

2025年 3月 1 3日
此文件在 收到・城市規劃委員會
只會在收到申請表格及文件後才正式確認收到
申請

13 MAR 2025

The applicant will formally acknowledge
the 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 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

2500418

25/2 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-PH/1057
	Date Received 收到日期	13 MAR 2025

- 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 樓及新界沙田上禾輋路 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)

CHIEF FORCE LIMITED 志科有限公司

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)

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)	新界元朗八鄉丈量約份第111約地段第1845號(部分)及丈量約份第114約地段第9號餘段(部分)、第10號餘段(部分)、第12號餘段、第13號餘段(部分)、第14號(部分)、第32號(部分)、第33號餘段、第34號(部分)、第35號A分段(部分)、第35號B分段、第36號(部分)、第37號(部分)、第38號、第39號(部分)及第40號(部分)和毗連政府土地	
(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	10800 sq.m 平方米 <input checked="" type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Gross floor area 總樓面面積	322 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)	280	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	S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業及露天貯物
(f) Current use(s) 現時用途	臨時露天存放待出口二手車輛、汽車零件及建築材料 (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 24/02/2025 (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 07/02/2025 (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/發展擬議臨時露天存放待出口二手車輛、汽車零件及建築材料
(危險品除外)連附屬設施及相關填土工程(為期3年)

(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 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	10624	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	176	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4	.....
Proposed domestic floor area 擬議住用樓面面積	N/A	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	322	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	322	.....sq.m <input checked="" 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)
詳情請參閱附帶規劃文件。**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 星期一至星期六、上午9時至下午6時，星期日及公眾假期不會開放。																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" 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)) 錦田公路經鄉村道路進入。 <hr/> <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)																															
(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 No 否 <input checked="" type="checkbox"/>																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input checked="" 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/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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 9793 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 m 米 <input checked="" 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？	<table style="width: 100%;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 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

<p>(a) Application number to which the permission relates</p> <p>與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval</p> <p>獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry</p> <p>許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development</p> <p>已批給許可的用途/發展</p>	
<p>(e) Approval conditions</p> <p>附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought</p> <p>要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

詳情請參閱附帶規劃文件。


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



鄭嘉翔

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

文員

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

志科有限公司

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

Date 日期

24/02/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗八鄉丈量約份第111約地段第1845號（部分）及丈量約份第114約地段第9號餘段（部分）、第10號餘段（部分）、第12號餘段、第13號餘段（部分）、第14號（部分）、第32號（部分）、第33號餘段、第34號（部分）、第35號A分段（部分）、第35號B分段、第36號（部分）、第37號（部分）、第38號、第39號（部分）及第40號（部分）和毗連政府土地
Site area 地盤面積	10800 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 280 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	農業及露天貯物
Type of Application 申請類別	<input checked="" 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時露天存放待出口二手車輛、汽車零件及建築材料 (危險品除外)連附屬設施及相關填土工程(為期3年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	322 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.03 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.5 - 5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	1.6 % <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) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) 美化環境圖則, 渠務排水圖則, 消防裝置圖則, 行車通道圖則	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

附帶規劃文件

按城市規劃條例第 16 條於

新界元朗八鄉丈量約份第 111 約地段第 1845 號(部分)及丈量約份第 114 約地段第 9 號餘段(部分)、第 10 號餘段(部分)、第 12 號餘段、第 13 號餘段(部分)、第 14 號(部分)、第 32 號(部分)、第 33 號餘段、第 34 號(部分)、第 35 號 A 分段(部分)、第 35 號 B 分段、第 36 號(部分)、第 37 號(部分)、第 38 號、第 39 號(部分)及第 40 號(部分)和毗連政府土地

進行規劃申請，作「擬議臨時露天存放待出口二手車輛、汽車零件及建築材料(危險品除外)連附屬設施及相關填土工程(為期 3 年)」用途。

行政摘要

擬在新界元朗八鄉丈量約份第 111 約地段第 1845 號(部分)及丈量約份第 114 約地段第 9 號餘段(部分)、第 10 號餘段(部分)、第 12 號餘段、第 13 號餘段(部分)、第 14 號(部分)、第 32 號(部分)、第 33 號餘段、第 34 號(部分)、第 35 號 A 分段(部分)、第 35 號 B 分段、第 36 號(部分)、第 37 號(部分)、第 38 號、第 39 號(部分)及第 40 號(部分)和毗連政府土地，八鄉分區計劃大綱核准圖編號：S/YL-PH/11，「農業」及「露天貯物」地帶內申請作為「擬議臨時露天存放待出口二手車輛、汽車零件及建築材料(危險品除外)連附屬設施及相關填土工程(為期 3 年)」。

申請地點面積約 10800 平方米，當中佔用政府土地面積約 280 平方米。

申請地點內的構築物為臨時性質，只作辦公室及員工休息之用，不會提供作為居住用途。

申請地點露天存放的物品為待出口的二手車輛(類型為「私家車」，重量不超過 5.5 噸)、汽車零件及建築材料。

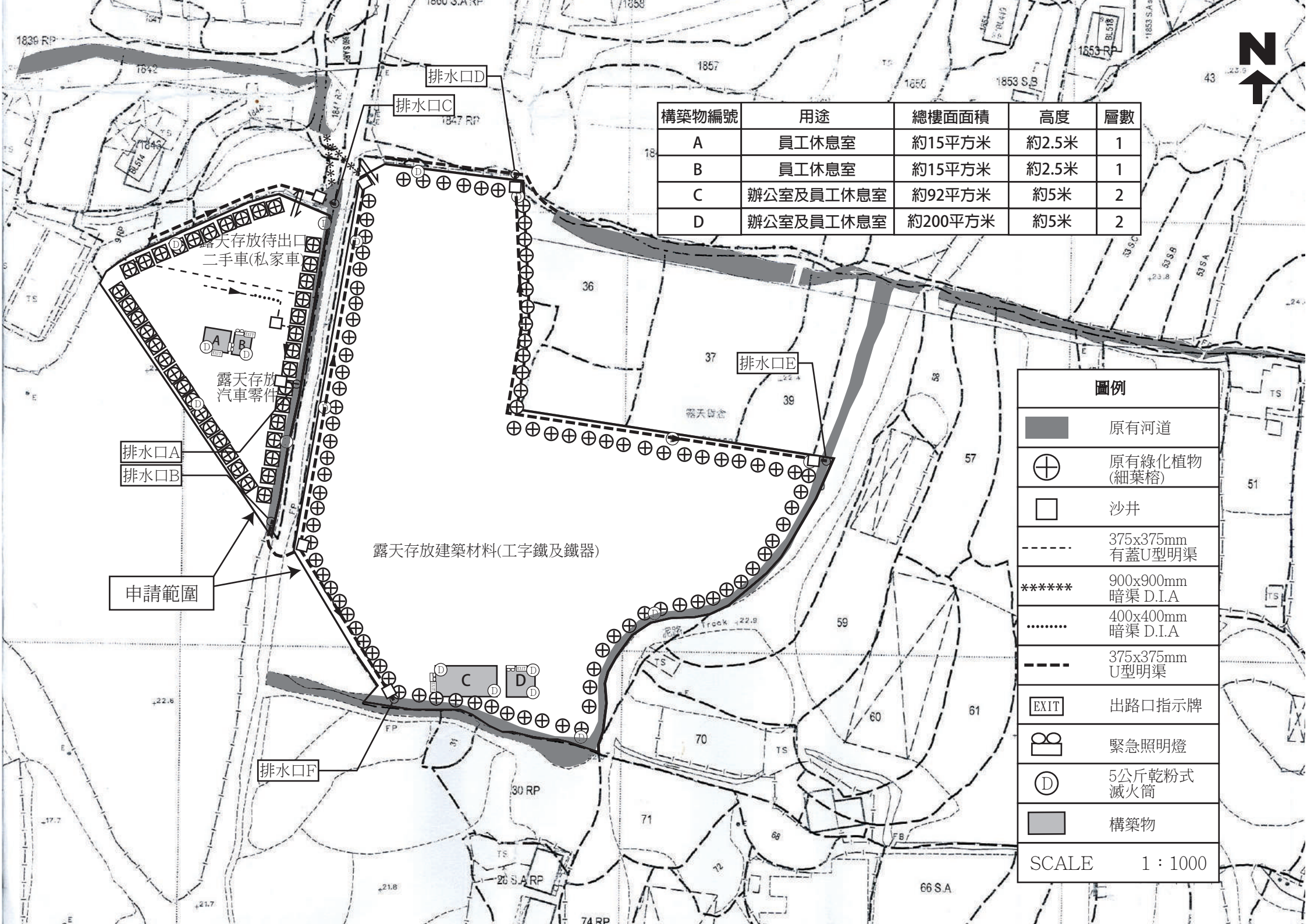
是次申請是作為上次規劃許可申請 A/YL-PH/916 的重新申請，申請用途與上次規劃許可申請 A/YL-PH/916 用途相同，唯一的分別是為了申請場地早年已完成的填土工程作出填土工程申請，場地內的設施與上次申請時一樣，沒有任何改變。上次申請期間都沒有任何政府部門及附近市民的反映和投訴，土地使用者一直使用良好，因此希望城市規劃委員會及規劃署可以寬容處理時次的規劃申請。

申請地點的填土工作已在多年前完成，翻查記錄，填土厚度約 0.1 米，場地內的香港主水平基準增加至現時的正 22.5mPD，填土材料為水泥，場地內不涉及挖土



構築物編號	用途	總樓面面積	高度	層數
A	員工休息室	約15平方米	約2.5米	1
B	員工休息室	約15平方米	約2.5米	1
C	辦公室及員工休息室	約92平方米	約5米	2
D	辦公室及員工休息室	約200平方米	約5米	2

圖例	
	原有河道
	原有綠化植物 (細葉榕)
	沙井
	375x375mm 有蓋U型明渠
	900x900mm 暗渠 D.I.A
	400x400mm 暗渠 D.I.A
	375x375mm U型明渠
	出口指示牌
	緊急照明燈
	5公斤乾粉式 滅火筒
	構築物
SCALE 1 : 1000	

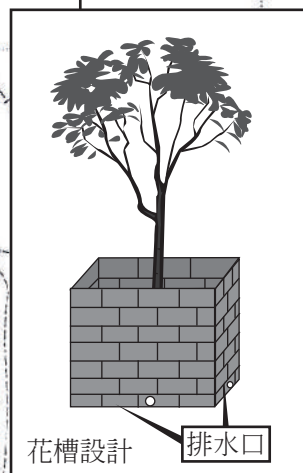
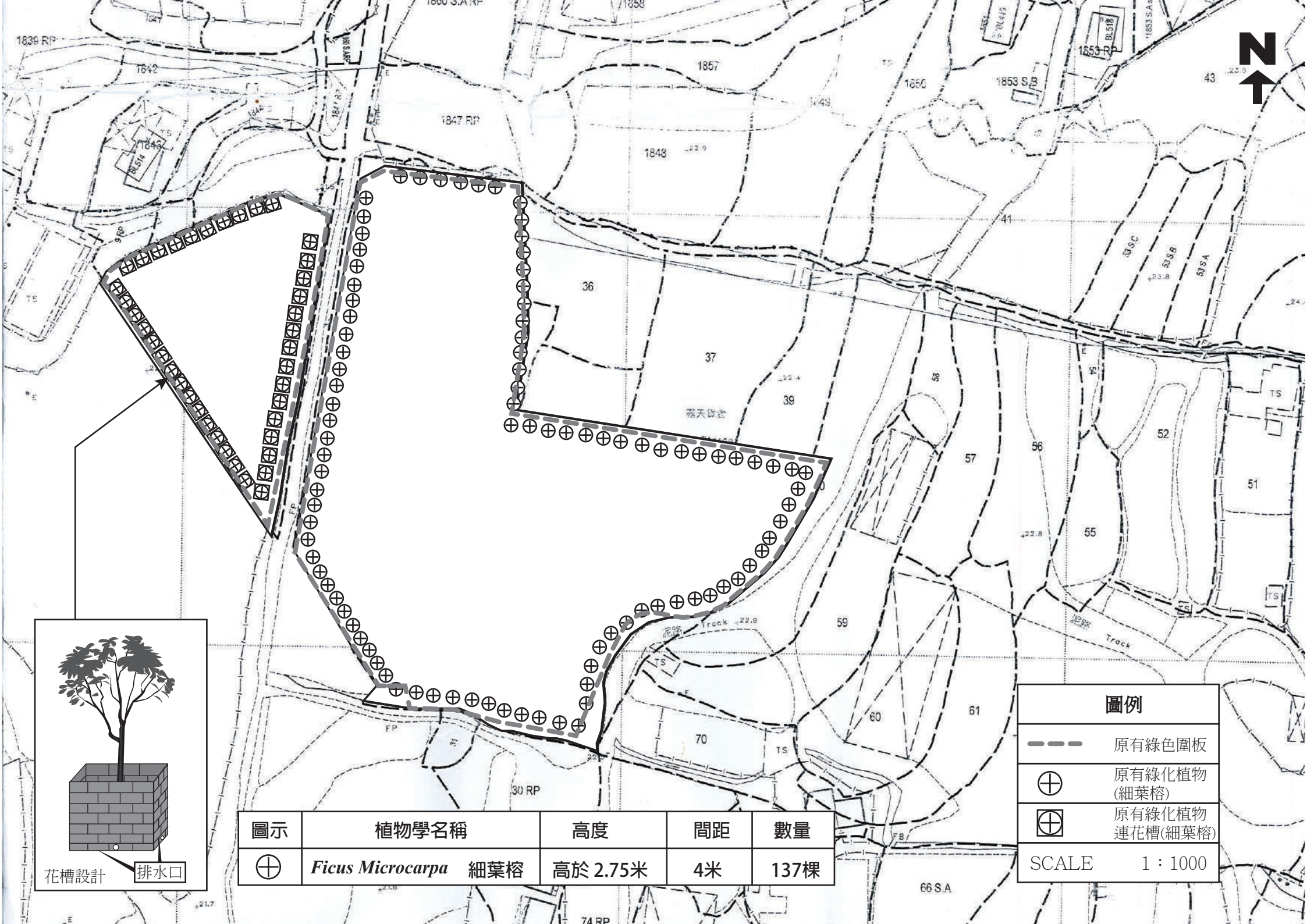


美化環境：




申請地點內的原有樹木和綠化植物會全部保留，申請人亦會依城市規劃委員會所提供的「有關為履行根據城市規劃條例第 16 條獲批准的露天貯物及港口後勤用途的附帶條件而提交及落實美化環境建議的技術摘要」，對申請地點內的現有的綠化植物進行保存和保護。

