

This document is received on 2025-05-19
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

2500895 28/4 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/STT/25
	Date Received 收到日期	2025-05-19

- 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)

FAN KAI MING 范啟銘

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)

NA

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOTS NO. 16 S.B. SS. 2 (PART), 16 S.B. SS. 3, 16 S.B. RP (PART), 19 S.A AND 19 RP (PART) IND.D. 105 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, THE NEW TERRITORIES
(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 2,309 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 474 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)	503 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/STT/2
(e) Land use zone(s) involved 涉及的土地用途地帶	0
(f) Current use(s) 現時用途	TEMPORARY OPEN STORAGE AND RETAIL SALE OF CONSTRUCTION MACHINERY (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 07/05/2025 (DD/MM/YYYY), this application involves a total of ONE "current land owner(s)".
根據土地註冊處截至 2025 年 5 月 7 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」。
- (b) The applicant 申請人 -
- ☒ has obtained consent(s) of ONE "current land owner(s)".
已取得 1 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
ONE	LOTS NO. 16 S.B.S.S. 2, 16 S.B.S.S. 3, 16 S.B.RP LOTS NO. 19 S.A, 19 RP IN P.D. 105, YUEN LONG	09/04/2025

(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 notifiedNA... "current land owner(s)"[#]
已通知NA..... 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)
<u>NA</u>	<u>NA</u>	<u>NA</u>

(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 NA (DD/MM/YYYY)[&]
於 NA (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 NA (DD/MM/YYYY)[&]
於 NA (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 NA (DD/MM/YYYY)[&]
於 NA (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 NA (DD/MM/YYYY)[&]
於 NA (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）

NA

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

NA

(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 NA☐ month(s) 個月 NA**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 NAsq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積 NAsq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 NA

Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 NAsq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 NAsq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

NA

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

NA

Motorcycle Parking Spaces 電單車車位

NA

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

NA

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

NA

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

NA

Others (Please Specify) 其他 (請列明)

NA

NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

NA

Coach Spaces 旅遊巴車位

NA

Light Goods Vehicle Spaces 輕型貨車車位

NA

Medium Goods Vehicle Spaces 中型貨車車位

NA

Heavy Goods Vehicle Spaces 重型貨車車位

NA

Others (Please Specify) 其他 (請列明)

NA

NA

Proposed operating hours 擬議營運時間 <div style="font-size: 1.2em; margin-left: 20px;">N/A</div>																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<div style="float: right; width: 15%;">Yes 是</div> <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))																														
	<div style="float: right; width: 15%;">No 否</div> <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？	<div style="float: right; width: 15%;">Yes 是</div> <input type="checkbox"/> Please provide details 請提供詳情 <div style="border-bottom: 1px dotted black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px dotted black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px dotted black; height: 1.2em; margin-top: 5px;"></div> <div style="clear: both;"></div> <div style="float: right; width: 15%;">No 否</div> <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？	<div style="float: right; width: 15%;">Yes 是</div> <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／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																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<div style="float: right; width: 15%;">No 否</div> <input type="checkbox"/>																														
	<table style="width: 100%; border-collapse: collapse;"> <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 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 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 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 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 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 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 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 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 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 type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													

	<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><u>NA</u></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

(a) Application number to which the permission relates 與許可有關的申請編號	<u>AL YL-ST 1623</u>
(b) Date of approval 獲批給許可的日期	<u>29/07/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>26/08/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	RENEWAL OF PLANNING APPROVAL FOR TEMPORARY "OPEN STORAGE AND RETAIL SALE OF CONSTRUCTION MACHINERY" FOR A PERIOD OF THREE (3) YEARS
(e) Approval conditions 附帶條件	<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 checked="" 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>Reason(s) for non-compliance: 仍未履行的原因：</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>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>THREE (3)</u></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。

PLEASE REFER TO ANNEX 1 AND 2.
請參考附件 1 及 2。

7. Justifications

規劃許可續期申請之理由

有關申請地點曾多次獲貴會批准作有關申請用途。現時基本運作都是跟之前三十年來的運作模式進行。而有關的規劃許可附帶條件的設施亦一直繼續保持完好；申請人一直無間斷有繼續履行規劃許可附帶條件的內容。

另一方面，地政總署(元朗地政處)就有關申請地點發出的短期豁免建議書(編號: 第 STW3145 號)及短期租約(編號: 第 2997 號)續獲發出。故懇請貴會能繼續批准作有關申請用途；好讓申請地點能繼續營運及提供工作給服務多年的工人。

申請地點運作時間為星期一至六，早上八時至下午七時，星期日及公眾假期休息。

申請人謹代表全體員工和家庭致以萬分感謝!

申請人: 范啟銘

2025 年 4 月 28 日

7. Justifications

規劃許可續期申請之理由

致: 城規會

申請人(范啟銘)現作出書面聲明，本人一直至今在有關申請地點都有繼續依足被消防處處長接受的消防裝置建議去落實去做，亦有一直繼續維持所有消防裝置及設備之完整良好。

為方便參考，現附上在 2017 年 10 月 10 日所提交及被接受的消防裝置建議書副本，以及 3 份仍然有效的消防裝置及設備證書(F.S. 251)副本。

A handwritten signature in black ink, appearing to be '范啟銘' (Van Ka Ming), written over a horizontal line.

申請人(范啟銘)

2025 年 4 月 28 日

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

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

FAN KAI MING (范啟銘)

NA

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

NA

on behalf of
代表

NA

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

Date 日期

28/4/2025

(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	LOTS NO. 16 S.B.S.S. 2 (PART), 16 S.B.S.S. 3, 16 S.B.R.P. (PART), 19 S.A AND 19 R.P. (PART) IN D.D. 105 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, THE NEW TERRITORIES.
Site area 地盤面積	2309 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 503 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/STT/2
Zoning 地帶	0
Type of Application 申請類別	<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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 checked="" type="checkbox"/> Year(s) 年 THREE (3) <input type="checkbox"/> Month(s) 月 NA
Applied use/ development 申請用途/發展	TEMPORARY OPEN STORAGE AND RETAIL SALE OF CONSTRUCTION MACHINERY 臨時露天存放及零售建築機械

