear Sir,

1st Further Information

**Renewal of Planning Approval for Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years in “Village Type Development” and “Agriculture” Zones,
Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long**

(S.16 Planning Application No. A/YL-SK/366)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at (852) [REDACTED] / [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Ms. Margaret Szeto
(Attn.: Ms. Tiffany HUI

email: mwsszeto@pland.gov.hk)
email: tcthui@pland.gov.hk)

Responses-to-Comments

**Renewal of Planning Approval for Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years in “Village Type Development” and “Agriculture” Zones,
Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long**

(Application No. A/YL-SK/366)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel.: 2399 2421)		
(a)	The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Sheung Road and the local access; and	The operation hours of the proposed development are 09:00 to 18:00 daily including public holiday. As vehicular trips generated by the proposed development is minimal, adverse traffic impact to Kam Sheung Road should not be anticipated (Annex I).
(b)	The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.	Noted.

Annex I – Estimated Trip Generation and Attraction of the Proposed Development

- (i) The operation hours of the proposed development are daily 09:00 to 18:00 (including public holiday). The Site is accessible from Kam Sheung Road.
- (ii) One private car parking space is provided at the Site. The breakdown of the estimated vehicular trips on weekday and public holiday are as follows:

Time Period		Traffic Generation and Attraction		
		Private Car		2-Way Total
		In	Out	
AM Peak	09:00 – 10:00	0	0	0
	10:00 – 11:00	1 (visitor)	1 (visitor)	2
	11:00 – 12:00	1 (visitor)	1 (visitor)	2
	12:00 – 13:00	1 (visitor)	1 (visitor)	2
	13:00 – 14:00	1 (staff)	1 (staff)	2
	14:00 – 15:00	1 (visitor)	1 (visitor)	2
	15:00 – 16:00	1 (visitor)	1 (visitor)	2
	16:00 – 17:00	1 (visitor)	1 (visitor)	2
PM Peak	17:00 – 18:00	0	0	0

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

Tiffany Cheuk Ting HUI/PLAND

寄件者: [REDACTED]
寄件日期: 2024年04月10日星期三 11:27
收件者: tpbpd/PLAND
副本: Margaret Wai See SZETO/PLAND; Tiffany Cheuk Ting HUI/PLAND; Bon Tang; Matthew Ng; Grace Wong; Ron Leung; Kevin Lam
主旨: [Supersede][FI] S.16 Application No. A/YL-SK/366 - FI to address departmental comments
附件: FI2 for A_YL-SK_366 (20240410).pdf
類別: Internet Email

Dear Sir,

Attached herewith the revised FI to **supersede** our previous submission dated **10/4/2024** (below email) to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
T: (852) [REDACTED] | F: (852) [REDACTED] | M: (852) [REDACTED] | E: [REDACTED]
A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong

寄件者: Louis Tse
寄件日期: 2024 年 4 月 10 日 上午 11:04
收件者: Town Planning Board <tpbpd@pland.gov.hk>
副本: mwsszeto@pland.gov.hk <mwsszeto@pland.gov.hk>; tcthui@pland.gov.hk <tcthui@pland.gov.hk>; Bon Tang <[REDACTED]>; Matthew Ng <[REDACTED]>; Grace Wong <[REDACTED]>; Ron Leung <[REDACTED]>; Kevin Lam <[REDACTED]>
主旨: [FI] S.16 Application No. A/YL-SK/366 - FI to address departmental comments

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

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

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

T: (852) [REDACTED] | **F:** (852) [REDACTED] | **M:** (852) [REDACTED] | **E:** [REDACTED]

A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong

Our Ref. : DD114 Lot 1289 RP
Your Ref. : TPB/A/YL-SK/366

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

10 April 2024

Dear Sir,

2nd Further Information

**Renewal of Planning Approval for Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years in “Village Type Development” and “Agriculture” Zones,
Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long**

(S.16 Planning Application No. A/YL-SK/366)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at (852) [REDACTED] / [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Margaret SZETO
(Attn.: Ms. Tiffany HUI

email: mwsszeto@pland.gov.hk)
email: tcthui@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) [REDACTED]
(852) [REDACTED]