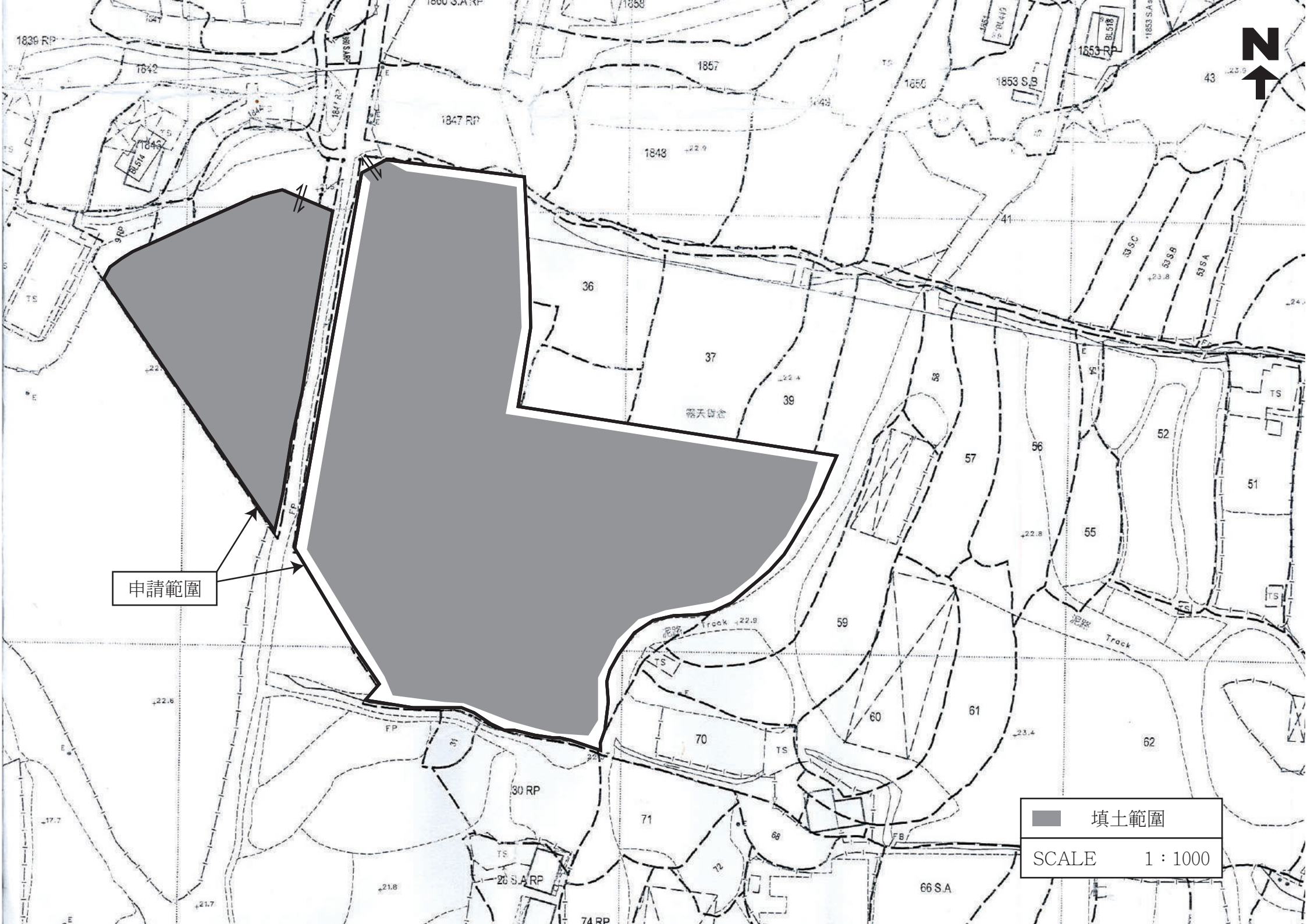
申請人會依照城市規劃委員會所提供的「有關為履行根據城市規劃條例第16條獲批准的露天貯物及港口後勤用途的附帶條件而提交及落實美化環境建議的技術摘要」，為申請地點邊界所設置完成的綠色圍板和圍欄進行維護，令場地保持綠化、隔絕噪音，使場地與四周環境融為一體，美化環境。

詳情請參閱以下圖則。




圖示	植物學名稱	高度	間距	數量
⊕	<i>Ficus Microcarpa</i> 細葉榕	高於 2.75米	4米	137棵

圖例	
	原有綠色圍板
	原有綠化植物 (細葉榕)
	原有綠化植物 連花槽(細葉榕)
SCALE 1 : 1000	



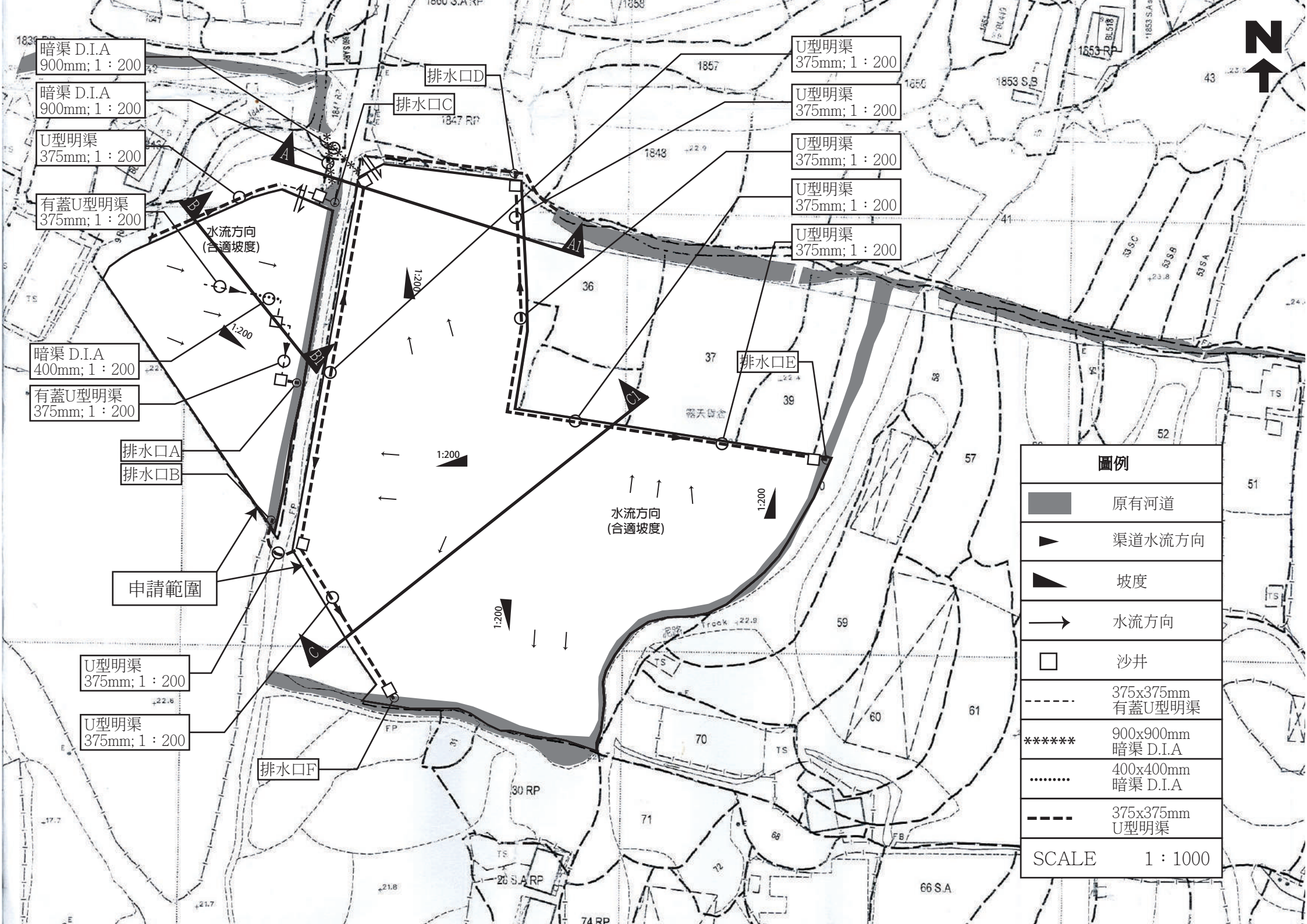
申請範圍

	填土範圍
SCALE 1 : 1000	

渠務排水：

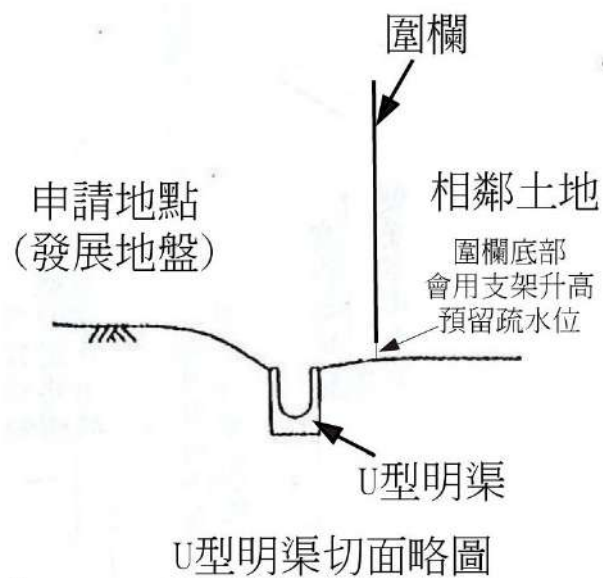
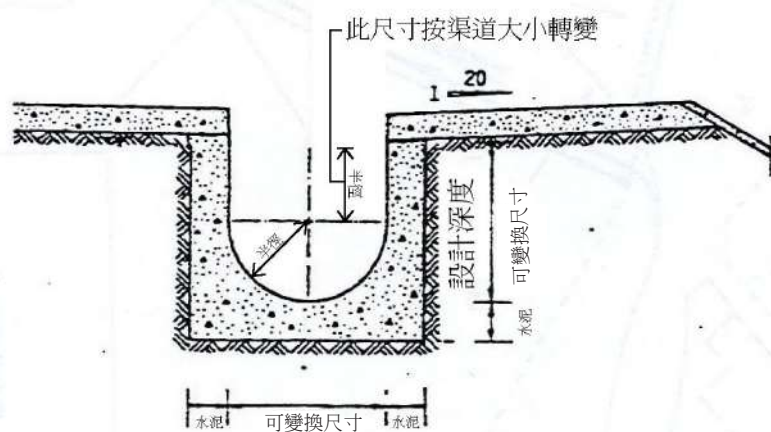
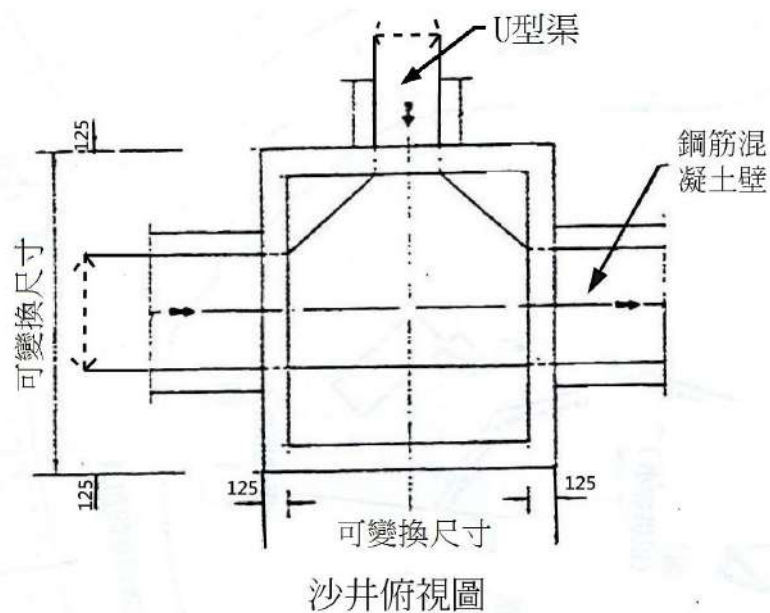
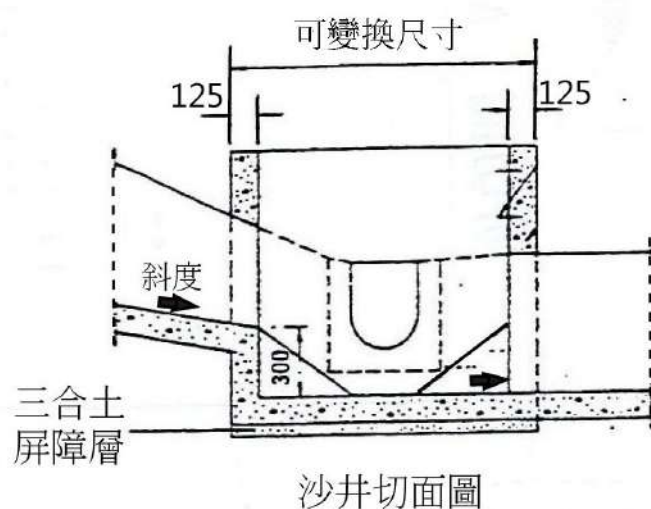
申請人會依照渠務署所提供的排水系統設計建議書「有關城市規劃條例第16條申請臨時更改土地用途，如臨時貨倉、停車場、工場、小型工廠等」，對申請地點內的現有渠務排水設施進行維護及保養。

詳情請參閱以下圖則。

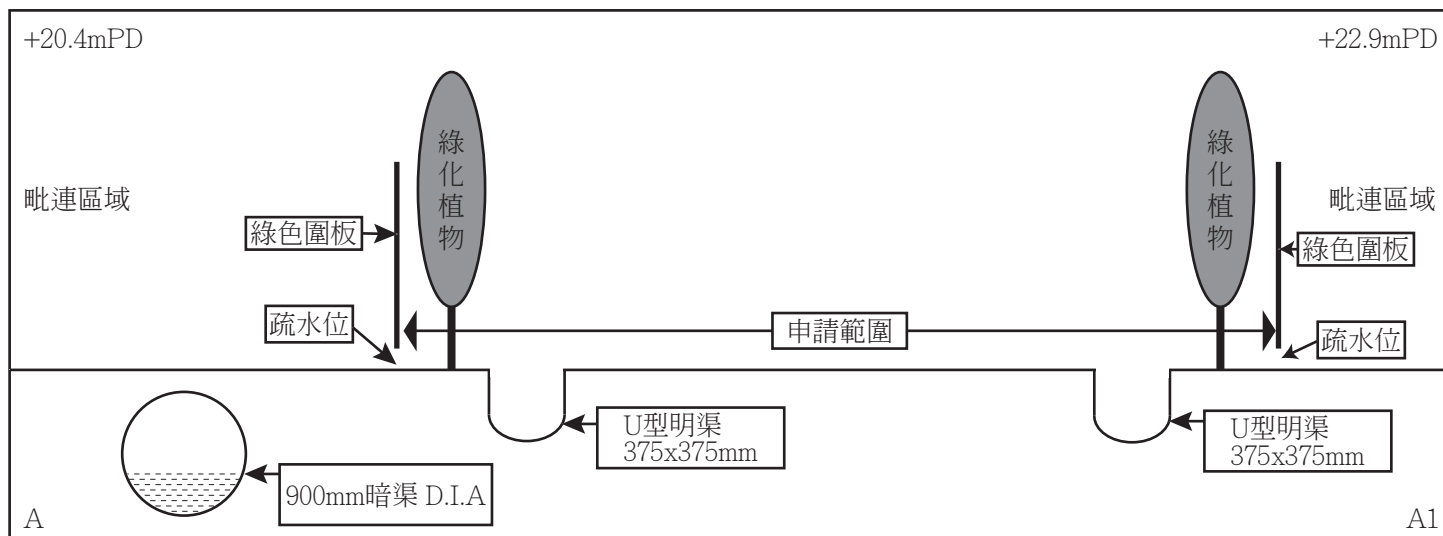


圖例

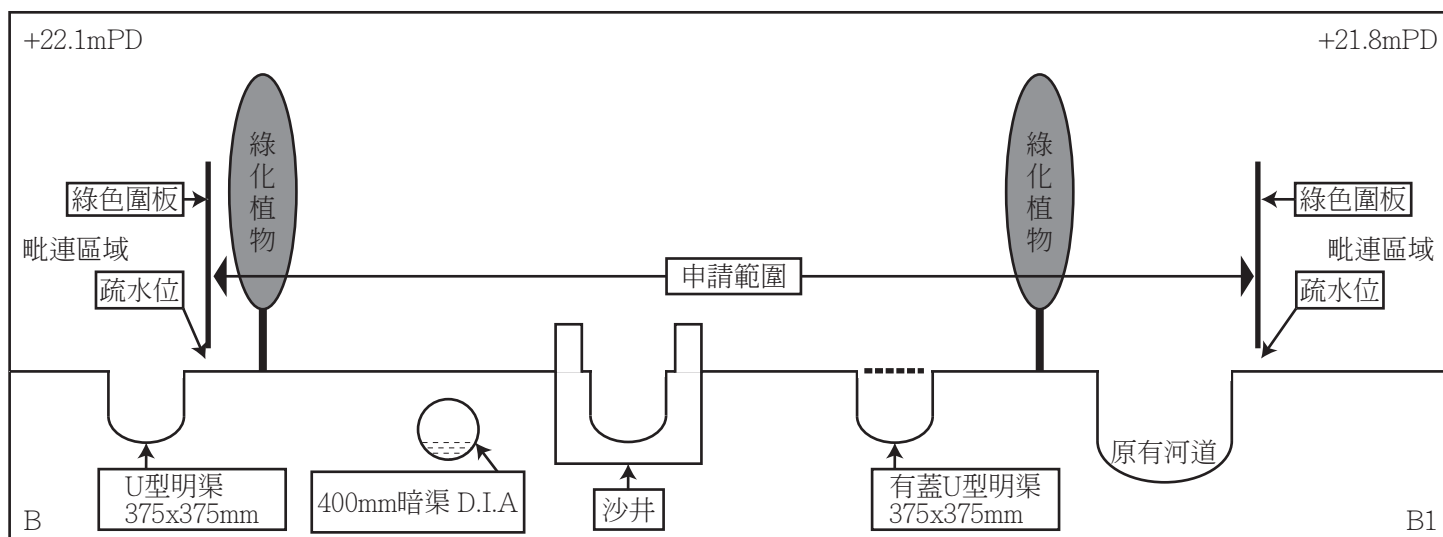
	原有河道
	渠道水流方向
	坡度
	水流方向
	沙井
	375x375mm 有蓋U型明渠
	900x900mm 暗渠 D.I.A
	400x400mm 暗渠 D.I.A
	375x375mm U型明渠
SCALE 1 : 1000	