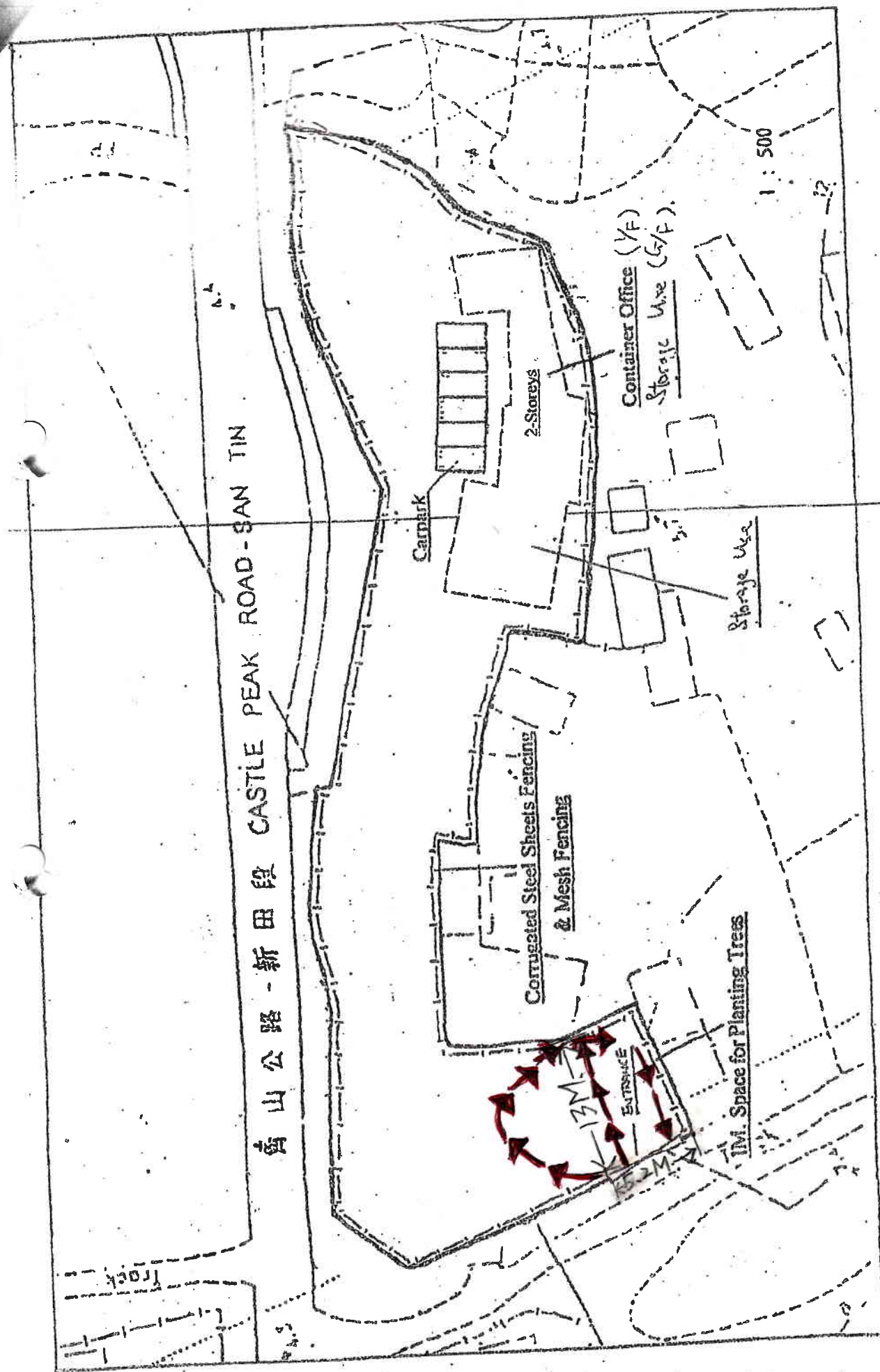
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	474 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	ONE (1)	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	5.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		TWO (2) Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) G.E. GROUND FLOOR AND FIRST FLOOR ONLY	
(iv) Site coverage 上蓋面積	NA % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		SIX (6)
	Private Car Parking Spaces 私家車車位		SIX (6)
	Motorcycle Parking Spaces 電單車車位		NA
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		NA
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		NA
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		NA
	Others (Please Specify) 其他 (請列明)		NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		ZERO (0)
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

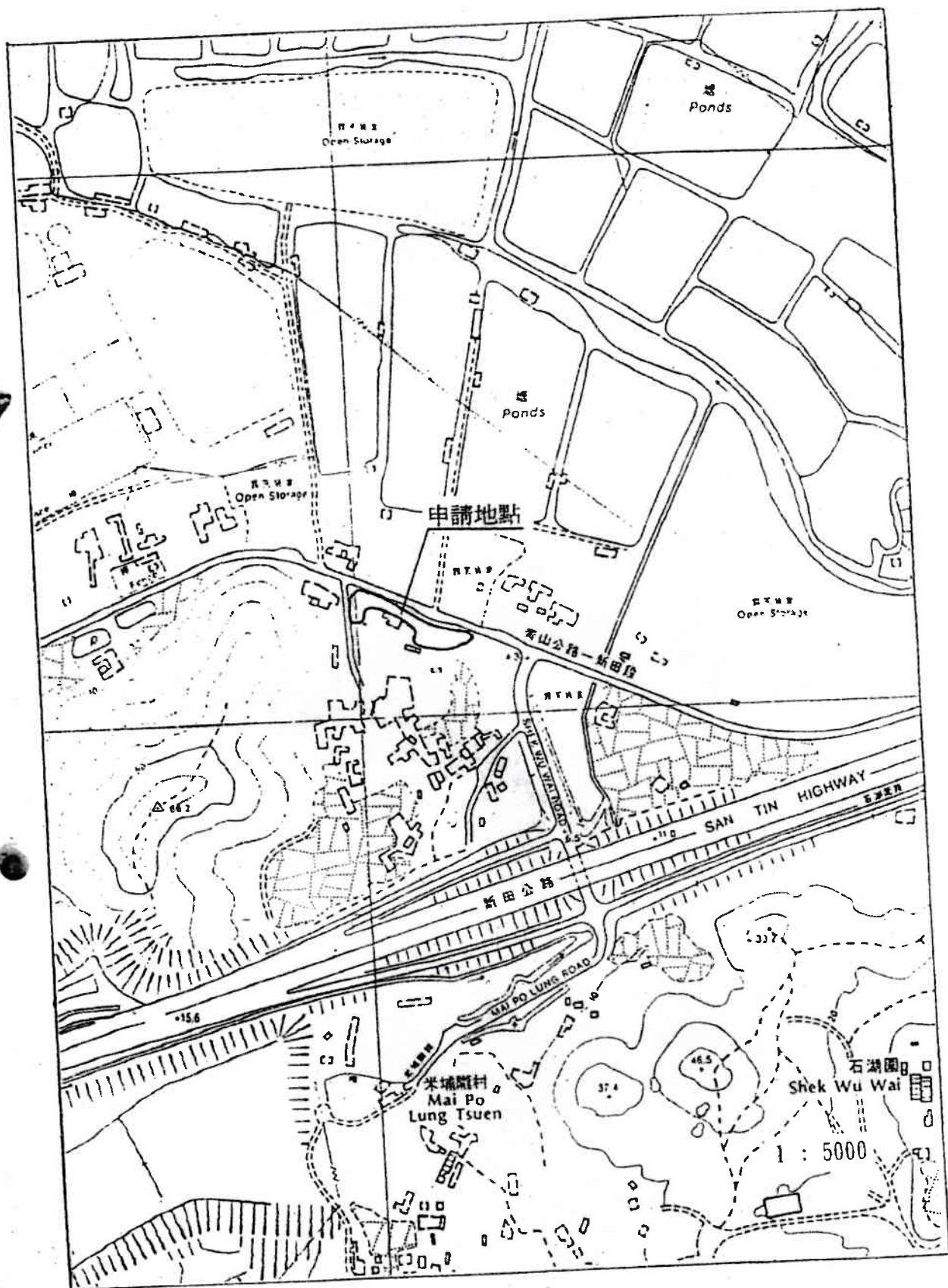
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) 位置圖 (位置圖) <input checked="" type="checkbox"/> 消防裝置及設備圖 (消防)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p>位置圖 LOCATION PLAN, 消防裝置及設備圖 FIRE SERVICES INSTALLATION LAYOUT PLANS (一份共兩張已被接受的消防裝置建議書副本)</p>		
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) 消防裝置及設備證書 (表格 F.S. 251) 副本 3 張	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>CERTIFICATES OF FIRE SERVICE INSTALLATION AND EQUIPMENT = 3 COPIES</p>		
<p>Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號</p>		

