

This document is received on 19 MAR 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-CT44/411
	Date Received 收到日期	19 MAR 2021

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

### 1. Name of Applicant 申請人姓名/名稱

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

ExxonMobil Hong Kong Limited

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

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

Jones Lang LaSalle Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	No. 121 Castle Peak Road - Lam Tei, The Remaining Portion of Lot No. 2792 (Part) in D.D. 130, and adjoining Government Land, Tuen Mun, 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 ..... 54.284 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 54.284 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 17.7 ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses - Petrol Filling Station" and "Road"
(f) Current use(s) 現時用途	Retail shop with ancillary storage and toilet in Petrol Filling Station  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> <b>位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展</b> <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b> <b>(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)</b>	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) ..... ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

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

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

<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>TM-LTYY</u> / <u>353</u>
(b) Date of approval 獲批給許可的日期	<u>6 July 2018</u> ..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>6 July 2021</u> ..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Shop and Services (Retail Shop and Ancillary Storage use)
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： ..... ..... Reason(s) for non-compliance: 仍未履行的原因： ..... ..... (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>Three (3)</u> ..... <input type="checkbox"/> month(s) 個月 .....

7. Justifications 理由

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

Please refer to the separate sheet attached.

**8. Declaration 聲明**

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

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

Signature  
簽署



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

Dorothy Chow

Senior Director

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

Others 其他

on behalf of  
代表

Jones Lang LaSalle Limited

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

Date 日期

11 March 2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

- 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：  
  - 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
  - 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界屯門青山公路 – 藍地段121 號丈量約份第130 約地段 第 2792 號餘段 (部分) 及毗連政府土地 Lot 2792 R.P. (Part) in D.D.130 and Adjoining Government Land, No. 121 Castle Peak Road - Lam Tei, Tuen Mun, New Territories
Site area 地盤面積	54.284 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 17.7 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	藍地及亦園分區計劃大綱核准圖編號 S/TM-LTY/10 Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY/10
Zoning 地帶	「其他指定用途」註明「加油站」及「道路」 "Other Specified Uses" annotated "Petrol Filling Station" and "Road"
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>Three (3)</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時商店及服務行業 (零售商店及附屬貯物用途) Temporary Shop and Services (Retail Shop and Ancillary Storage Use)

(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	54.284 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(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	3.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	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
<b>Plans and Drawings 圖則及繪圖</b>		
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 checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
店鋪面積計算圖 Area calculation diagram of the subject premises		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
理由 Justifications		
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。

## **JUSTIFICATIONS**

We apply for renewal of permission of Temporary Shop and Services (Retail Shop and Ancillary Storage Use) for a period of 3 years at the existing petrol filling station at the subject location ("Subject Premises").

### **Last Planning Permission**

Planning permission for the same use had been obtained by the Subject Premises via the Planning Application No. A/TM-LTY/353 ("Previous Application"). The Previous Application was approved on 6 July 2018 for a period of 3 years until 6 July 2021.

### **Comparison with Last Approved Application**

A comparison of the major development parameters of the current application and the last approved application is as follows:

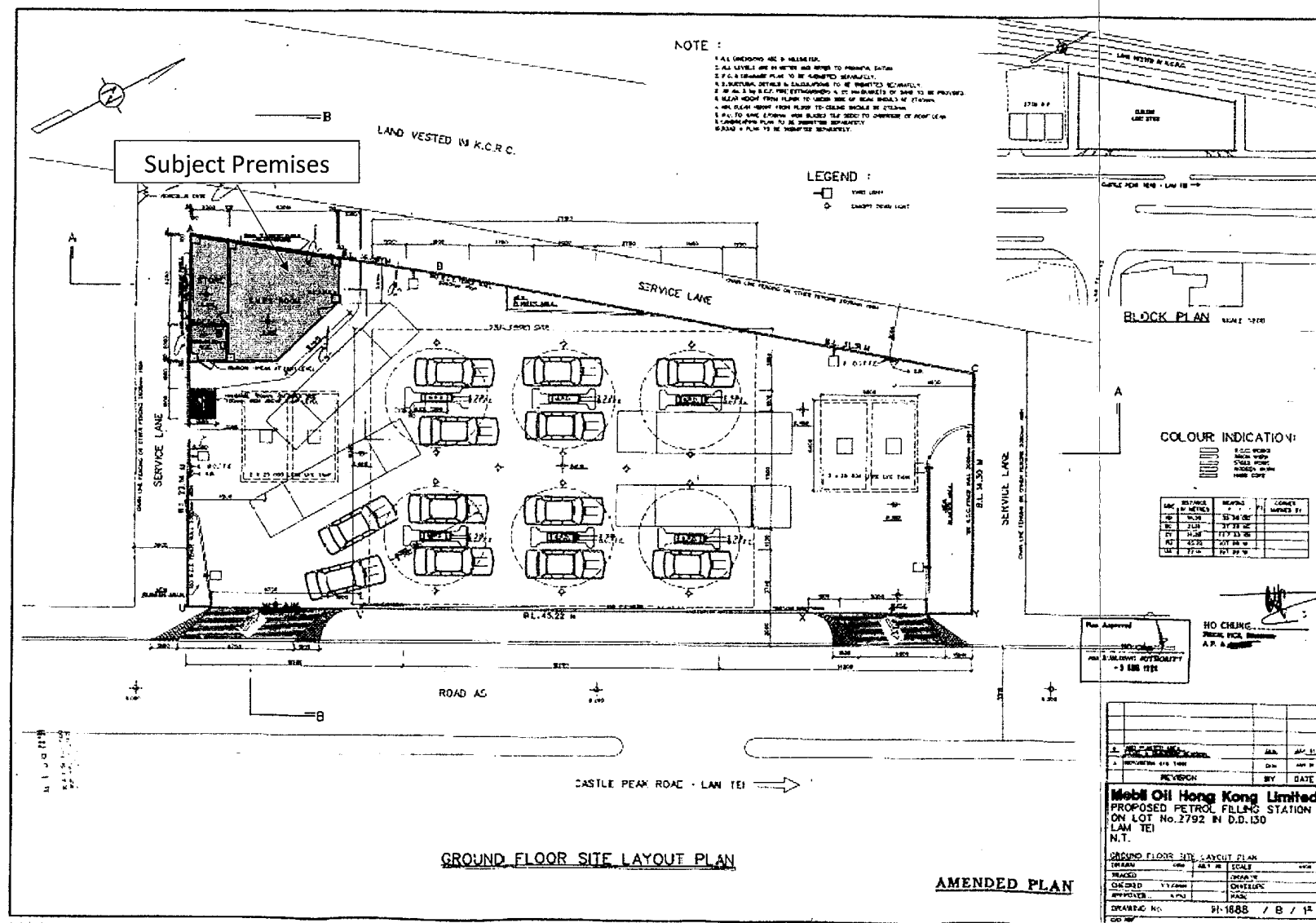
<b>Major Development Parameters</b>	<b>Last Approved Application No. A/TM-LTY/353 (a)</b>	<b>Current Application (b)</b>	<b>Differences (b) – (a)</b>
Development/Use	Temporary Shop and Services (retail Shop and Ancillary Storage Use) for a Period of 3 Years	Temporary Shop and Services (retail Shop and Ancillary Storage Use) for a Period of 3 Years	No change
Site Area	About 54.284m <sup>2</sup> (including Government Land of about 17.7m <sup>2</sup> )	About 54.284m <sup>2</sup> (including Government Land of about 17.7m <sup>2</sup> )	No change
Total Floor Area (Non-domestic)	54.284m <sup>2</sup>	54.284m <sup>2</sup>	No change
No. of Structure	1	1	No change
Uses within Structure	Sales room, ancillary storage and ancillary toilet	Sales room, ancillary storage and ancillary toilet	No change
Operation Hours	24 hours daily	24 hours daily	No change

Compared with the last approved Application (No. A/TM-LTY/353), the current application is submitted by the same applicant for the same use on the same site, with the same site area and floor area.