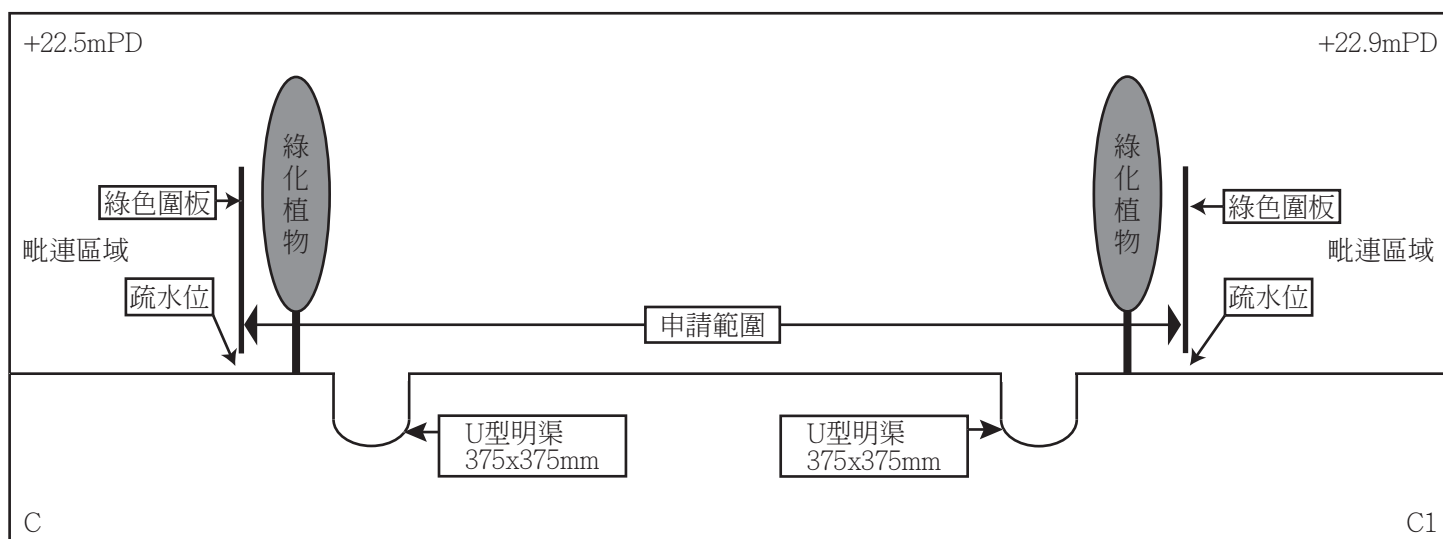
NOT TO SCALE



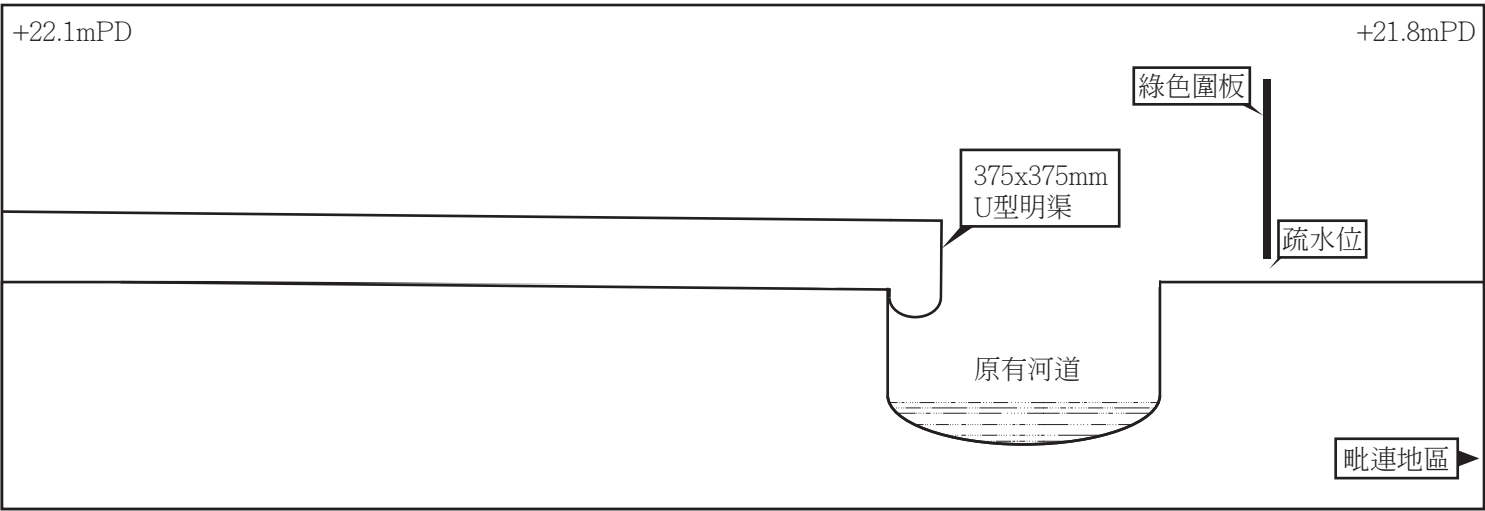
A—A1渠務橫切面圖則



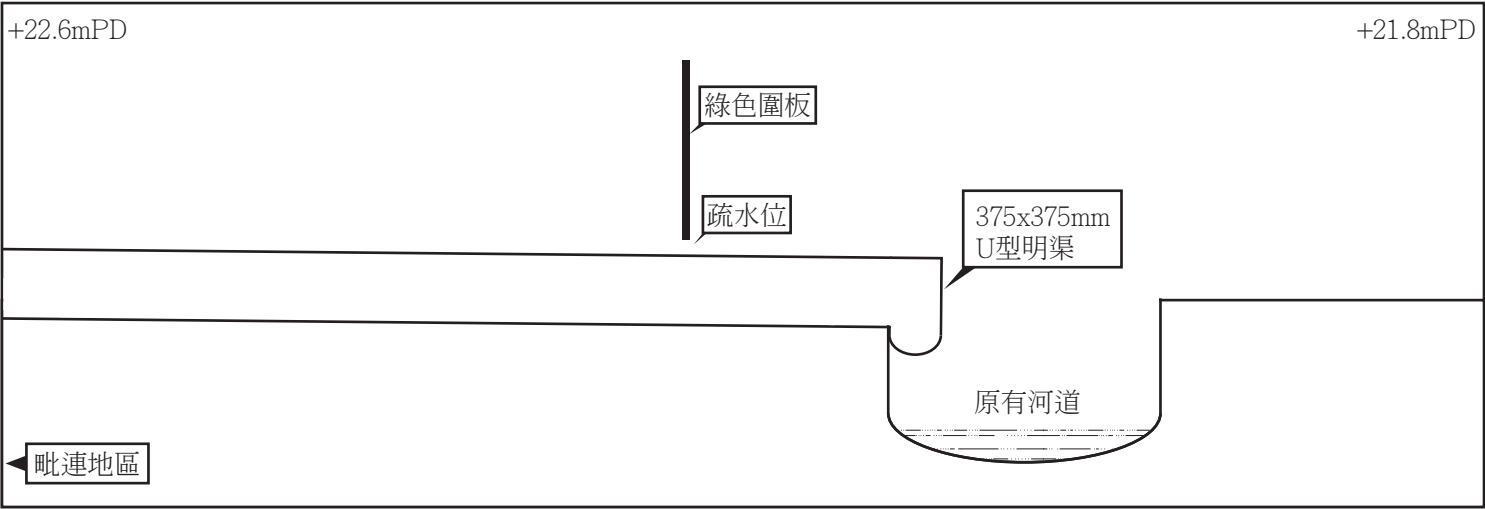
B—B1渠務橫切面圖則



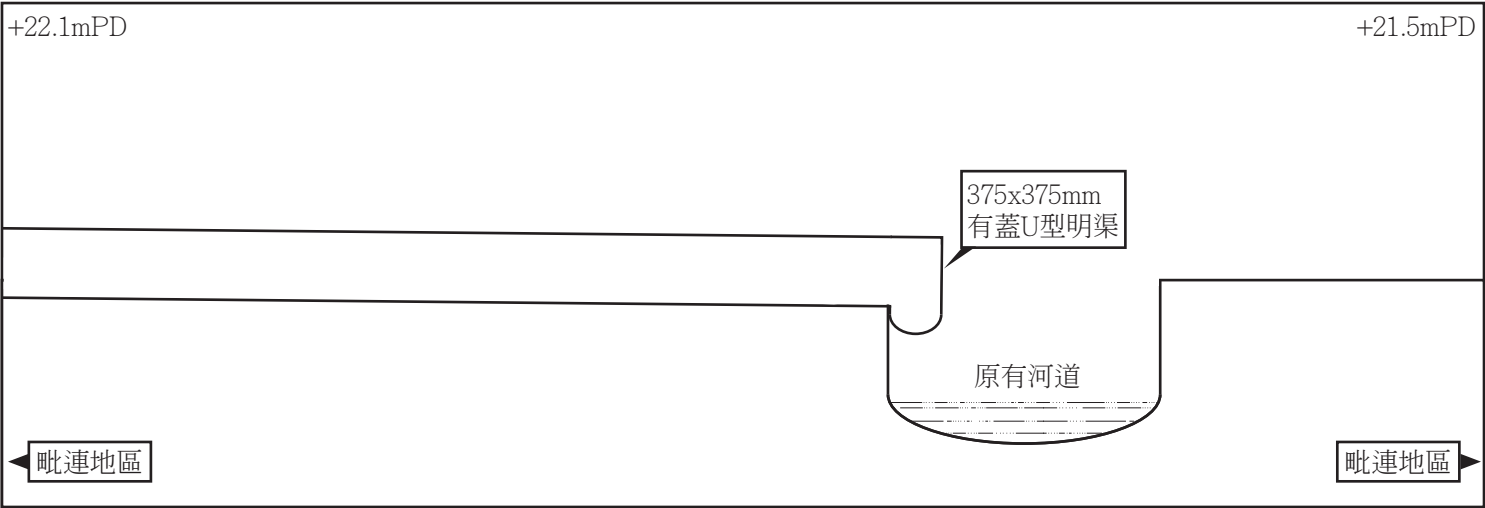
C—C1渠務橫切面圖則



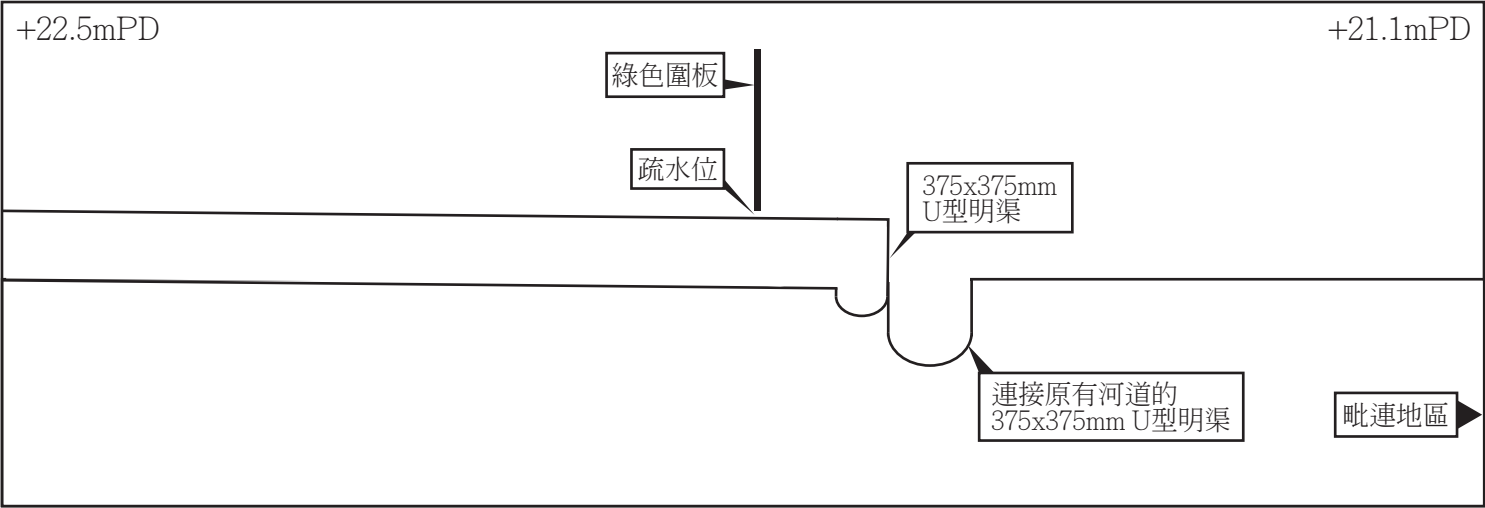
排水口A橫切面圖則



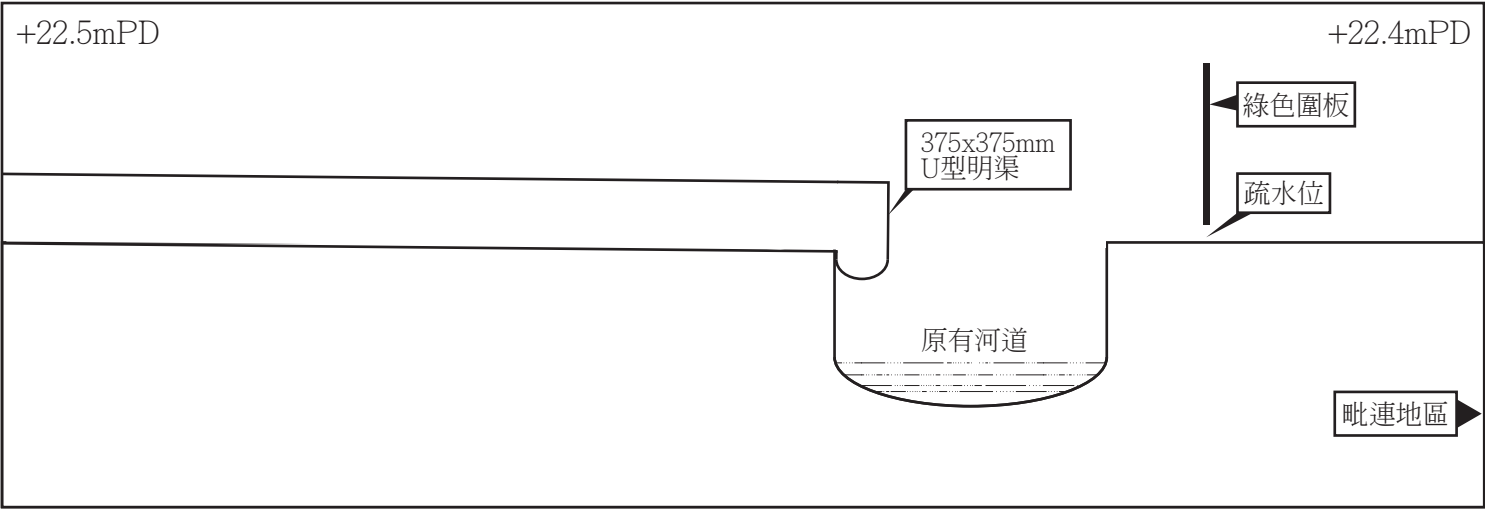
排水口B橫切面圖則



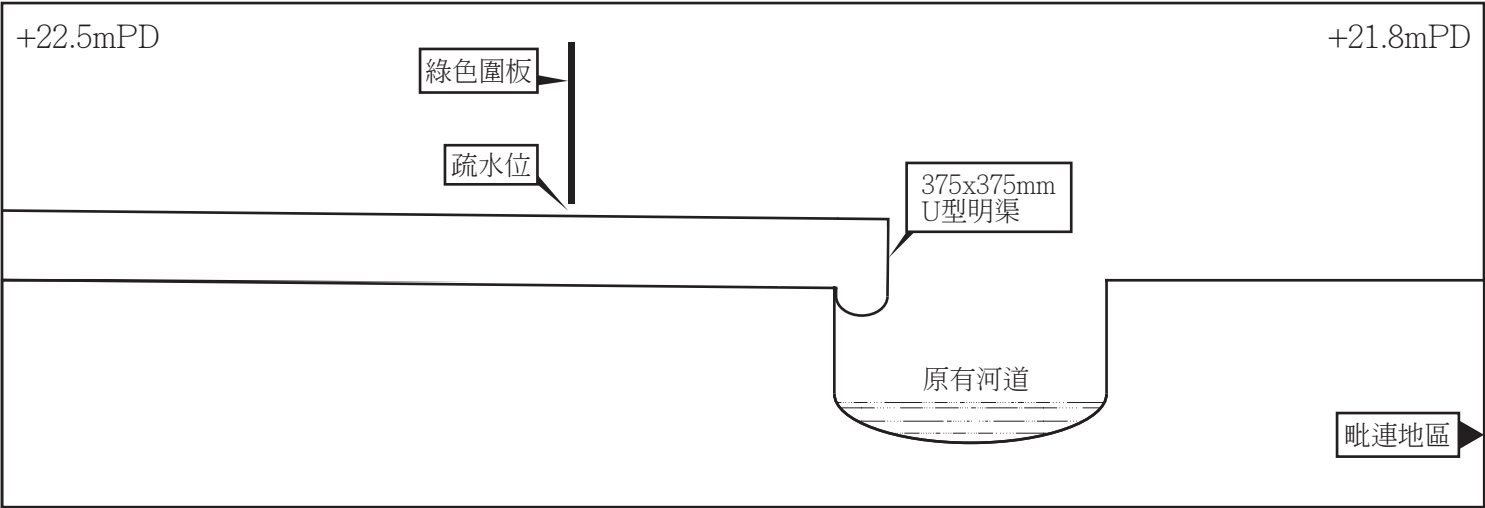
排水口C橫切面圖則



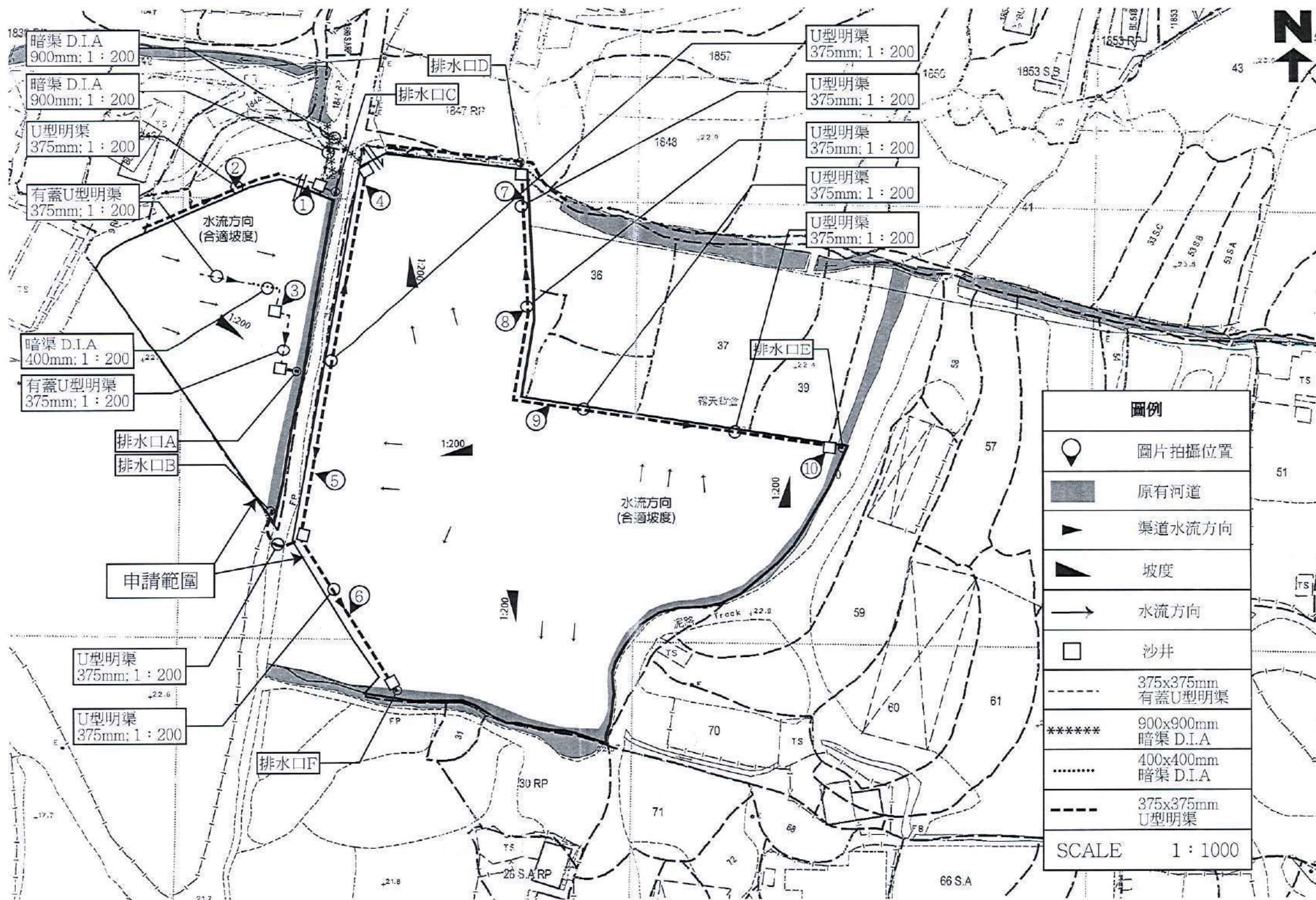
排水口D橫切面圖則



排水口E橫切面圖則



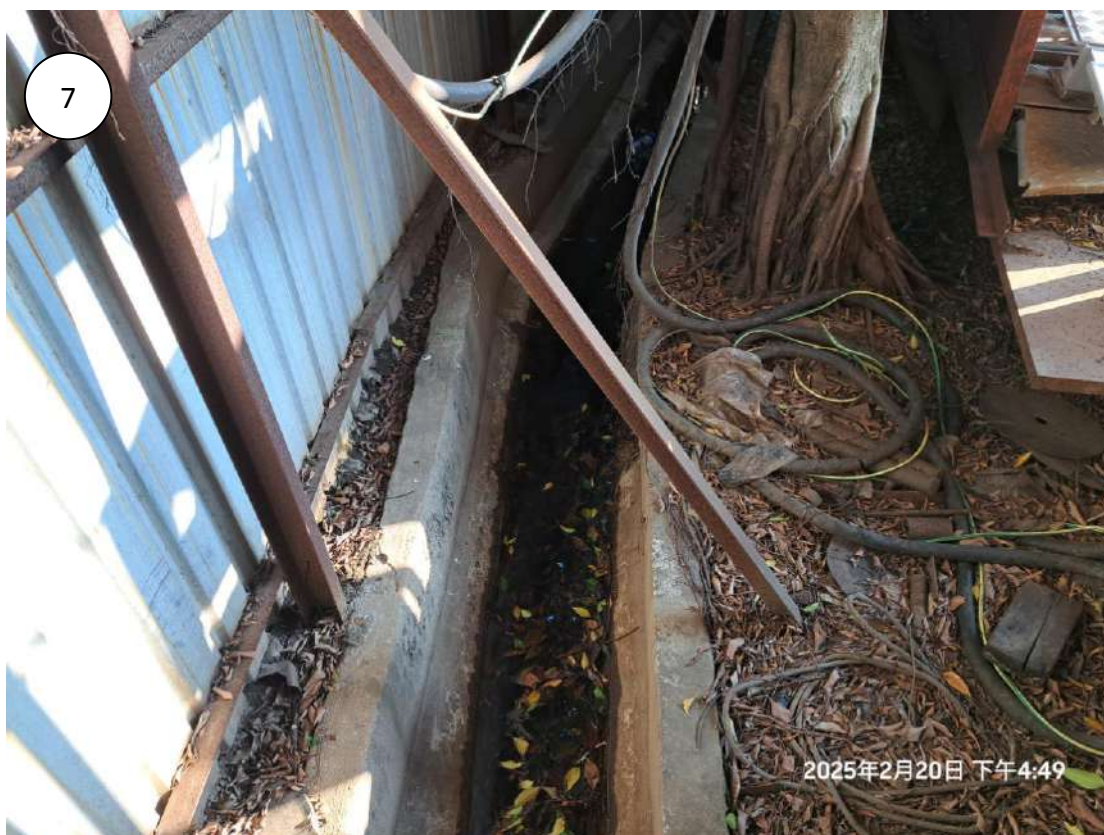
排水口F橫切面圖則

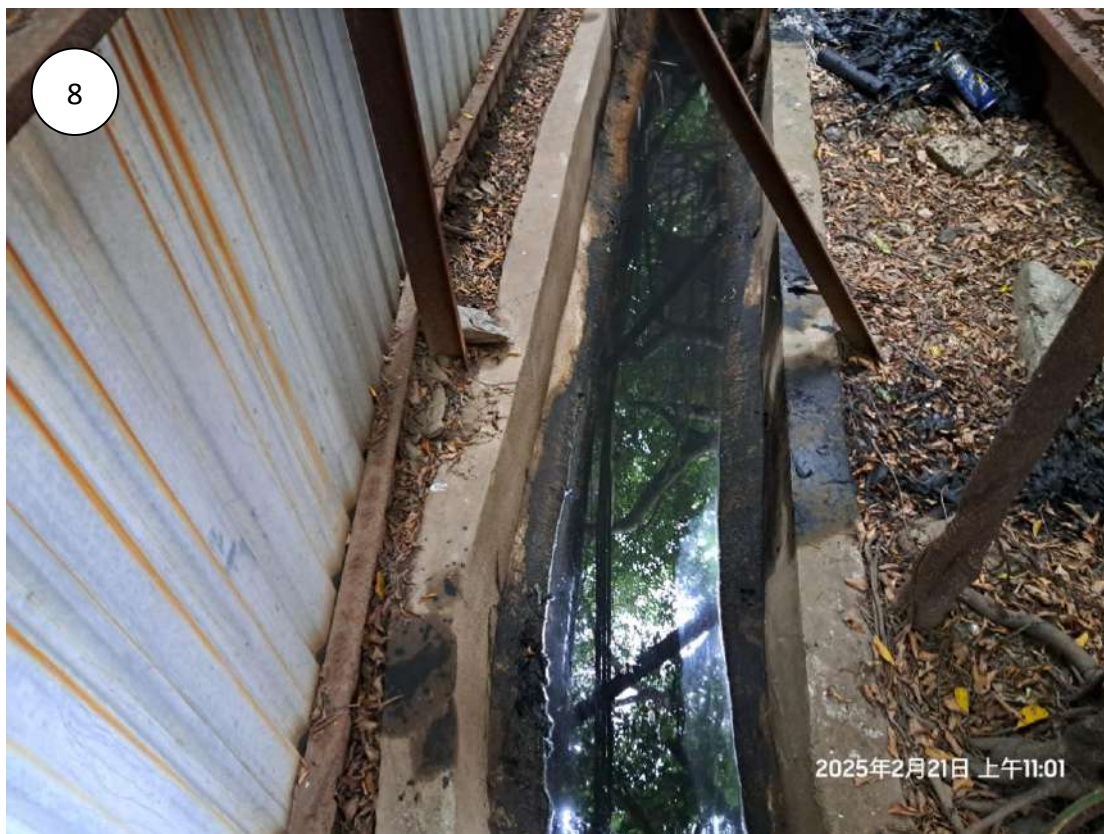