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。



Layout Plan

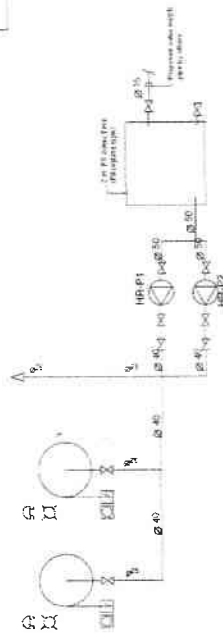


位置圖

CASTLE PEAK ROAD, SAN TIN

OPEN STORAGE OF
CONSTRUCTION
MACHINE

OUT IN



GROUND FLOOR PLAN

SCALE : 1 : 400



SCHEMATIC PIPING DIAGRAM OF HOSE REEL SYSTEM

Legend :
[Symbol] Hose reel set (1/2" 30m long rubber hose, 1/2" nozzle hose guide, nozzle cabinet and etc)
[Symbol] Break Glass Unit
[Symbol] 150 mm Fire Alarm bell
[Symbol] Visual Fire Alarm
[Symbol] Gas Valve
[Symbol] Non-Return Valve
[Symbol] Hose Reel Pump
[Symbol] 5 kg Dry Powder fire extinguisher
[Symbol] 2 kg Dry Powder type fire extinguisher
[Symbol] 2 kg CO2 Gas Type fire extinguisher
[Symbol] 5 kg CO2 Gas Type fire extinguisher

F.S. Notes :

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266:PART 1 AND BS EN 1838.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5166 : PART 1.
- FIRE ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839:1:2002+A2:2008 AND FSD CIRCULAR LETTER NO. 1/2009. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THIS ACTUATING POINT SHALL BE INCLUDE FACILITE FOR FIRE PUMP START AND AUDIOVISUAL WARNING DEVICE INITIATION.
- A HOSE REEL SYSTEM SUPPLIED BY 2m³ FS WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING. THE FS WATER TANK, FS PUMP ROOM AND HOSE REEL AS MARKED ON PLAN.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE OF 1NO. 20kg CO2 GAS TYPE FIRE EXTINGUISHER SHALL BE PROVIDED AT FS PUMP ROOM AND OTHER AREA AS STATED ON PLAN.

FS PUMP SCHEDULE

Pump Designation	Flow Rate (l/min)	Head (kpa)	Motor Rating (kw)
HR-P1 & P2	80	700	2.2

PROJECT

Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years in "Residential (Group D)" zone, Lots 16 S B RP (Part) and 19(Part) in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long

F.S. CONTRACTOR



華通機械貿易(香港)有限公司

CLIENT

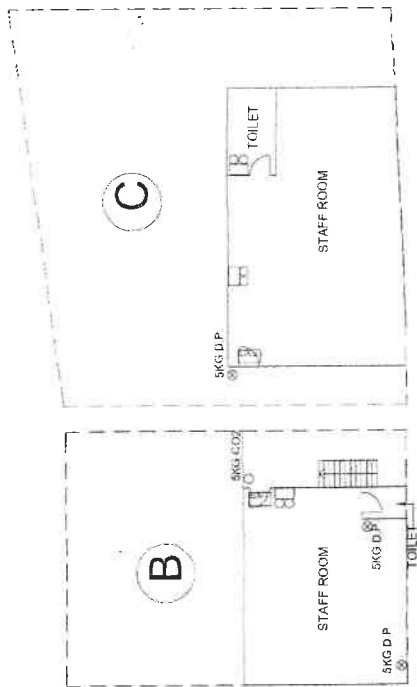
REV. DESCRIPTION DATE

TITLE

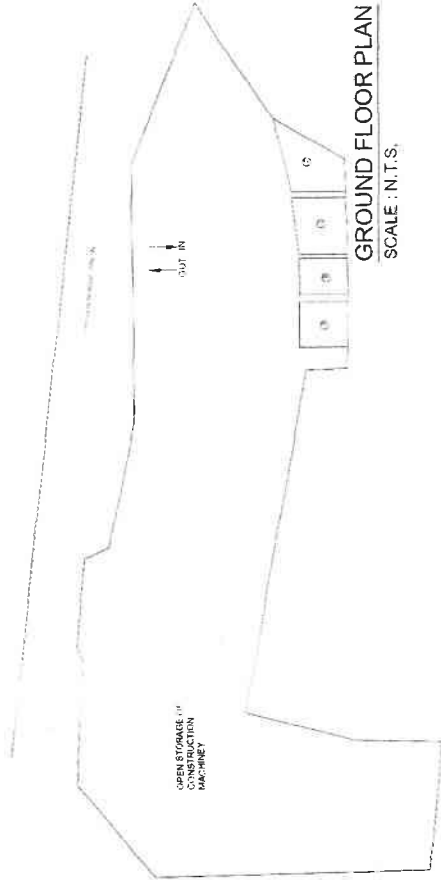
F.S. NOTES, LEGEND AND GROUND FLOOR PLAN