(852) [REDACTED]
[REDACTED]

Responses-to-Comments

**Renewal of Planning Approval for Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years in “Village Type Development” and “Agriculture” Zones,
Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long**

(Application No. A/YL-SK/366)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Office, Yuen Long, Lands Department (Contact Person: Ms. S. L. CHENG; Tel.: 2443 1072)		
(a)	The application comprises Old Schedule Agricultural Lot Nos. 1289 RP in D.D. 114 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.	Noted.
(b)	The private lot is covered by Short Term Waiver (STW) No. 5364 for the purpose of temporary shop and services (car audio shop) and ancillary office.	Noted.
(c)	If the planning application is approved, the STW holder(s) will need to apply to this office the modification of the STW conditions where appropriate to permit the structure(s) erected within the said private lot. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure will be considered.	Noted.

	Our recent site inspection found that the existing structures within the private lot was suspected being used for domestic purposes. According to our prevailing policy, no STW application / modification will be considered for domestic use. Therefore, Lands Department reserves the right to take enforcement action against such domestic purpose structures in the application site.	Please be informed that no existing structure at the application site is being used for domestic purposes. The applicant will strictly follow the proposed scheme and ensure that no structure will be used for domestic purposes at any time during the planning approval period.
2. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHENG Wing-hei/Mr. YUEN Tsz-fung; Tel.: 2733 7737/2733 7781)		
(a)	Full set of <u>valid</u> F.S. 251(s) covering all the FSIs implemented on the application site.	A valid certificate of fire service installations and equipment (F.S. 251) is provided (Annex I).
(b)	The latest FSI proposal for planning application no. A/YL-SK/366; and	The latest fire service installations proposal is provided (Annex II).
(c)	A statement / undertaking to confirm there is no change in the layout and proposed uses as compared with the previous application.	Please be informed that there is no change in the layout and proposed uses as compared with the previous application.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
(第 九 條 (1) 款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

A 9395842

FSD Ref.: _____
消防處檔號

Name of Client : _____
顧客姓名

Name of Building : _____
樓宇名稱

Street No./Town Lot : Lot 1289 RP (Part), in D.D. 114
門牌號數/市地段

Street/Road/Estate Name : _____
街道/屋苑名稱

Kam Sheung Road

Block : _____
座

District : _____
分區

Shek Kong, 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	3 x 5 Kg CO2 F.E.	G/F	Conforms with FSD requirements	08-04-2024	07-04-2025

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature : _____
授權人簽署

Name : _____
姓名

FSD/RC No. : _____
消防處註冊號碼

Company Name : _____
公司名稱

Telephone : _____
聯絡電話

Date : _____
日期


Hui Chi Hang

RC3/676

East Power Engineering Ltd
東力工程有限公司

2789 3690

09-04-2024

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

A 9395764

FSD Ref.:

消防處檔號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 1289 RP(Part), in D.D. 114

Street/Road/Estate Name:

街道/屋苑名稱

Kam Sheung Road

Block:

座

District:

分區

Shek Kong, 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)
11	2 x Emergency Light	G/F	Conforms with FSD requirements	08-04-2024	07-04-2025
12	2 x Exit Sign	G/F	Conforms with FSD requirements	08-04-2024	07-04-2025

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature:
受權人簽署

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

吳駿文

Ng Chun Man

RC1/309RC2/459

East Power Engineering Ltd
東力工程有限公司

2789 3690

09-04-2024

For FSD
use only:

Inspected

Key-in

Verified

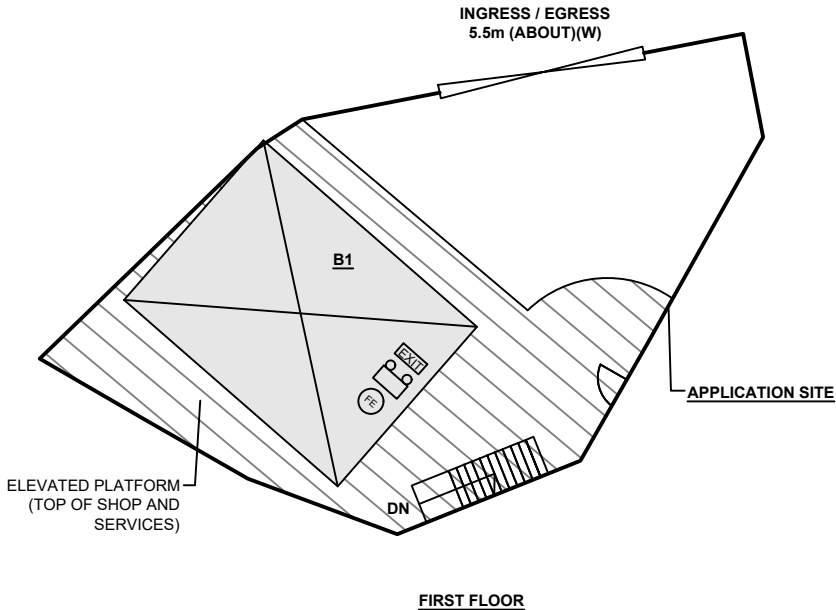
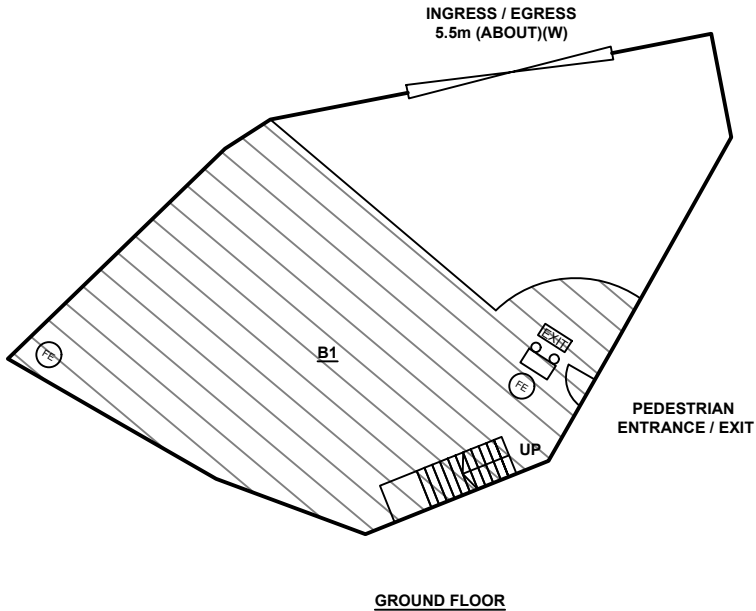
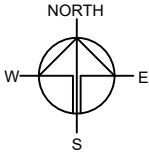
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 148m² (ABOUT)
COVERED AREA : 96m² (ABOUT)
UNCOVERED AREA : 52m² (ABOUT)

PLOT RATIO : 0.9 (ABOUT)
SITE COVERAGE : 70% (ABOUT)

NO. OF STRUCTURE : 1
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 138m² (ABOUT)
BUILDING HEIGHT : 6m (ABOUT)
NO. OF STOREY : 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F) (1/F)	SHOP AND SERVICES ANCILLARY OFFICE	96m ² (ABOUT) ON TOP OF B1	96m ² (ABOUT) 42m ² (ABOUT)	6m (ABOUT)(2-STOREY)
TOTAL		96m ² (ABOUT)	138m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

- EXIT 2 x EXIT SIGN
E 2 x EMERGENCY LIGHT
FE 3 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- POTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.

LEGEND

- STRUCTURE
CANOPY
INGRESS / EGRESS

Drawing No.	Ver.
ANNEX II	01

Project
RENEWAL OF PLANNING
APPROVAL FOR
TEMPORARY SHOP AND
SERVICES (CAR AUDIO
SHOP) WITH ANCILLARY
OFFICE FOR A PERIOD OF
3 YEARS

LOT 1289 RP (PART) IN
D.D. 114, KAM SHEUNG
ROAD, SHEK KONG, YUEN
LONG

Drawing Title	FSIs PROPOSAL	
Scale of A4	1 : 200	
Drawn	Date	9.4.2024
Revised	Date	