消防裝置：

是次申請是作為上次規劃許可申請A/YL-PH/916的重新申請，申請用途與上次規劃許可申請A/YL-PH/916用途大致相同，唯一的分別是為了申請場地早年已完成的填土工程作出填土工程申請，場地內的設施與上次申請時一樣，沒有任何改變；消防設備的數目和種類亦與A/YL-PH/916時一致，沒有任何改變。

提供最新的FS251消防證書。

詳情請參閱以下圖則。



構築物編號	用途	總樓面面積	高度	層數
A	員工休息室	約15平方米	約2.5米	1
B	員工休息室	約15平方米	約2.5米	1
C	辦公室及員工休息室	約92平方米	約5米	2
D	辦公室及員工休息室	約200平方米	約5米	2


申請範圍

 緊急車輛通道

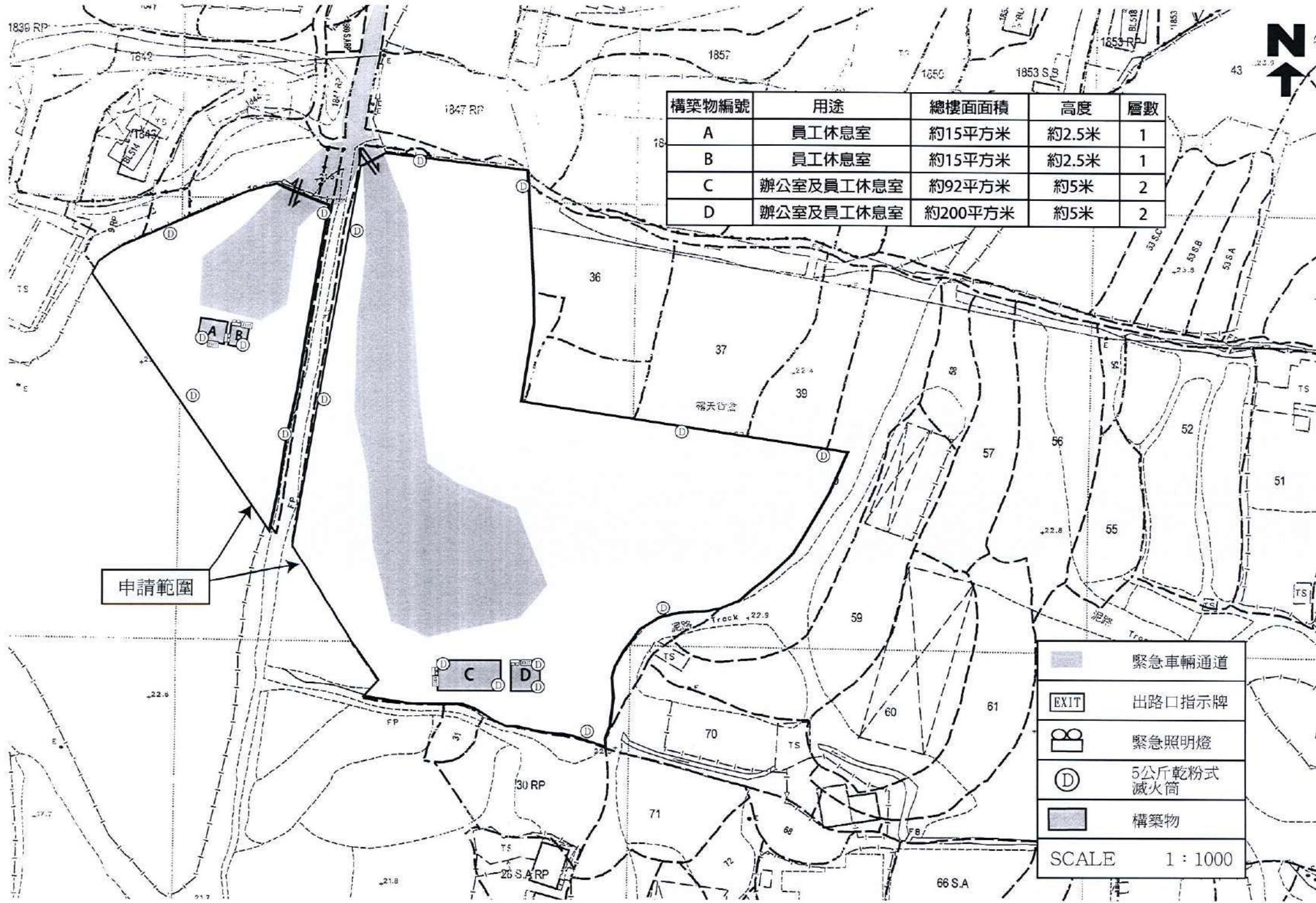
 出口指示牌

 緊急照明燈

 5公斤乾粉式滅火筒

 構築物

SCALE 1 : 1000





現有消防栓，編號「6120」



117.8 m

申請範圍

石崗軍營

NOT TO SCALE

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

Name of Client :