DRAWING NO. J177M/F5-01

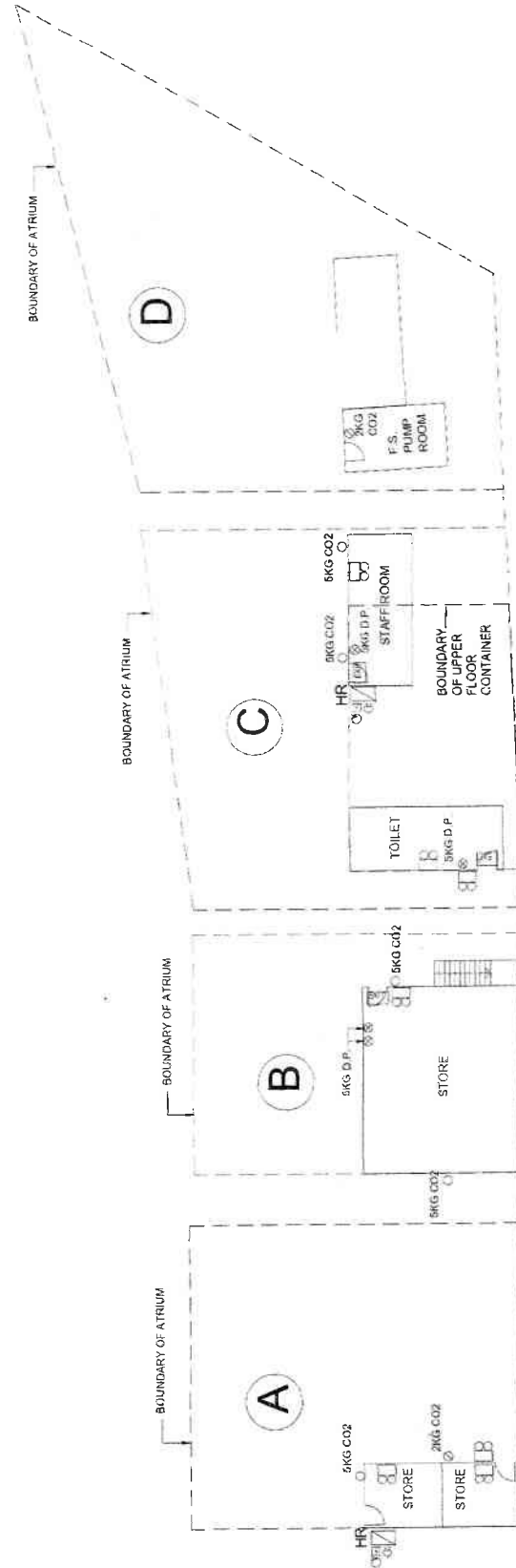
DRAWN: Eddie Chan
CHECKED: Eddie Chan
APPROVED: Eddie Chan
SCALE: AS SHOWN
PAPER SIZE: A1
REVISION: 0
FILE NAME:



UPPER FLOOR PART PLAN (B + C) SCALE : 1 : 100



GROUND FLOOR PLAN
SCALE : N.T.S.



LOWER FLOOR PART PLAN (A + B + C + D) SCALE : 1 : 100

F.S. CONTRACTOR



德耀消防工程有限公司
FIRECOM ENGINEERING LIMITED

PROJECT

Temporary Open Storage and Retail
Sale of Construction Machinery for a
Period of 3 Years in "Residential
(Group D)" zone, Lots 16 S.B.R.P.
(Part) and 19(Part) in D.D. 105 and
Adjoining Government Land, San Tin,
Yuen Long

TITLE

Fire Service Installation
Layout Plan

DRAWING NO.

J17709FS402

DRAWN

Eddie Chan

SCALE

AS SHOWN

CHECKED

Eddie Chan

PAPER SIZE

A1

APPROVED

Eddie Chan

REVISION

0

FILE NAME

消防裝置及設備證書

消防處檔號

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

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9256192

FSD Ref.: _____

消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書Name of Client : 華通機械貿易香港有限公司
顧客姓名Name of Building :
樓宇名稱Street No./Town Lot : Lots 16S.B RP(Part) and 19(Part)
門牌號數/市地段Street/Road/Estate Name :
街道/屋苑名稱

新田

Block :
座District :
分區

元朗

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	12 x 應急照明燈 ("Hi Lux" Model: 6V3L)x5 ("Apollo" Model: A-L-202)x1 ("Zebra" Model: Z12)x4 ("Mars" Model: MT-1011)x2	As above	Conforms with FSD requirements	15-2-2025	14-2-2026
12	6 x 出口指示牌 ("Auto-source")x1 ("Apollo")x4	"	Conforms with FSD requirements	"	"

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核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

LI SAU PING

RC 2/163 RC 1/60

Intercept Fire & Security

Tech.Ltd

24-2-2025

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

A 9323543

FSD Ref.:
消防處檔號

Name of Client:

顧客姓名

華通機械貿易香港有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lots 16S.B RP(Part) and 19(Part)

Street/Road/Estate Name:

街道/屋苑名稱

新田

Block:

座

District:

分區

元朗

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	2x2 KG CO2 GAS TYPE F.E.	AS ABOVE	Conforms with FSD requirements	10-2-2025	9-2-2026
"	6x5 KG CO2 GAS TYPE F.E.	"	Conforms with FSD requirements	"	"
"	7x5 KG DRY POWDER TYPE F.E.	"	Conforms with FSD requirements	"	"

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	5x5 KG DRY POWDER TYPE F.E.	AS ABOVE	TO SUPPLY AND INSTALL	Conforms with FSD requirements	10-2-2025

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

Cheung Wai Keung

RC 3/456

Intercept Fire & Security

Tech.Ltd

17-2-2025

For FSD
use only:

Inspected

Key-in

Verified

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

Timothy Yuet Sang CHAN/PLAND

寄件者: Ling LAM <[REDACTED]>
寄件日期: 2025年05月22日星期四 11:41
收件者: tpbpd/PLAND
副本: Timothy Yuet Sang CHAN/PLAND
主旨: Application No.: A/STT/25
附件: 所有最後提交補充資料4張_20250522_0001.pdf

類別: Internet Email

Dear Sir/Madam,

現附上一個檔案，共四張紙，全部資料取代及補充較早前所提交的資料和文件。

Thanks & regards,
Ling LAM

--

WAH TONG MACHINERY TRADING (HK) CO LTD TEL: [REDACTED] FAX: [REDACTED]

DATE: 21/05/2025

補充資料

致：城規會

RE: Application No. A/STT/25

申請人(范啟銘)現作出以下聲明，申請地點只有一個構築物，牽涉兩層高，此構築物之高度大概為五米半(5.5m)。

申請人會跟從經更新的圖則去作申請用途。

申請地點運作時間為星期一至六，早上八時至下午七時，星期日及公眾假期休息。

申請地點只有六個固定私家車泊位，其實是幾十年前之最先預算，但事實上一直未試過有一日是泊滿六個私家車位。僱員及外訪客人絕大多數是乘搭公共小巴或的士來回，主要泊車位是用作後備用途，不經常使用，實際使用量好低。

現在平均周一至周六，每日只有 1 至 2 部私家車出入，每部車每日出入一次。星期日及公眾假期申請地點關閉，沒有車輛出入。

申請地點的進入及出口都是同一點位置，闊度是 5.2 米(5.2M)，處於後面(即地盤平面圖的左下方)，見附圖(淺黃色的位置)。

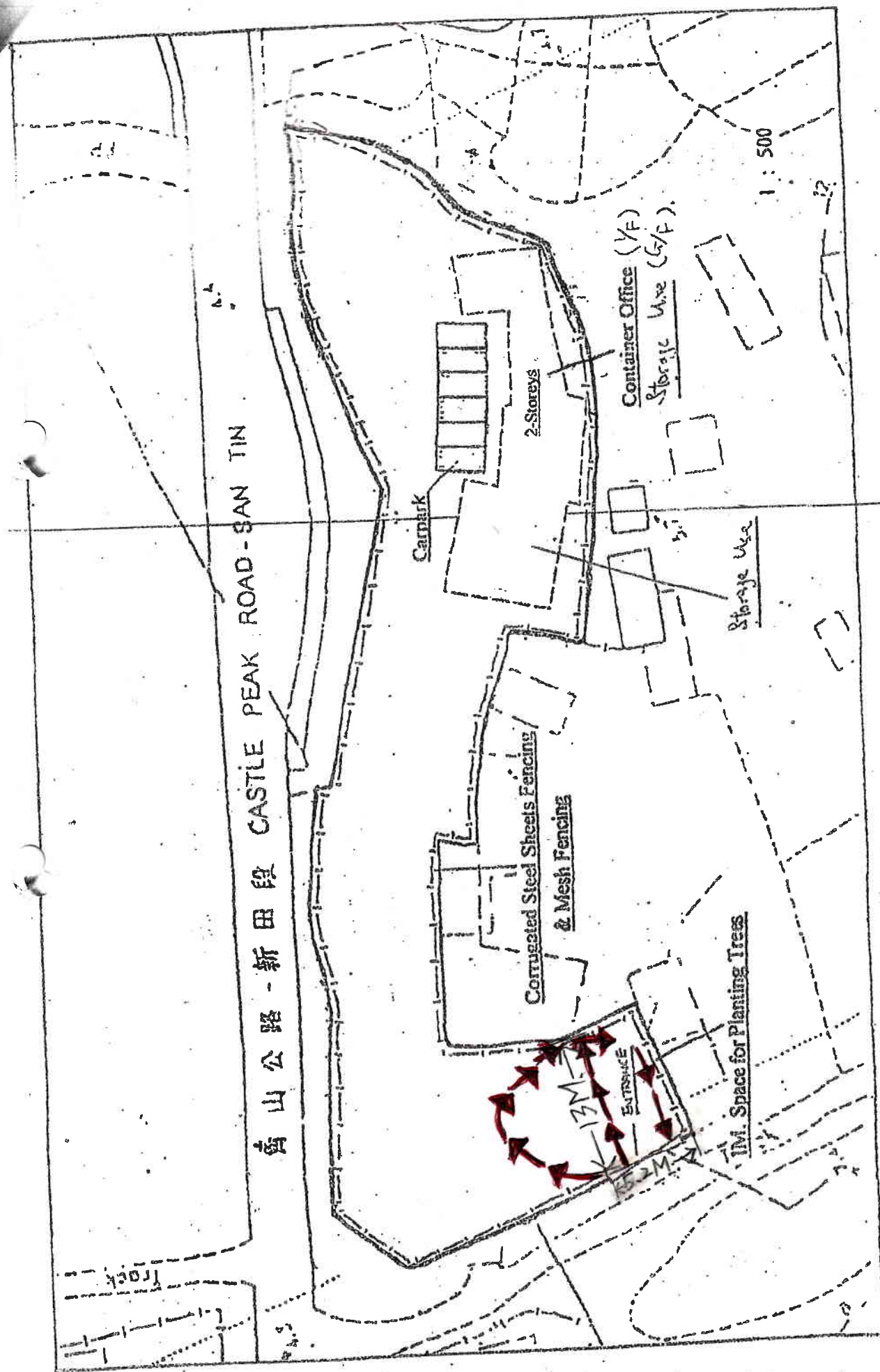
申請地點的進入/出口是有足夠空間給車輛轉彎掉頭走，此空間至少的面積有 5.2 米(5.2M)乘 13 米(13M)，至於車輛轉彎掉頭走的方向，請參考附圖之紅色箭咀。

所有建築機械被運送到申請地點，運輸車會經過進出入之開口進入場地內，然後在前面之大空地便卸貨，完成後，運輸車便轉彎掉頭走，所有建築機械被卸後再由場內的吊雞車和剗車等運輸工具負責於場內輸送。事實上挖土機被卸後是可以由場內工人駕駛向前行。卸貨之整個程序全部留在場內運作，不會影響旁邊的交通。

至於運輸車輛轉彎掉頭走的方向，請參考附圖之紅色箭咀。



申請人(范啟銘)

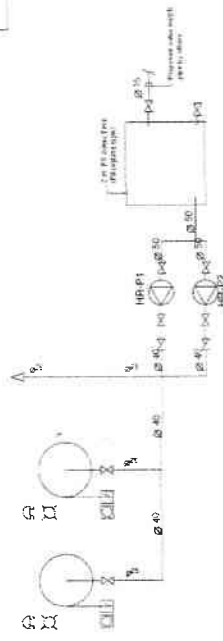


Layout Plan

CASTLE PEAK ROAD, SAN TIN

OPEN STORAGE OF
CONSTRUCTION
MACHINE

OUT IN



GROUND FLOOR PLAN

SCALE : 1 : 400

Legend :

- 1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266:PART 1 AND BS EN 1838.
- 2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5166 : PART 1.
- 3. FIRE ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839:12002+A2:2008 AND FSD CIRCULAR LETTER NO. 1/2009. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THIS ACTUATING POINT SHALL BE INCLUDE FACILITE FOR FIRE PUMP START AND AUDIOVISUAL WARNING DEVICE INITIATION.
- 4. A HOSE REEL SYSTEM SUPPLIED BY 2m³ FS WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING. THE FS WATER TANK, FS PUMP ROOM AND HOSE REEL AS MARKED ON PLAN.
- 5. PORTABLE HAND-OPERATED APPROVED APPLIANCE OF 1NO. 20kg CO2 GAS TYPE FIRE EXTINGUISHER SHALL BE PROVIDED AT FS PUMP ROOM AND OTHER AREA AS STATED ON PLAN.