顧客姓名

和新國際(香港)有限公司

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

114約13RP,32-34,36-39,

35SA&SB地段

Street/Road/Estate Name :

街道/屋苑名稱

錦田公路

Block :

座

District :

分區

石崗

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)
	*****		*****		*****

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	4 NOS X 5KG DRY POWDER TYPE F.E.	G/F, 1/F	TO SUPPLY	CONFORMS WITH FSD REQUIREMENT	16/1/2025

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Wu K M Yung

大興消防工程有限公司

16-1-2025

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處編號

A

Name of Client:

顧客姓名

和新國際(香港)有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

11489131P, 32-34,

36-39, 35SA & SB

Street/Road/Estate Name:

街道/屋苑名稱

錦田公路

Block:

座

District:

分區

石崗

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)
24	6 NOS X 5KG DRY POWDER TYPE F.E.	G/F, 1/F	CONFORMS WITH FSD REQUIREMENTS	16/5/2024	15/5/2025

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)
24	2 NOS X 5KG DRY POWDER TYPE F.E.	G/F, 1/F	TO SUPPLY & REPLACE	CONFORMS WITH FSD REQUIREMENTS	22/5/2024

Part 3 第三部 Defects 損壞事項

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

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

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈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

AI HING FIRE ENGINEERING LTD
大興消防工程有限公司

23/5/2024

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

A

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

和新國際(香港)有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

114約13RP, 32-34,
36-38, 35SA-2-5B地盤

Street/Road/Estate Name:

街道/屋苑名稱

錦田公路

Block:

座

District:

分區

石崗

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	應急照明系統:	G/F, 1/F	已符合消防處之規定	16/5/2024	15/5/2025
12	4 套 X 掛牆式緊急照明燈 出口指示牌: 3 套 X 出路燈箱	G/F, 1/F	已符合消防處之規定	16/5/2024	15/5/2025

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)

Part 3 第三部 Defects 損壞事項

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

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

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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.

Authorized

Signature:

受權人簽署

Name:

姓名

Chan Kwan

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

TAI HING FIRE ENGINEERING CO.

大興消防工程公司

Telephone:

聯絡電話

Date:

日期

17/5/2024

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

建築消防(裝置及設備)規例

(Regulation 9(1))

第9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

志科有限公司

Name of Building:

樓宇名稱

Street No./Town/Street/Road/Estate Name

門牌號數/市鎮/街道/屋苑名稱

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	1 NO X 5KG DRY POWDER TYPE F.E.	****	CONFORMS WITH FSD REQUIREMENTS	9/1/2025	8/1/2026
12	出口指示牌 2 個 X 100mm				

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	5 NOS X 5KG DRY POWDER TYPE F.E.	****	TO SUPPLY & REPLACE	CONFORMS WITH FSD REQUIREMENTS	9/1/2025

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

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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.

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

TAI HING FIRE ENGINEERING LTD.
大興消防工程有限公司

10-1-2025

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

建築消防(裝置及設備)規例

(Regulation 9(1))

FSD Ref.:

消防處檔號

A

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

志科有限公司

Name of Building:

樓宇名稱

Street No./門牌號碼

元朗八鄉橫山文島約第111地段第1845號餘段(部分),第1846號(部分),第114地段第9號餘段(部分),第10號餘段(部分),第13號餘段(部分),第14號餘段(部分),第32-33號餘段(部分),第35A-36號餘段(部分),第38-40號餘段(部分),和毗連政府土地

Street/Road/Estate Name:

街道/屋苑名稱

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(DDMMYY)
11	應急照明系統 >		應急照明系統		
12	2套X掛牆式緊急照明燈 出口指示牌 > 2套X出路燈箱	****	已完成消防處之規定	9/1/2025	8/1/2026

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(DDMMYY)

Part 3 第三部 Defects 損壞事項

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

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

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

Authorized Signature:

受權人簽署

Name 姓名

CHAN KWAN

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

TAI HING FIRE ENGINEERING CO.

大興消防工程公司

Telephone:

聯絡電話

Date:

日期

10-1-2025

For FSD use only:

Inspected

Key-in

Verified

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.

行車通道：

申請地點北面有一個明確的出入口，可以直通錦田公路。

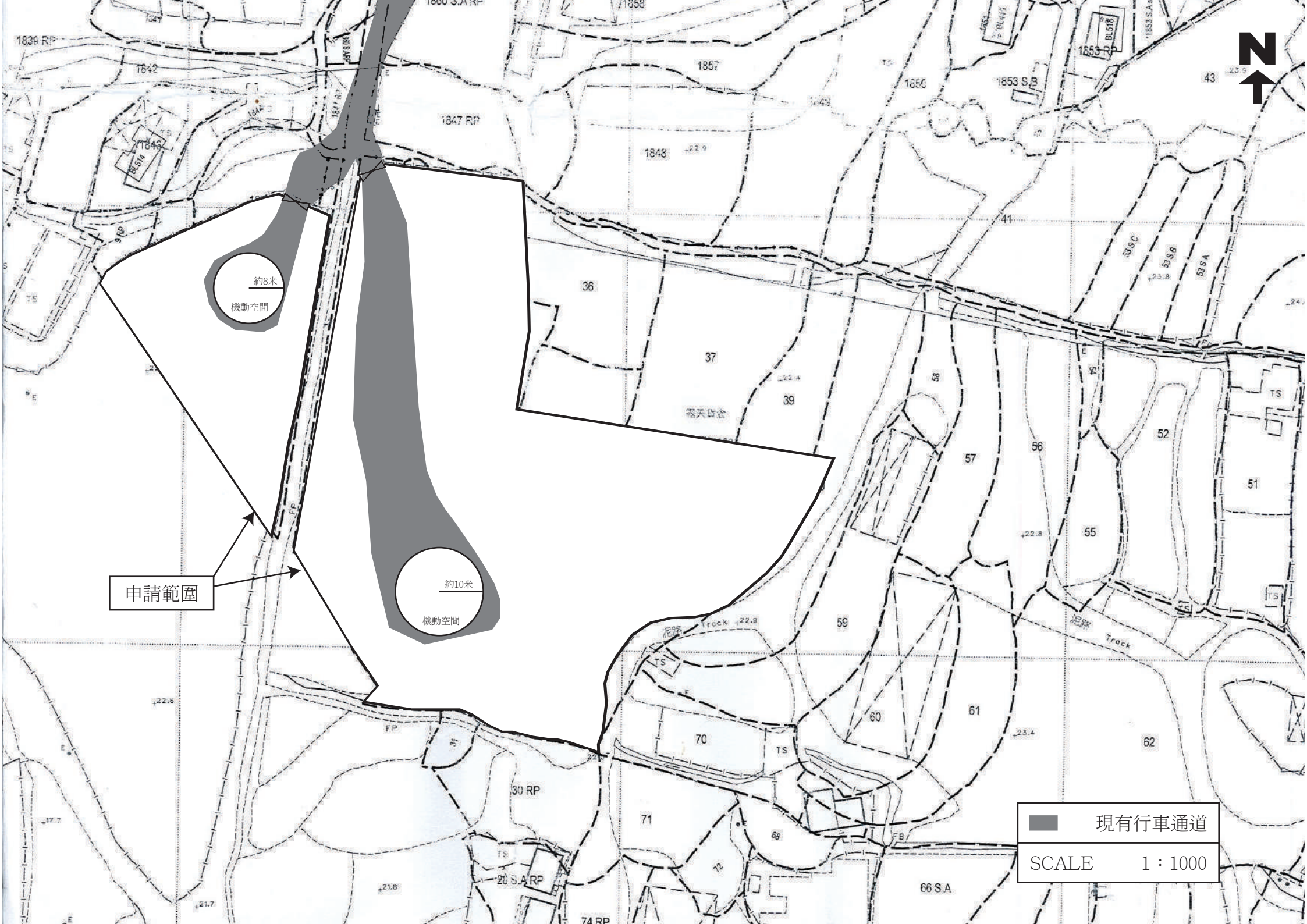
申請地點內相關的待出口二手車輛、汽車零件及建築材料，會在運送到申請地點出入口位置，然後由場地內的叉式剷車運送進申請地點內。由於相關的運輸工具不會進入申請地點內，因此申請地點內並沒有設置車位。

申請地點預計每個月約有 2 至 3 輛重量在 24 噸或以下的車輛抵達申請地點出入口，因此不會提高申請地點附近的汽車流量，就整體而言，不會對附近交通構成影響。

申請地點內有足夠的空間給予車輛機動迴旋。

申請人和土地使用者承諾，在是次申請獲批後，會負責保養維修相關使用的行車通道。

詳情請參閱以下圖則。

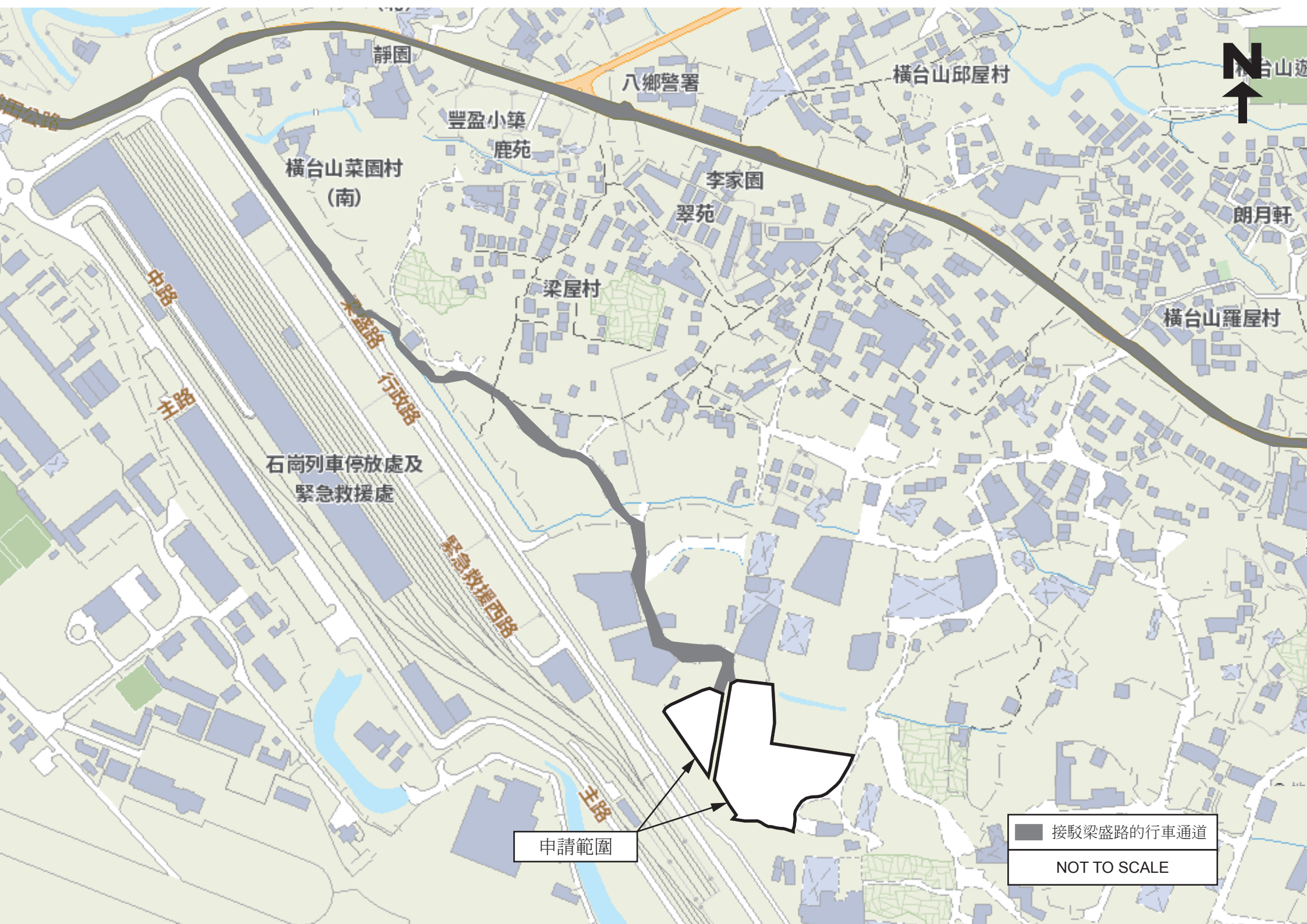


申請範圍

約8米
機動空間

約10米
機動空間

■ 現有行車通道
SCALE 1 : 1000



靜園

八鄉警署

橫台山邱屋村



橫台山遊

豐盈小築
鹿苑

橫台山菜園村
(南)