FS PUMP SCHEDULE

Pump Designation	Flow Rate (l/min)	Head (kpa)	Motor Rating (kw)
HR-P1 & P2	80	700	2.2

F.S. Notes :

- 1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266:PART 1 AND BS EN 1838.
- 2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5166 : PART 1.
- 3. FIRE ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839:12002+A2:2008 AND FSD CIRCULAR LETTER NO. 1/2009. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THIS ACTUATING POINT SHALL BE INCLUDE FACILITE FOR FIRE PUMP START AND AUDIOVISUAL WARNING DEVICE INITIATION.
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- 5. PORTABLE HAND-OPERATED APPROVED APPLIANCE OF 1NO. 20kg CO2 GAS TYPE FIRE EXTINGUISHER SHALL BE PROVIDED AT FS PUMP ROOM AND OTHER AREA AS STATED ON PLAN.

Area :

- A - ATRIUM AREA (A) (TOTAL COVERED AREA : 152.4 m²)
• 12m x 12.7m
• 152.4m²
- B - ATRIUM AREA (B) (TOTAL COVERED AREA : 118.75 m²)
• 8.5m x 12.5m
• 118.75m²
- C - ATRIUM AREA (C) (TOTAL COVERED AREA : 152.25 m²)
• 10.5m x 14.5m
• 152.25m²
- D - ATRIUM AREA (D) (TOTAL COVERED AREA : 82.25 m²)
• 14.5m x 4.5m
• 82.25m²

華通機械貿易(香港)有限公司

F.S. CONTRACTOR



PROJECT

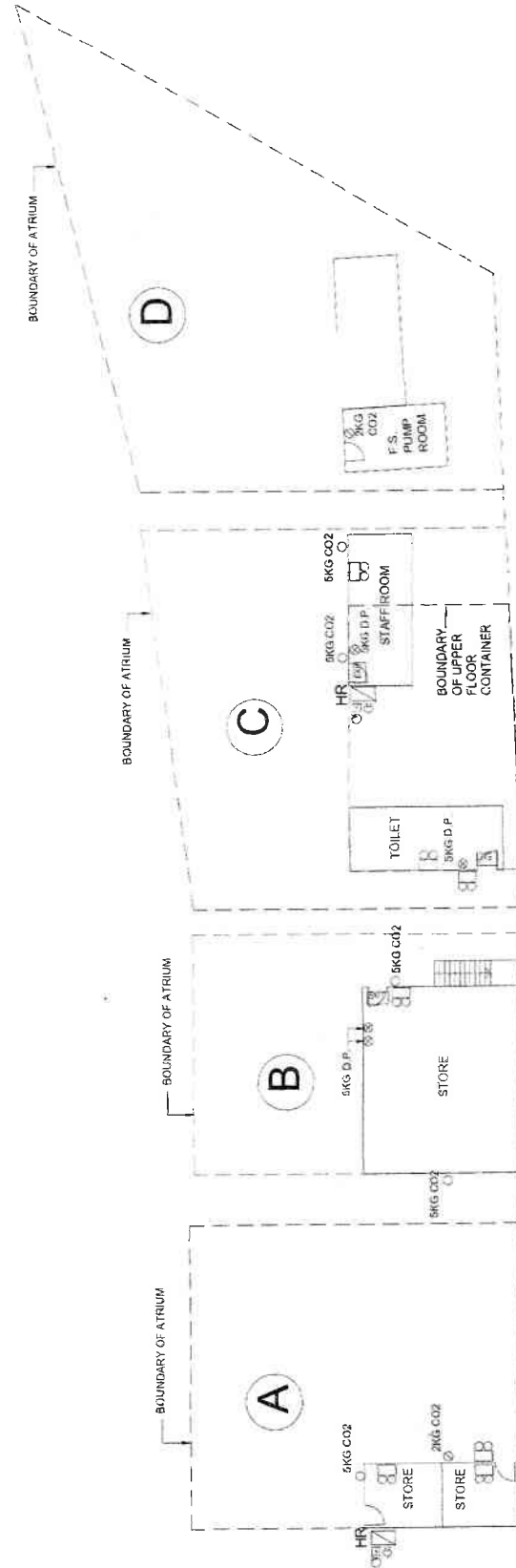
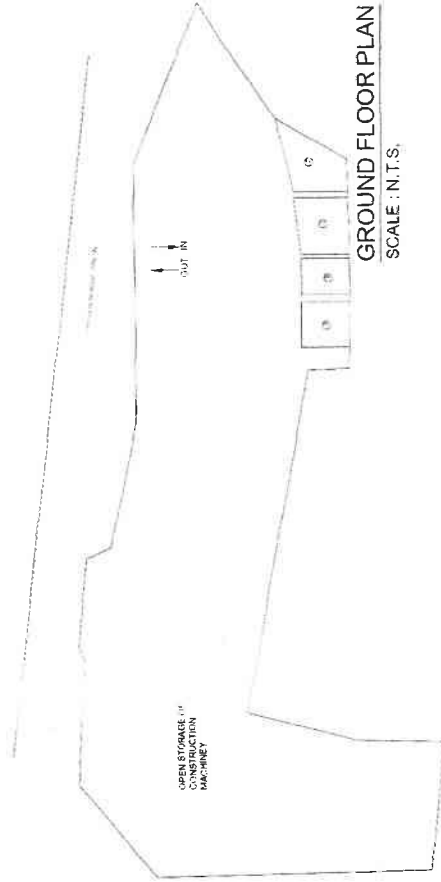
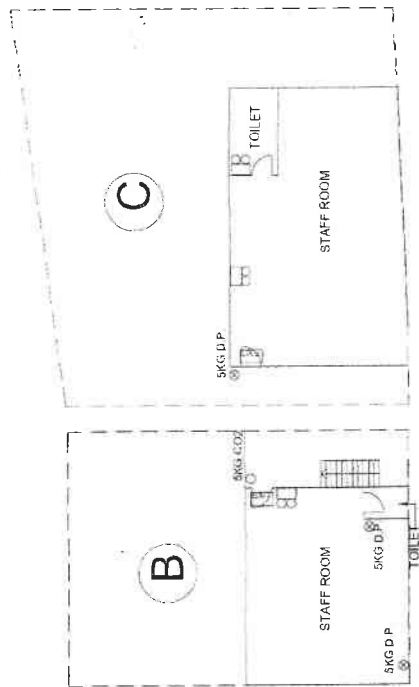
Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years in "Residential (Group D)" zone, Lots 16 S B RP (Part) and 19(Part) in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long

TITLE

F.S. NOTES, LEGEND AND GROUND FLOOR PLAN

DRAWING NO. J177M/F.S-01

DRAWN: Eddie Chan
CHECKED: Eddie Chan
APPROVED: Eddie Chan
SCALE: AS SHOWN
PAPER SIZE: A1
REVISION: 0
FILE NAME:



F.S. CONTRACTOR

FIRECOM

德耀消防工程有限公司
FIRECOM ENGINEERING LIMITED

PROJECT

Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years in "Residential (Group D)" zone, Lots 16 S.B.R.P. (Part) and 19(Part) in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long

TITLE

Fire Service Installation
Layout Plan

DRAWING NO.

J17709FS402

DRAWN

Eddie Chan

SCALE

AS SHOWN

CHECKED

Eddie Chan

PAPER SIZE

A1

APPROVED

Eddie Chan

REVISION

0

FILE NAME

華通機械貿易(香港)有限公司

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

Timothy Yuet Sang CHAN/PLAND

寄件者: Ling LAM <[REDACTED]>
寄件日期: 2025年05月22日星期四 15:20
收件者: tpbpd/PLAND
副本: Timothy Yuet Sang CHAN/PLAND
主旨: Re: Application No.: A/STT/25
附件: 履行規劃許可附帶條件(h)項接受信件.pdf

類別: Internet Email

Dear Sir/Madam,

現附上規劃署就申請人(范啟銘)已經履行規劃許可附帶條件(h)項所發出之接受信件，作為補充較早前所提交的資料。

Thanks & regards,
Ling LAM

Ling LAM 於 22/5/2025 11:41 寫道:

> Dear Sir/Madam,
>
> 現附上一個檔案，共四張紙，全部資料取代及補充較早前所提交的資料和文件。
>
> Thanks & regards,
> Ling LAM
>
>

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WAH TONG MACHINERY TRADING (HK) CO LTD TEL: [REDACTED] FAX: [REDACTED]

規 劃 署

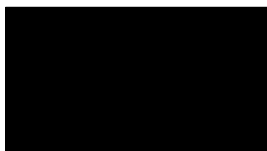
粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-ST/623
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074



先生／女士：

履行規劃許可附帶條件 (h) 項 提交現有排水設施的照片記錄

為批給在劃為「住宅(丁類)」地帶的元朗新田丈量約份第 105 約地段第 16 號 B 分段第 2 小分段(部份)、第 16 號 B 分段第 3 小分段、第 16 號 B 分段餘段(部份)、第 19 號 A 分段及第 19 號餘段(部份)和毗連政府土地作臨時露天存放及零售建築機械用途的規劃許可續期 3 年
(規劃申請編號：A/YL-ST/623)

本處於二零二二年十一月二十四日及十一月三十日收到你提交的資料，以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

- ☒ 接受。因此，你已經履行上述附帶條件。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此，上述附帶條件未能被視作已履行。

如你有任何疑問，請直接聯絡渠務署梁長政先生(電話：[REDACTED])。

規劃署
粉嶺、上水及元朗東規劃專員

(陸國安 [REDACTED])

二零二二年十二月十六日

副本送：

渠務署總工程師/新界北
總城市規劃師/城市規劃委員會(2)
土地紀錄

(經辦人：梁長政先生)

AL/AC/dl

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上水壙路1號
沙田政府合署12樓



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

查詢電話 Your Reference
本署編號 Our Reference TPB/A/YL-ST/493
電話號碼 Tel. No.: 2158 6271
傳真號碼 Fax No.: 3105 0057

郵寄及傳真 ([REDACTED])

先生/女士:

履行規劃許可附帶條件(g)項
(規劃申請編號: A/YL-ST/493)

本處於 2017 年 9 月 29 日及 2017 年 10 月 10 日收到你提交的資料以履行上述規劃許可附帶條件。

就你提交的資料，本處已諮詢有關部門，有關意見如下：

- ☒ 接受。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你**未有完全履行**有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此，上述附帶條件仍被視作**尚未履行**。

有關消防處處長就附帶條件(g)所提出的詳細意見請見附件。很抱歉因為人手短缺，我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問，請直接聯絡規劃署陳銘冲先生(電話 [REDACTED])。

規劃署粉嶺、上水及元朗東規劃專員

(錢敏儀女士)



2017 年 12 月 6 日

- 2 -

副本送呈

消防處處長

(經辦人：陳銘冲先生)

(經辦人：周諺禧先生)

總城市規劃師/城市規劃委員會(2)

范啓銘先生

([REDACTED])



附件

消防處處長的詳細意見：

Please advise the applicant that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

規 劃 署

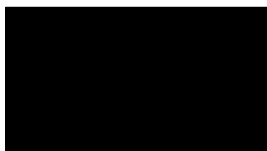
粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
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來函檔號 Your Reference
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電話號碼 Tel. No. : 3168 4072
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先生／女士：

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(規劃申請編號：A/YL-ST/623)

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- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
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如你有任何疑問，請直接聯絡渠務署梁長政先生(電話：[REDACTED])。

規劃署
粉嶺、上水及元朗東規劃專員

(陸國安 [REDACTED])

二零二二年十二月十六日

副本送：

渠務署總工程師/新界北
總城市規劃師/城市規劃委員會(2)
土地紀錄

(經辦人：梁長政先生)

AL/AC/dl

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

Timothy Yuet Sang CHAN/PLAND

寄件者: Ling LAM <[REDACTED]>
寄件日期: 2025年06月23日星期一 10:49
收件者: tpbpd/PLAND
副本: Timothy Yuet Sang CHAN/PLAND
主旨: Application No. : A/STT/25 進一步資料
附件: 渠務照片及圖則.pdf

類別: Internet Email

Dear Sirs,

現附上一個檔案，內有 1 張申請地點的渠務設施圖及 8 張現有排水設施的照片記錄，所有照片的拍攝日期為 2025 年 6 月 20 日。

Thanks & regards,
Ling LAM

(For and on behalf of the applicant, Fan Kai Ming)

--

WAH TONG MACHINERY TRADING (HK) CO LTD TEL: [REDACTED] FAX: [REDACTED]



渠務設施圖

















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

Timothy Yuet Sang CHAN/PLAND

寄件者: Ling LAM <[REDACTED]>
寄件日期: 2025年07月14日星期一 14:54
收件者: tpbpd/PLAND
副本: Timothy Yuet Sang CHAN/PLAND
主旨: Application No. A/STT/25
附件: 進一步補充資料_20250714.pdf

類別: Internet Email

Dear Sirs,

Please find attached our further supplementary information for your kind attention.