李家園
翠苑

朗月軒

橫台山羅屋村

梁屋村

中路

主路


梁盛路
行政路

石崗列車停放處及
緊急救援處

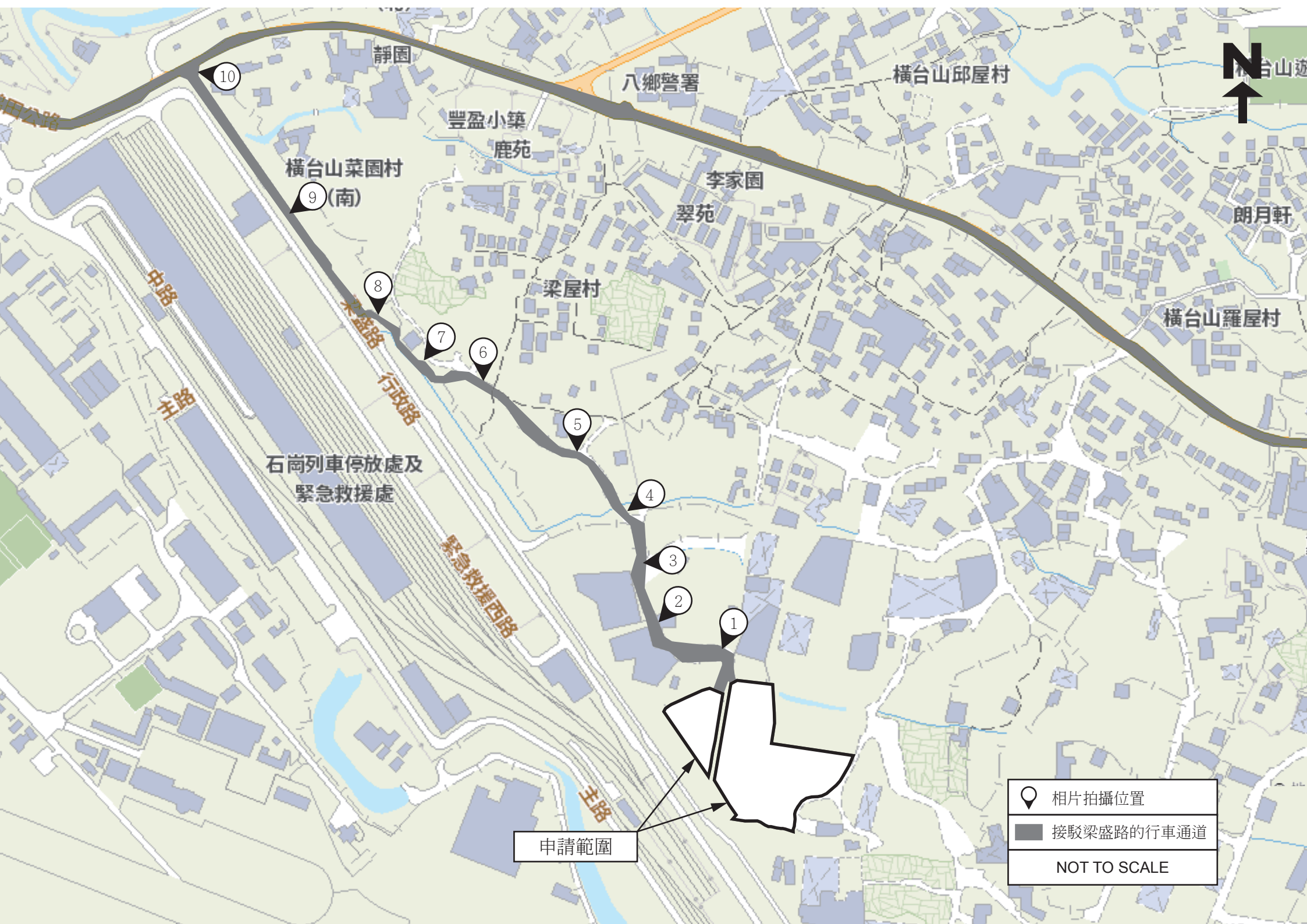
緊急救援西路



主路

申請範圍

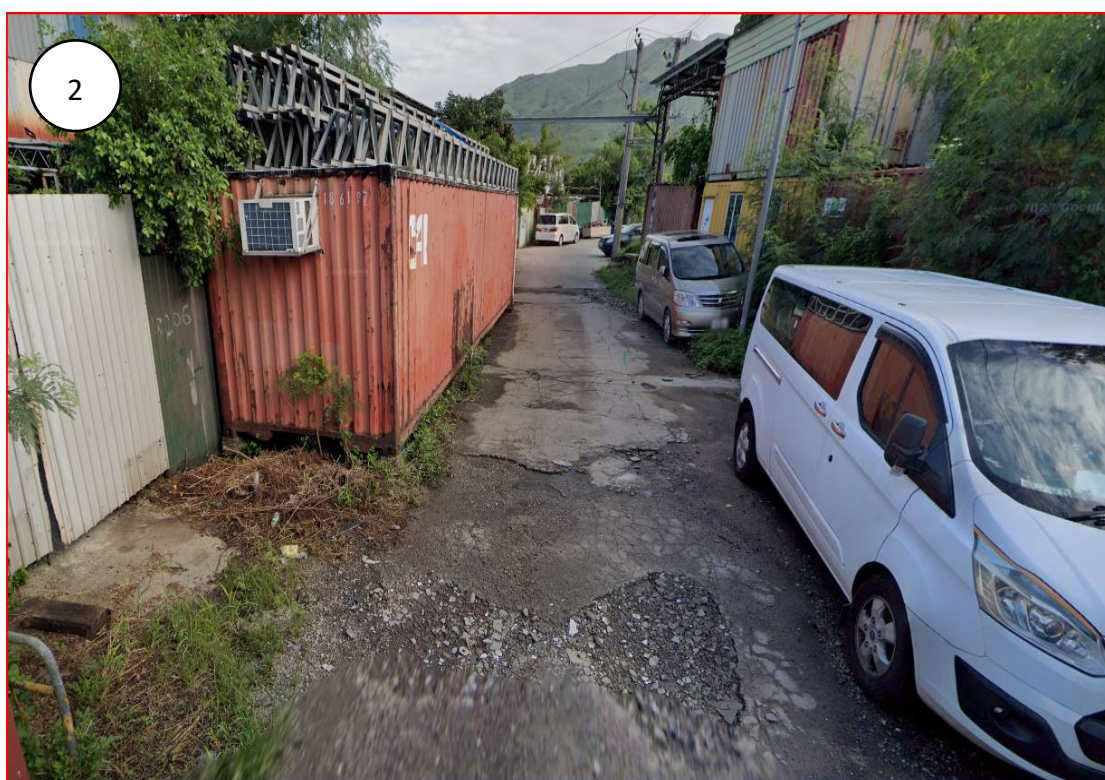
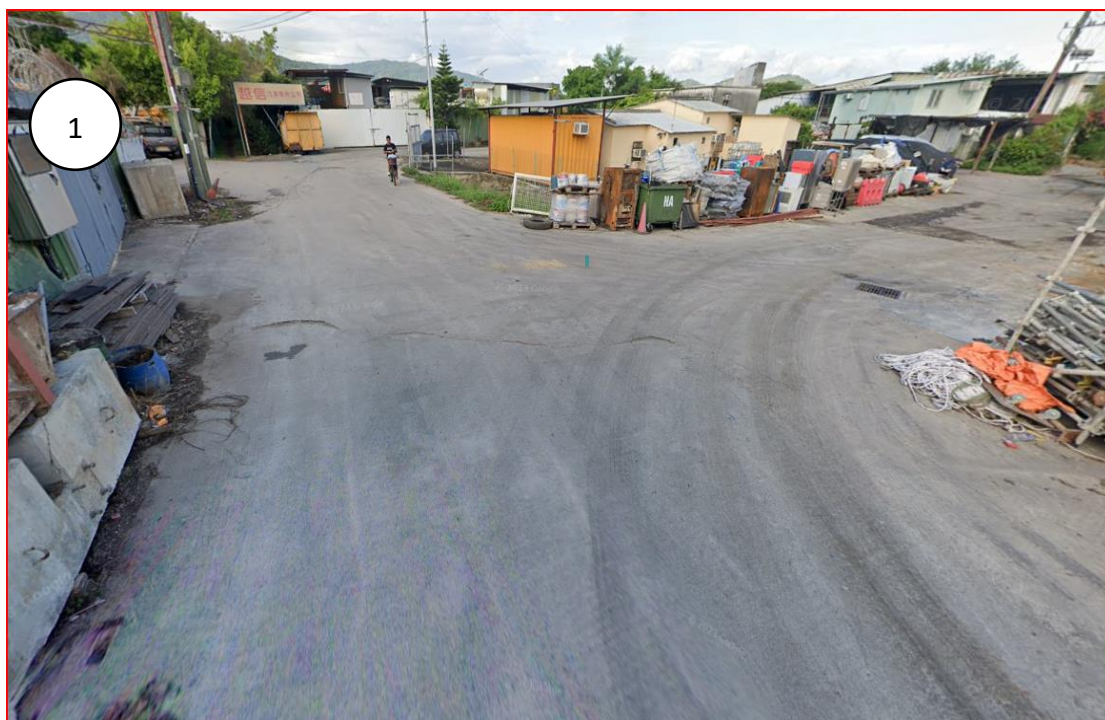
 接駁梁盛路的行車通道

NOT TO SCALE



	相片拍攝位置
	接駁梁盛路的行車通道
NOT TO SCALE	

申請範圍











致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/1057 規劃申請補充資料

申請人現就政府部門人員的意見/查詢，作出以下補充/修改：

1. 修正附帶規劃文件部份圖則。

隨件附上相關文件以供參考。

申請人： 志科有限公司

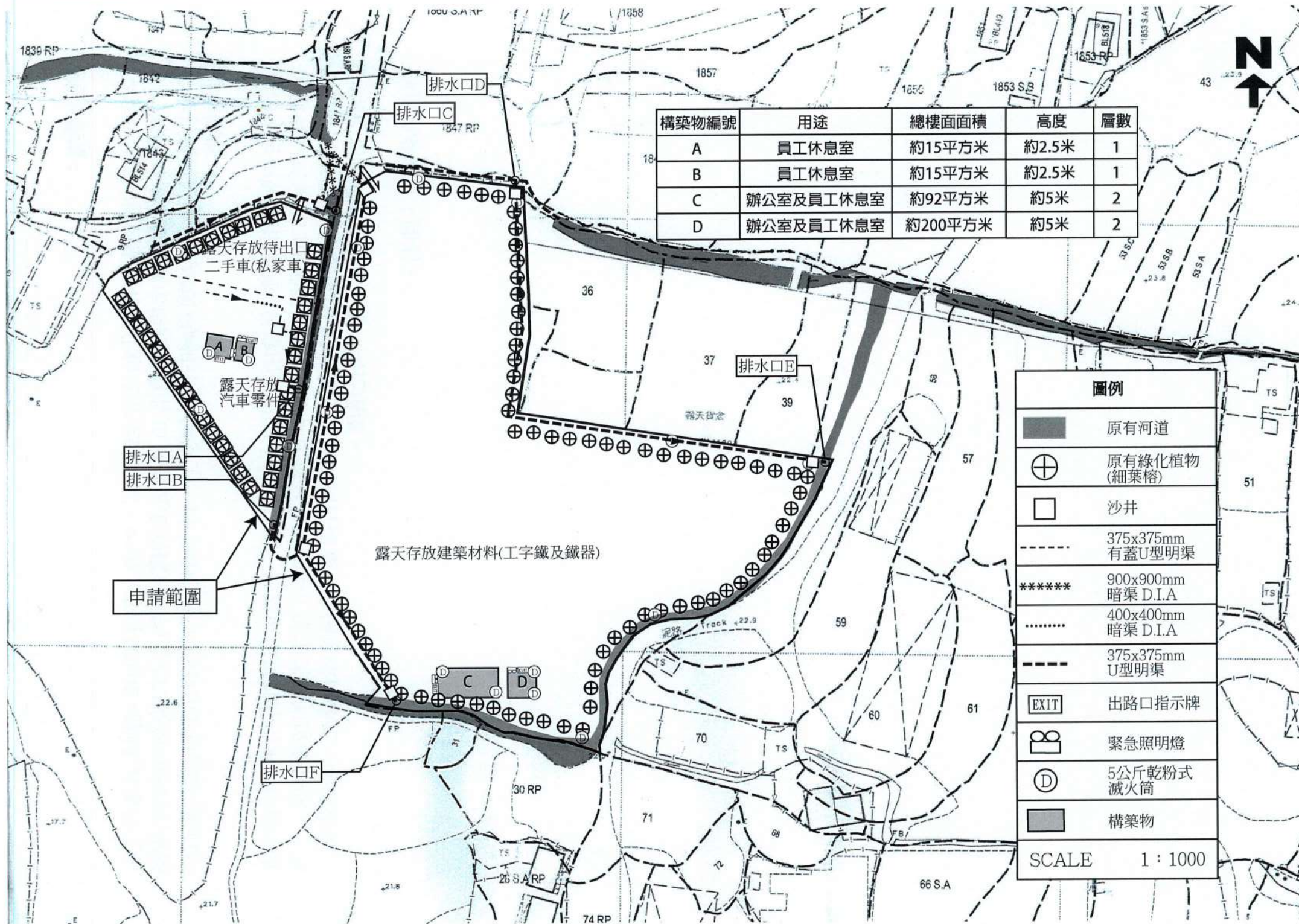
通訊地址：

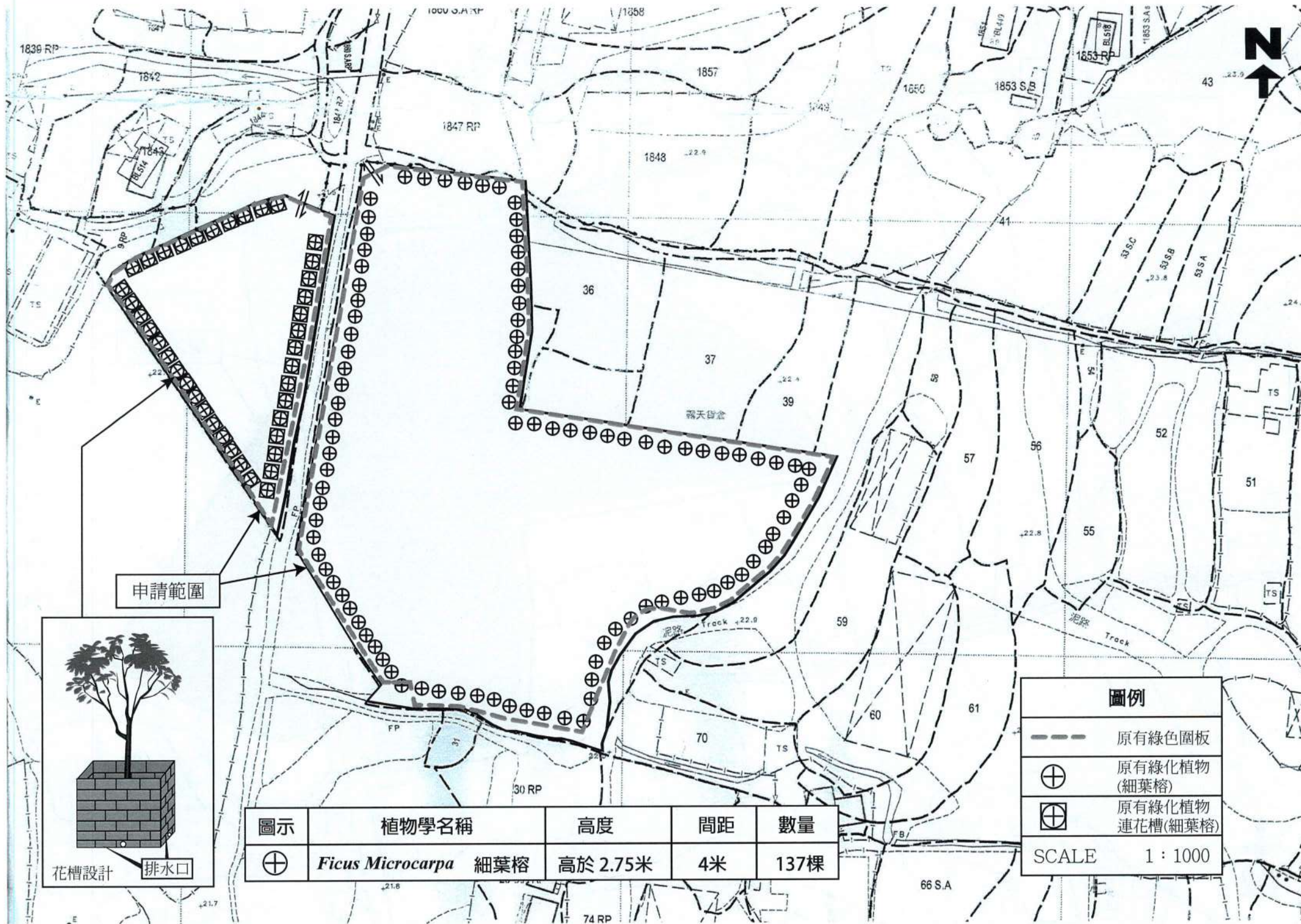
傳真號碼：

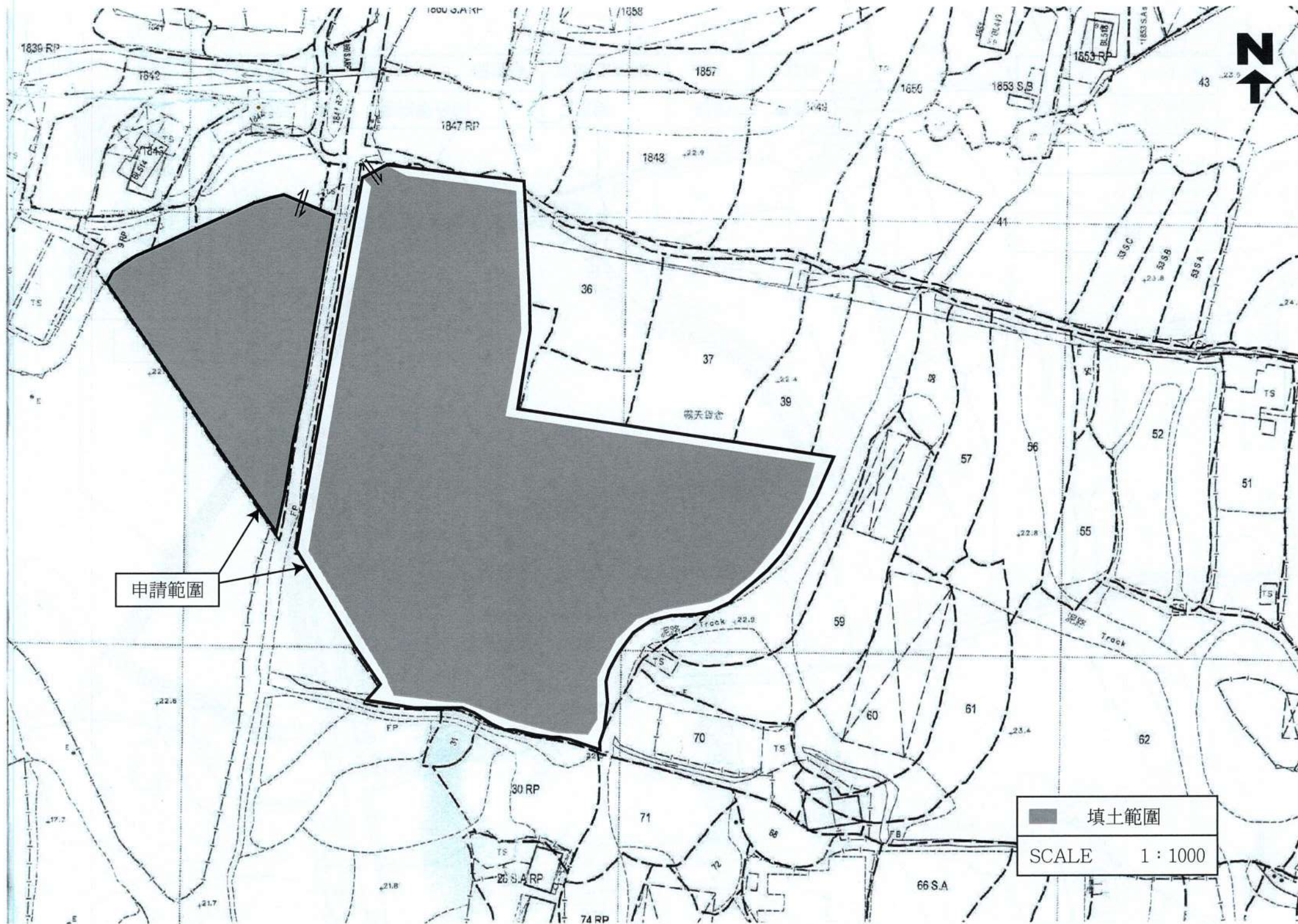
聯絡電話：

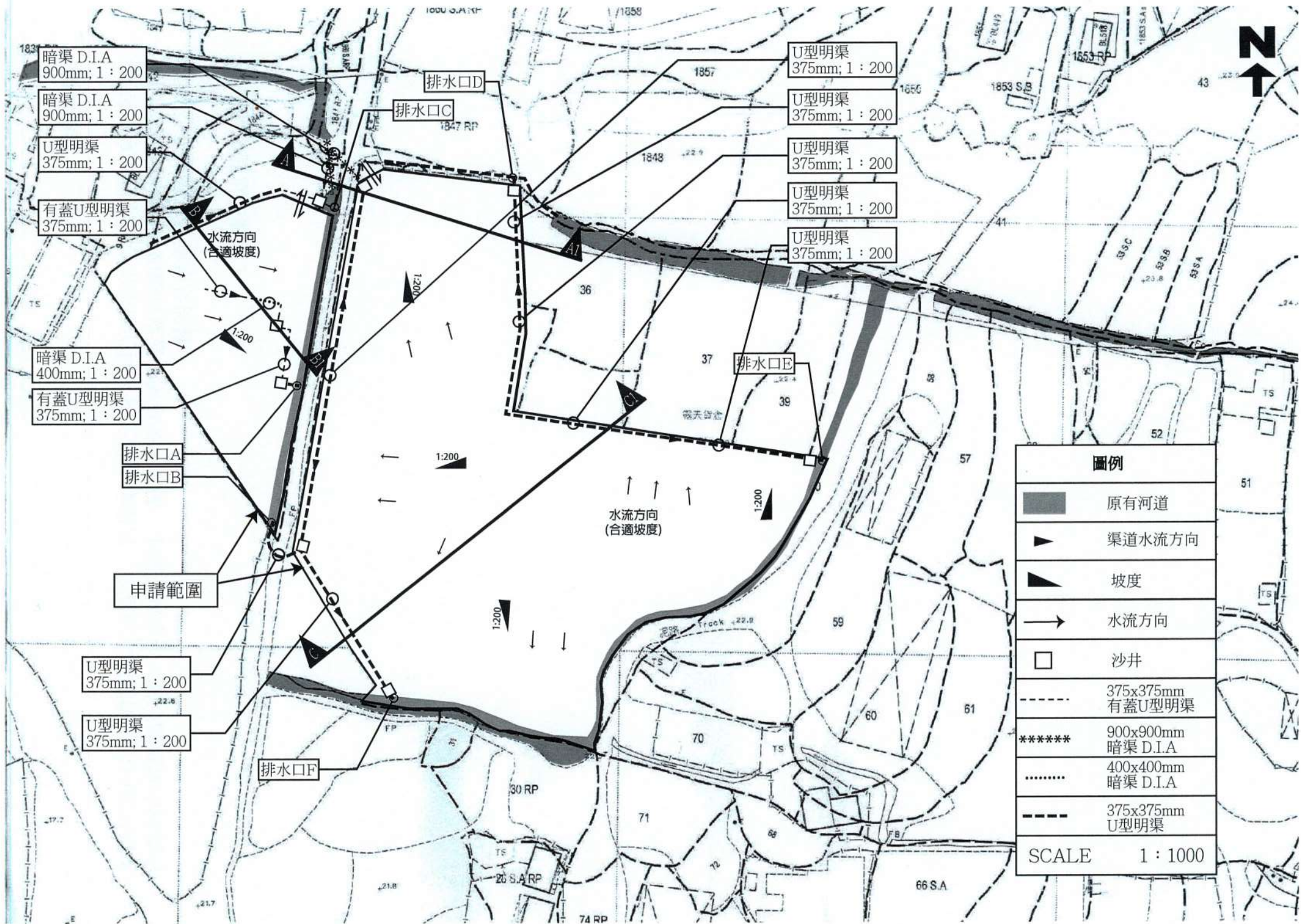
電郵地址：

日期： 2025 年 04 月 29 日



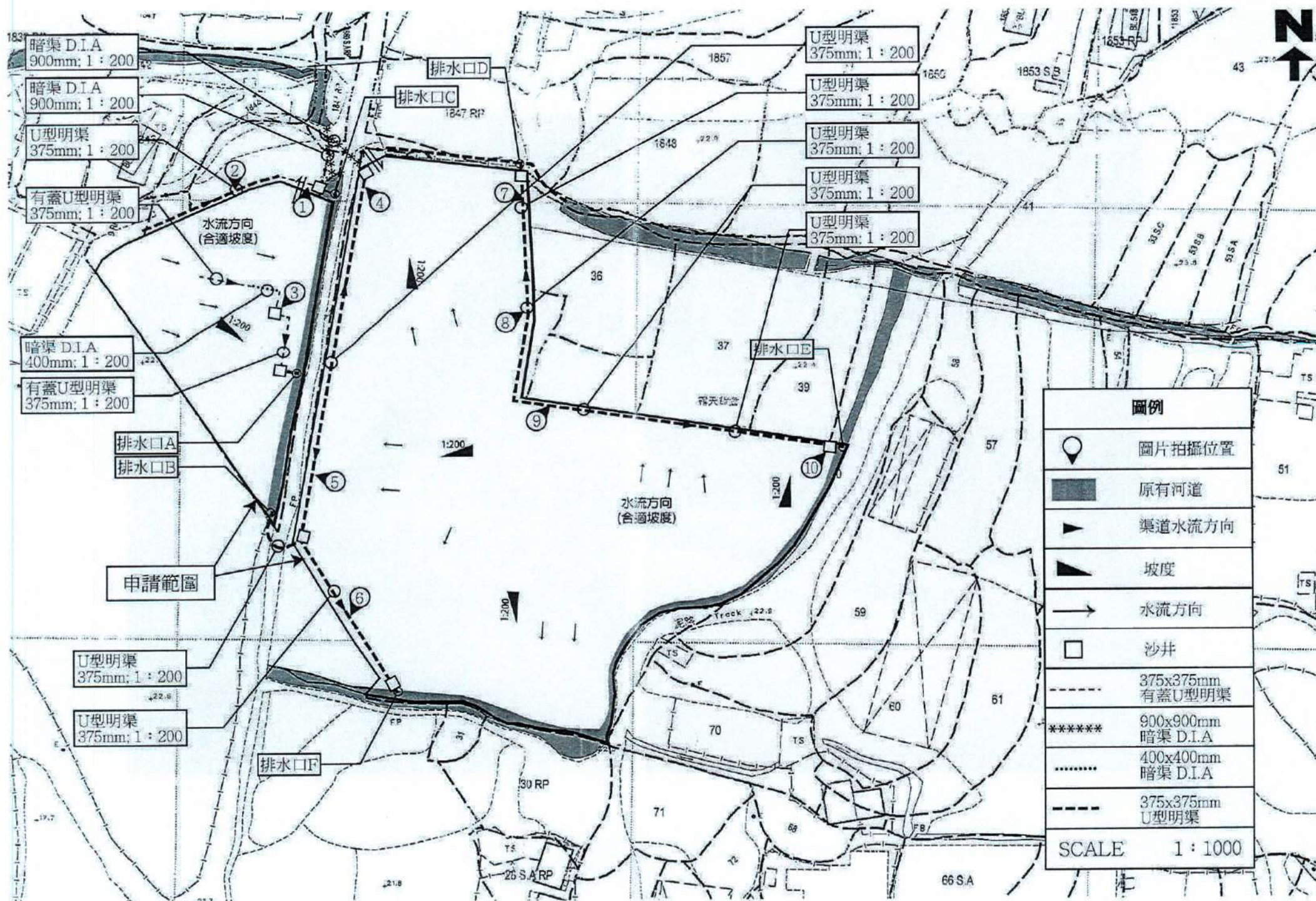


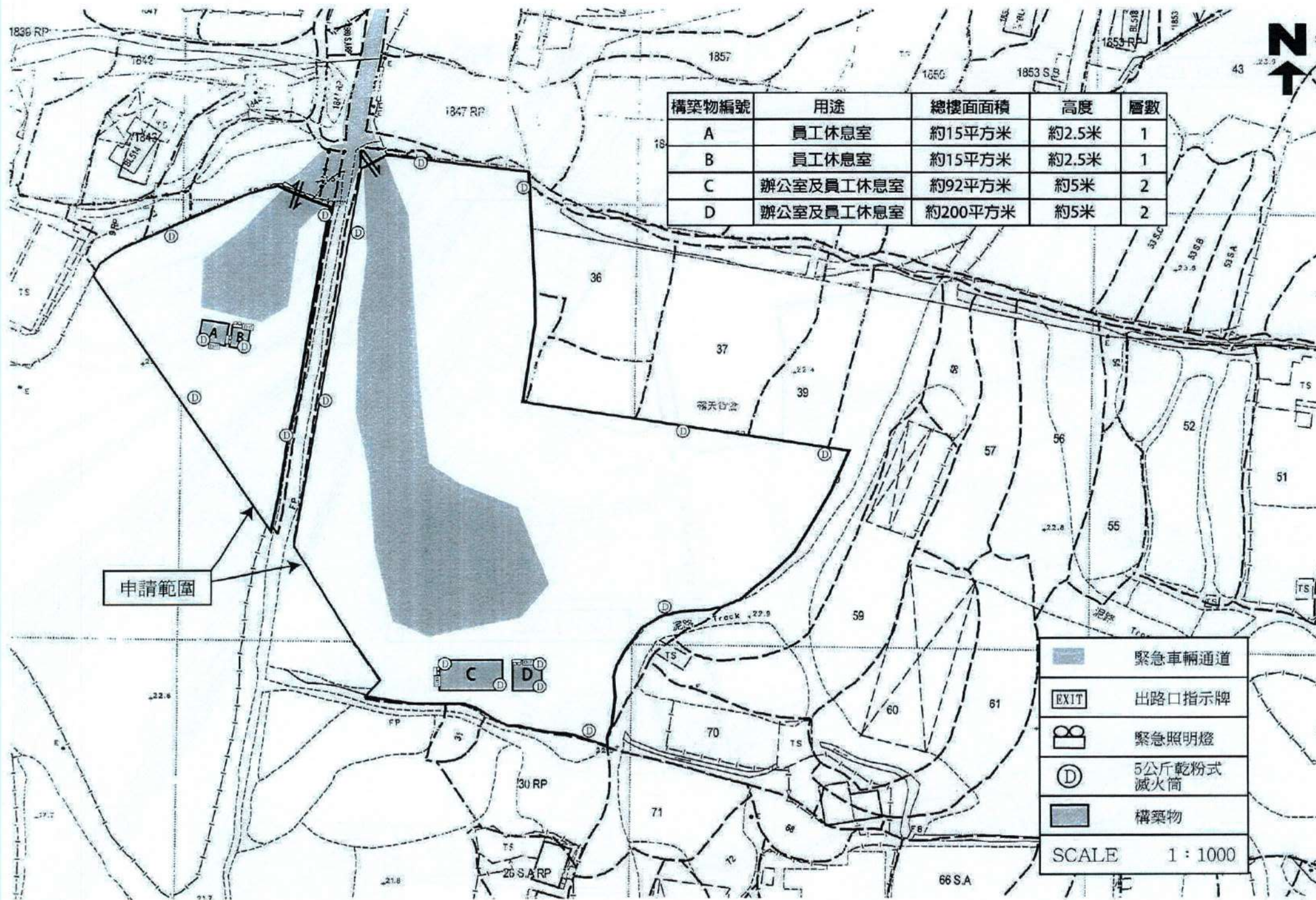




圖例

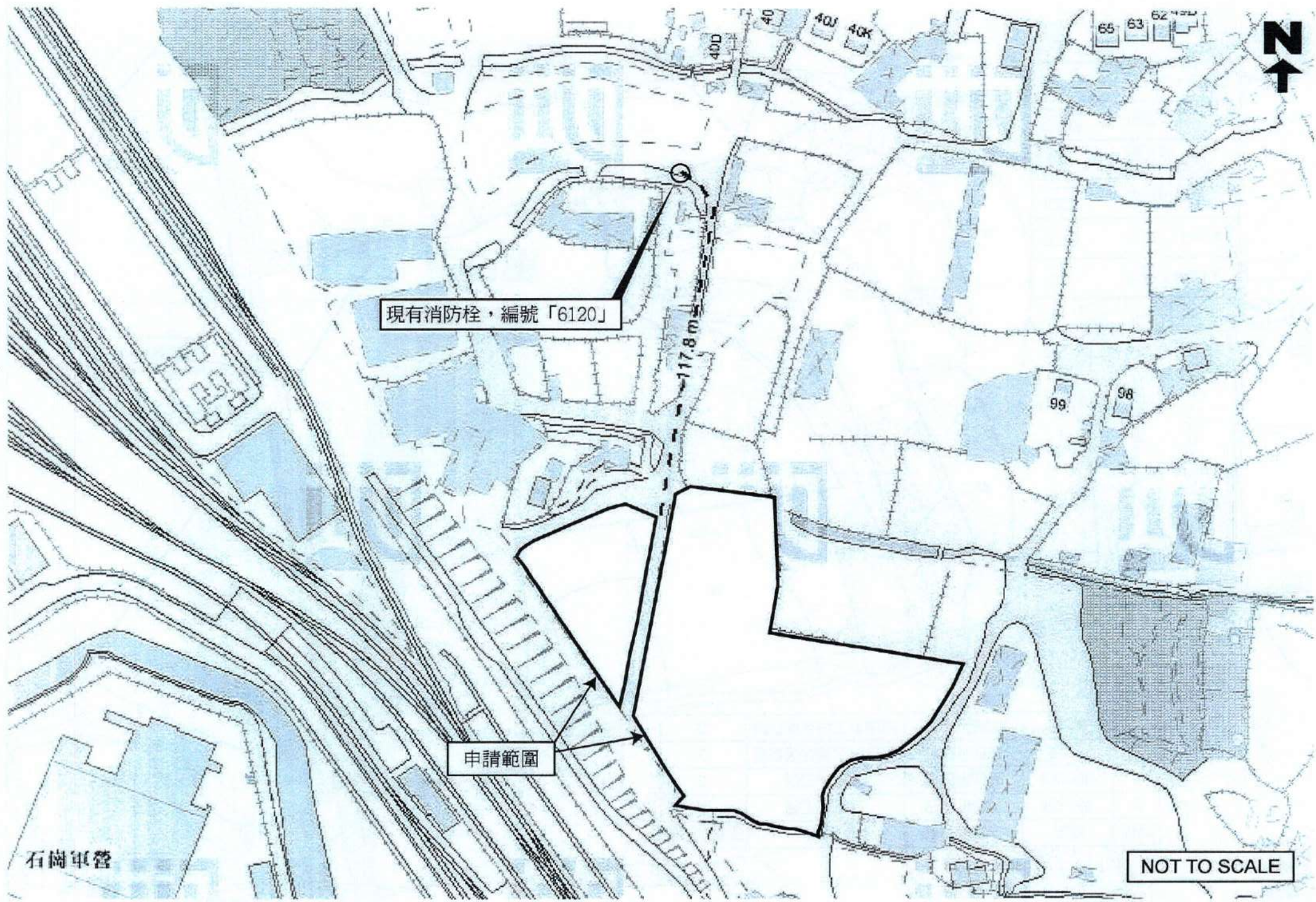
	原有河道
	渠道水流方向
	坡度
	水流方向
	沙井
	375x375mm 有蓋U型明渠
	900x900mm 暗渠 D.I.A
	400x400mm 暗渠 D.I.A
	375x375mm U型明渠
SCALE 1 : 1000	





構造物編號	用途	總樓面面積	高度	層數
A	員工休息室	約15平方米	約2.5米	1
B	員工休息室	約15平方米	約2.5米	1
C	辦公室及員工休息室	約92平方米	約5米	2
D	辦公室及員工休息室	約200平方米	約5米	2

	緊急車輛通道
	出口指示牌
	緊急照明燈
	5公斤乾粉式滅火筒
	構造物
SCALE 1 : 1000	

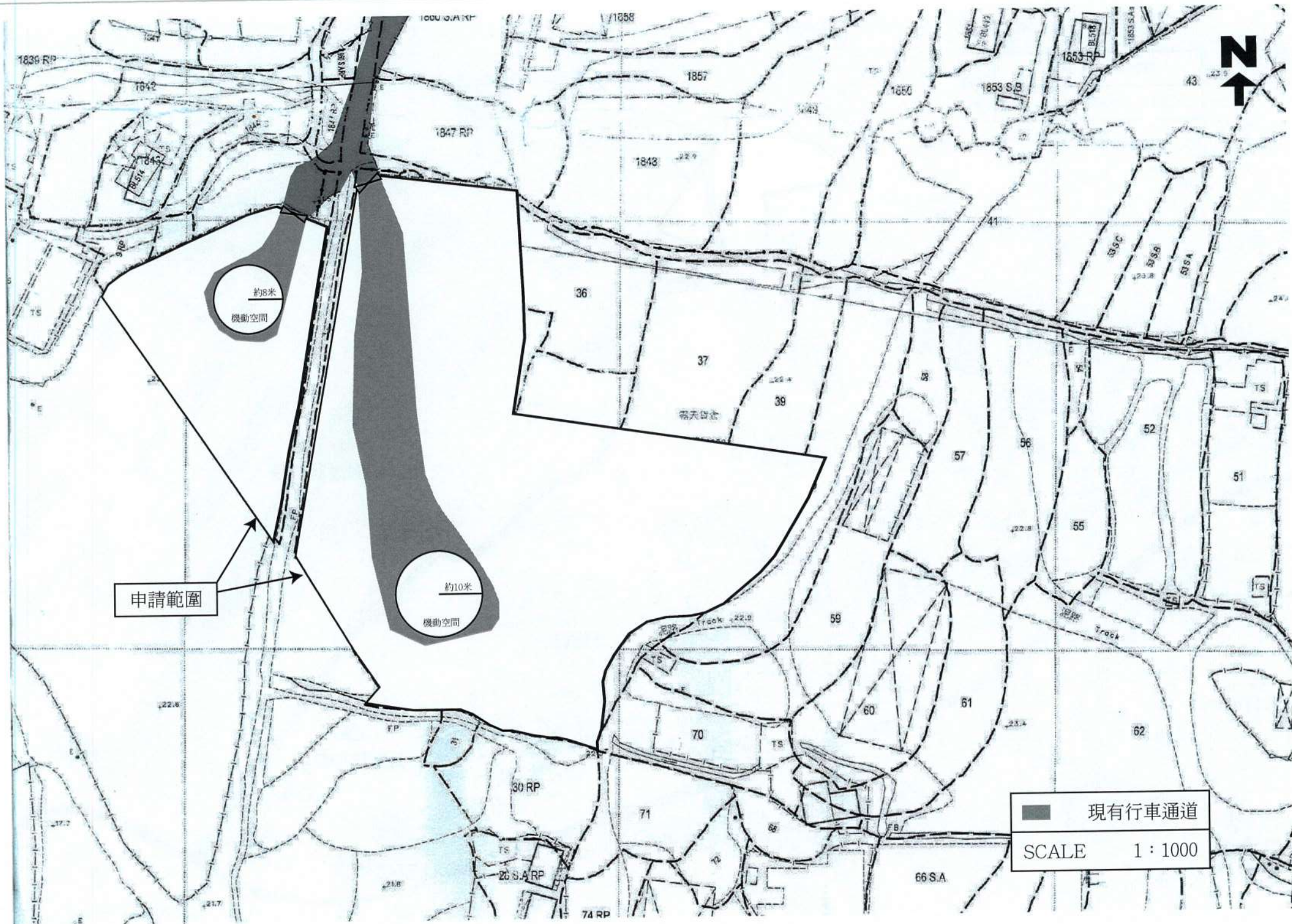


現有消防栓，編號「6120」

申請範圍

石崗軍營

NOT TO SCALE



**Relevant Extracts of Town Planning Board Guidelines for
Application for Open Storage and Port Back-Up Uses
under Section 16 Of The Town Planning Ordinance (TPB PG-No.13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-Up Uses under Section 16 Of The Town Planning Ordinance (TPB PG-No.13G) were promulgated, which set out the following criteria for the various categories of the area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/ proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/ tractor parks generating the highest traffic per unit area. In general, therefore, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, the Board may refuse to grant permission, notwithstanding other criteria set out in this Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Previous Applications involving the Site

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC/TPB)
1.	A/YL-PH/608	Proposed Temporary Open Storage of Second-Hand Vehicles for Display and Export for a Period of 2 Years	28.1.2011 (Revoked on 28.9.2012)
2.	A/YL-PH/666	Temporary Open Storage of Second-Hand Vehicles for Export, Vehicle Parts and Construction Materials for a Period of 3 Years	7.6.2013
3.	A/YL-PH/733	Temporary Open Storage of Second-Hand Vehicles for Export, Vehicle Parts and Construction Materials for a Period of 3 Years	10.6.2016
4.	A/YL-PH/805	Renewal of Planning Approval for Temporary Open Storage of Second-Hand Vehicles for Export, Vehicle Parts and Construction Materials for a Period of 3 Years	3.5.2019
5.	A/YL-PH/916	Renewal of Planning Approval for Temporary Open Storage of Second-Hand Vehicles for Export, Vehicle Parts and Construction Materials for a Period of 3 Years	20.5.2022

Rejected Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)	Rejection Reasons
1.	A/YL-PH/235	Nine Temporary Open Storage Yards of Construction Materials for a Period of 12 Months	30.10.1998	(1) to (5)
2.	A/YL-PH/409	Proposed Temporary Storage of Building Materials for a Period of 3 Years	20.12.2002 (Upon review)	(1), (5), (6)

Rejection Reasons

- (1) The proposed development is not in line with the planning intentions of the “Agriculture” (“AGR”) and/or “Village Type Development” zones. No strong justification has been given in the submission for a departure from such planning intentions even on a temporary basis.
- (2) The proposed development does not comply with the Town Planning Guidelines for “Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance” in that it is incompatible with the village settlements of Leung Uk

Tsuen and the nearby domestic structures.

- (3) The proposed vehicular access leading to the site from Kam Tin Road would be via a sub-standard track passing through the existing village settlements in Wang Toi Shan San Tsuen. The frequent transportation of construction materials to and from the site in large quantities would generate adverse noise and traffic impacts on the nearby village settlements.
- (4) There is insufficient information in the submission to demonstrate that the development would not have adverse drainage impact on the surrounding areas.
- (5) Approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- (6) The part of the proposed development falling within the “AGR” zone was not compatible with the surrounding land uses to its south which were predominantly rural in character with fallow agricultural land and plant nurseries.

**Similar Applications within the “Agriculture” Zone
in the Vicinity of the Site in the Past Five Years**

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/865	Temporary Open Storage (Private Car and Vans Prior to Sale) for a Period of 3 Years	8.1.2021 (Revoked on 8.2.2023)
2.	A/YL-PH/873	Proposed Temporary Open Storage of Construction Machinery for a Period of 3 Years	5.2.2021 (Revoked on 5.3.2023)
3.	A/YL-PH/885	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	9.7.2021
4.	A/YL-PH/914	Temporary Warehouse and Open Storage of Backdrop Screens, Advertising Aluminium Frames and Construction Materials for a Period of 3 Years	20.5.2022
5.	A/YL-PH/941	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Second-Hand Vehicles and Automotive Parts with Ancillary Staff Canteen for a Period of 3 Years	31.3.2023
6.	A/YL-PH/945	Temporary Open Storage (Private Car and Vans Prior to Sale) for a Period of 3 Years	22.12.2023
7.	A/YL-PH/1009	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	2.8.2024
8.	A/YL-PH/1050	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Backdrop Screens, Advertising Aluminium Frames and Construction Materials for a Period of 3 Years	28.3.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lots 1845 in D.D. 111, Lots 9 RP, 10 RP, 12 RP, 13 RP, 14, 32, 33 RP, 34, 35 S.A, 35 S.B, 36, 37, 38, 39 and 40 all in D.D. 114 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
- The Lot 12 RP in D.D. 114 in the Site is covered by Short Term Waiver (STW) No. 4173 and the GL adjoining Lots 13 RP, 14, and 33 RP in D.D. 114 is covered by a Short Term Tenancy (STT) No. 2854, both for the purpose of temporary open storage of second-hand vehicles for export, vehicle parts and construction materials; and
- advisory comments are at **Appendix VI**.

2. Traffic

(i) Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix VI**.

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

- no in principle objection on the application from highways maintenance perspective; and
- advisory comments are at **Appendix VI**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from public drainage point of view;
- the submitted drainage proposal with photo record of the implemented drainage facilities is considered acceptable;