Thanks & regards,

Ling Lam

(For and on behalf of Fan Kai Ming)

--

WAH TONG MACHINERY TRADING (HK) CO LTD TEL: [REDACTED] FAX: [REDACTED]

Date: 14/07/2025

進一步補充資料

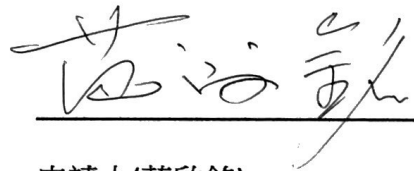
致：城規會

Re: Application No. A/STT/25

申請人已知悉申請地點將於 2025 年 10 月 11 日會被政府收回；而申請人將會在收地日期前停止營運及清理場地，讓政府進行工程。

因此懇請貴會繼續批准申請地點作有關申請用途，好讓申請地點能在收地前這個過渡期繼續營運及提供就業機會給服務多年的工人。

申請人謹代表全體員工和家庭致以萬分感謝！

A handwritten signature in black ink, appearing to read '范啟銘' (FAN KAI-MING), written over a horizontal line.

申請人(范啟銘)

**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)**

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 New Development Areas:

- (a) The planning for various New Development Areas (NDAs) (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
- (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
- (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
- (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

**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 covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/53	Temporary open storage and retail sale of construction machinery and parts for a period of 12 months	22.5.1998
2.	A/YL-ST/85	Retail Sale & Open Storage of Construction Machinery for 12 Months	28.5.1999
3.	A/YL-ST/124	Proposed residential development	5.5.2000
4.	A/YL-ST/133	Temporary Retail Sale and Open Storage of Construction Machinery for a Period of 3 Years	30.6.2000
5.	A/YL-ST/244	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	15.8.2003
6.	A/YL-ST/327	Temporary Open Storage and Retail Shop of Construction Machinery for a Period of 3 Years	19.1.2007
7.	A/YL-ST/386	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	19.3.2010
8.	A/YL-ST/432	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	7.6.2013
9.	A/YL-ST/493	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	26.8.2016
10.	A/YL-ST/508*	Proposed Temporary Cold Storage for a Period of 3 Years	12.1.2018 [revoked on 12.6.2020]
11.	A/YL-ST/551	Renewal of Planning Approval for Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	19.7.2019
12.	A/YL-ST/573*	Proposed Temporary Cold Storage for a Period of 3 Years	10.7.2020 [revoked on 10.12.2022]

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
13	A/YL-ST/623	Renewal of Planning Approval for Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	29.7.2022
14.	A/YL-ST/640	Proposed Temporary Cold Storage for a Period of 3 Years	11.8.2023

* denotes permission revoked

Rejected Application

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)	Rejection Reasons
1.	A/YL-ST/224	Temporary container trailer/tractor park for a period of 3 years	7.2.2003	(1), (2)

Rejection Reasons

- (1) There was insufficient information in the submission to demonstrate that the roosting site for bats would not be adversely affected by the operation of the proposed development.
- (2) There was insufficient information in the submission to demonstrate that the development would not generate adverse environmental, drainage and landscape impacts on the surrounding areas.

**Similar s.16 Applications within the same “Open Space” zone
on the San Tin Technopole OZP in the Past Five Years**

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/589	Renewal of Planning Approval for Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with Ancillary Facilities for a Period of 3 Years	28.5.2021
2.	A/STT/5	Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with Ancillary Facilities for a Period of 3 Years	19.7.2024

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no in-principle objection to the application from traffic engineering perspective; and
- advisory comments are detailed in **Appendix V**.

2. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on aerial photo of February 2024, the application site (the Site) is located in an area of rural inland plain landscape character comprising temporary carparks, open storages, ponds, village houses, major roads and scattered tree groups. The applied uses are not incompatible with the surrounding landscape character; and
- adverse landscape impact within the Site arising from the applied uses is not anticipated.

3. Drainage

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

- no in-principle objection to the application from drainage operation and maintenance point of view;
- as the current application maintains the same uses and Site boundary as the previous application (No. A/YL-ST/623), the drainage proposal submitted is considered valid, and the implementation of drainage facilities on the Site is considered satisfactory after conducted a site inspection;
- all the drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments are detailed in **Appendix V**.

4. Fire Safety

Comments of the Director of Fire Services:

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

5. Other Departments

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

- (a) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (b) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (e) Head of Geotechnical Engineering Office, CEDD;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Commissioner of Police; and
- (i) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) The application site (the Site) falls within the boundary of the San Tin Technopole (the Technopole). The Site may be resumed by the Government and the applied uses at the Site may be terminated at any time during the planning approval period for implementation of Government projects;
- (b) to cease and clear the existing operations which fall within the land resumption area before commencement of site formation and infrastructural works to be carried out by the Government;
- (c) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (CEDD) that the Site falls within the boundary of Phase 1 Stage 1 development of the Technopole. The land resumption notices for the private lots within the area was posted on 10 July 2025 by Lands Department (LandsD) and the departure date of the concerned area is no earlier than March 2026;
- (d) to note the comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD) that the Short Term Waiver (STW)/ Short Term Tenancy (STT) holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate and lot owner(s) shall apply to his office for a STW to permit structure(s) erected within the private lot(s). The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), 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 applied uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - sufficient manoeuvring spaces shall be provided within the Site or its adjacent area; and
 - no vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of the proposed access, if any, connecting the Site to Castle Peak Road – San Tin; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection that:
 - the applicant should follow the environmental mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects

of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department; and

- sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23. All effluent discharges from the applied uses are subject to control under Water Pollution Control Ordinance;
- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation that the Site is adjacent to the Mai Po Lung Village Egrettry which has been active in recent years, and the applicant should preserve the existing trees along the Site boundary, avoid disturbing the breeding birds and their nests and eggs, and also avoid directing lighting to the concerned trees;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent area. Noted that existing drains are running through the Site, the applicant is reminded to ensure the flow remains unobstructed during the period;
 - the drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
 - no public sewerage maintained by DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from the DEP shall be obtained;
 - DLO/YL, LandsD should be consulted regarding all the drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - all the drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;
- (j) to note the comments of the Director of Fire Services that the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period;
- (k) to note the comments of the Head of Geotechnical Engineering Office, CEDD that the applicant is reminded that should there be any proposed building works, the proposed building works should be submitted to the Buildings Department (BD) for approval as required under the provisions of the Building Ordinance (BO); and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, BD that:

- there is no record of approval by the Building Authority (BA) for the existing structures at the Site. Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorised building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are UBW under the BO and should not be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; and
- if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

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

參考編號

Reference Number:

250616-161646-27542

提交限期

Deadline for submission:

17/06/2025

提交日期及時間

Date and time of submission:

16/06/2025 16:16:46

有關的規劃申請編號

The application no. to which the comment relates:

A/STT/25

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. chow oi lung

意見詳情

Details of the Comment :

米埔鳥類保護區，是候鳥最為重要的中途補給站，我們必須要保護及預留雀鳥棲息及覓食的土地空間，不受發展影響。由魚塘邊的首300-500m的地方，應完全保護綠化及保留所有樹木，候鳥在米埔濕地保護區覓食，應盡量避免填塘工程及發展。政府應保護濕地，防止填塘工程污染問題的出現。