- should the application be approved, approval conditions requiring maintenance of the existing drainage facilities under Application No. A/YL-PH/916 should be included

in the planning permission; and

- advisory comments are at **Appendix VI**.

Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department;
- the approval condition on the provision of fire extinguisher(s) within six weeks from the date of planning approval to his satisfaction should be included; and
- advisory comments are at **Appendix VI**.

4. Landscape Aspect

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment from landscape planning perspective;
- with reference to the aerial photo of October 2023, the Site is located in a rural inland plain landscape character comprising temporary structures, open storages, village houses, vacant lands and scattered tree groups;
- the Site is currently used as open storage with existing trees along the site boundary. The current application has the same site area, development layout and major development parameters in comparison with the last application (No. A/YL-PH/916) which is valid until 10.6.2025. Further significant adverse landscape impact within the Site arising from the continuous use of the Site for the applied use is not anticipated; and
- advisory comments are at **Appendix VI**.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix VI**.

6. District Office's Comments

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

- no particular comment on the application and no comment received from the locals upon close of consultation.

7. Other Departments

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix VI**:

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issues relating to the applied use with the concerned owner(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the Short Term Waiver (STW) and Short Term Tenancy (STT) holder(s) will need to apply to this office for modification of the STW and STT conditions where appropriate and the lot owner(s) shall apply to this office for a STW to permit the structure(s) erected Lot 1845 in D.D. 111 and Lots 9 RP, 10 RP, 12 RP, 13 RP, 14, 32, 33 RP, 34, 35 S.A, 35 S.B, 36, 37, 38, 39 and 40 all in D.D. 114 shall apply to this office for a STW and/or STT to permit the structure(s) erected within the said private lot(s) and the occupation of the Government land (GL). The application(s) for STW and/or STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW and/or STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that the application site (the Site) is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site involves adjoining GL which is not under HyD's maintenance purview;
 - (ii) the proposed access arrangement of the Site should be commented and approved by TD;
 - (iii) HyD is not responsible for the maintenance of proposed access connecting the Site to Kam Tin Road; and
 - (iv) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (f) to note the comments of the Director of Environmental Protection that the applicant shall:
 - (i) follow the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection

Department to minimise any potential environmental nuisance;

- (ii) follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;
 - (iii) provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (iv) meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Director of Drainage Services that the applicant shall:
- (i) ensure the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc; and
 - (ii) rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
 - (ii) in the revised FSIs proposal, the separation distance between each structure shall be clearly indicated on the plan. Structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230m²;
 - (iii) provision of FSIs shall be demonstrated in form of FS Notes with all relevant standards and specifications;
 - (iv) all accessible areas on 1/F are gross floor area accountable. Detailed layout plans and section drawings shall be provided in the revised FSIs proposal;
 - (v) the applicant is required to submit a valid fire certificate (F.S. 251) to his department for approval to address the approval condition on the provision of fire extinguisher(s);
 - (vi) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan; and
 - (vii) the applicant should adhere to the Good Practice Guidelines for Open Storage Sites as follows:

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers	-	2m	4.5m	-	-
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m	-	-
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m × 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that four structures and associated filling of land are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site is considered as two separate sites and each of them 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;
 - (iii) both of the two sites do 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;
 - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the captioned application;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be

construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant is reminded to avoid polluting or disturbing the adjacent watercourse during land filling and operation;
- (l) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
 - (i) existing raw water mains will be affected as shown on **Plan A-2**. A Waterworks Reserve (WWR) of the water mains shown in the enclosed plan shall be provided to WSD. No structure shall be erected over this WWR and such area shall not be used for storage of car-parking purpose;
 - (ii) the Water Authority (WA) and his officer and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the WWR are required to seek authorization from the WA;
 - (iii) no trees or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water main shown on the plan;
 - (iv) the developer shall bear the cost of any necessary diversion works affected by the proposed development;
 - (v) if any of the above conditions are not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
 - (vi) government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within in close vicinity of the site;
- (m) to note the comments of the Chief Engineer/Railway Development 1-1, HyD that the Site is within or close to the railway protection boundary of the High Speed Rail which has been fully commissioned. With reference to DEVB TC(W) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, the MTR Corporation Limited should be consulted with respect to the operation, maintenance, safety and any future works required for the existing railways.