### **Details of the Current Application**

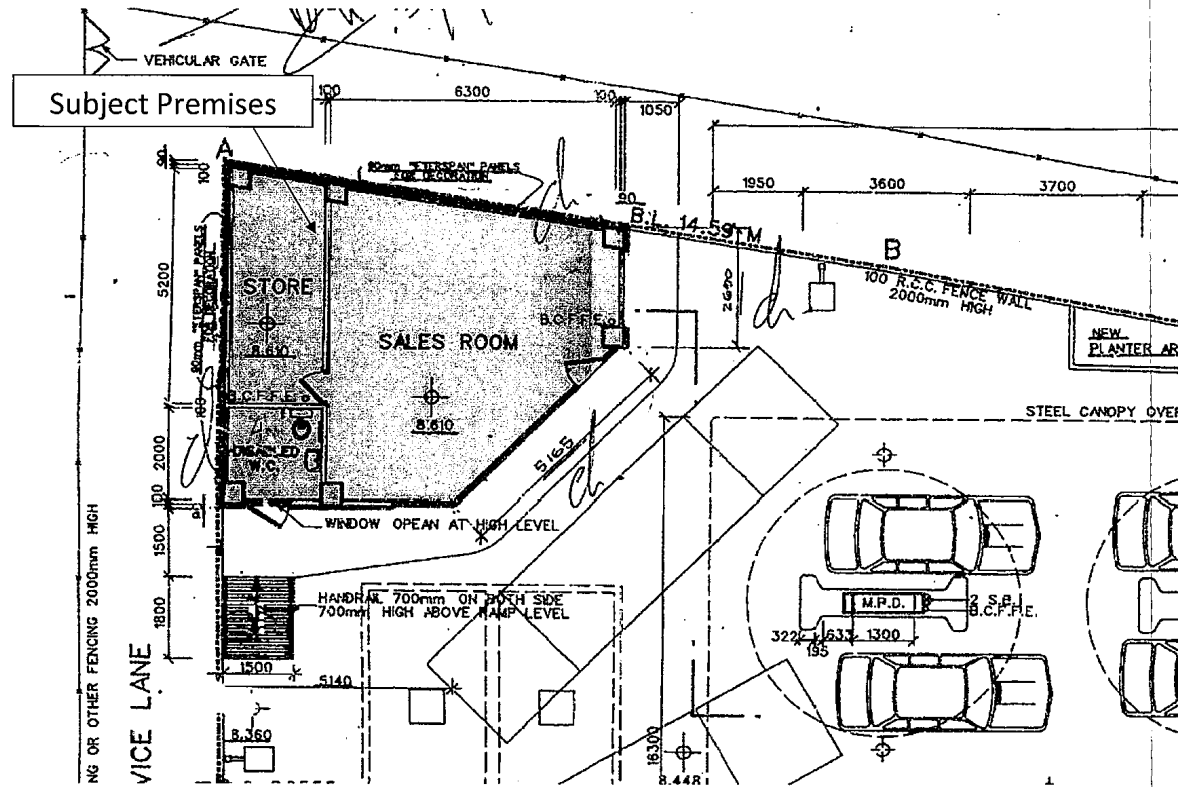
The details of the current application are stated below:

- The Subject Premises is situated at the building completed in 1991 (Occupation Permit No. NT 144/91). There is no change to the subject building structure.
- The application site comprises portion of Lot 2792 R.P. in D.D.130 and the adjoining Government Land.
- The Subject Premises is same as the premises in the Previous Application with the same area of the application site of about 54.284m<sup>2</sup>, as based on the building plan approved by the Building Authority on 5 August 1991.
- The area of the Government land included of about 17.7m<sup>2</sup> has no change from the Previous Application and quoted with reference to the permitted built-over-area under the Short Term Tenancy No. MX14015 issued by the Lands Department.
- No additional building will be erected. There will also be no construction work or additional petrol filling facility involved (i.e. not affecting railway operation nearby).
- The categories of retail sale items include: (a) Tobacco; (b) Drinks; (c) Automotive related products; and (d) Grocery, Snacks, Confectionery & dairy products, etc.
- The retail shop will operate 24 hours every day, i.e. as long as the petrol filling station is in operation.
- For the portion of Subject Premises on Government land, it has been subject to a Short Term Tenancy No. MX14015 issued by Lands Department for the purposes of “retail sale and storage ancillary to the retail sale”.
- For the portion of Subject Premises on Lot 2792 R.P. in D.D. 130, it has also been subject to a Temporary Waiver application to the Lands Department for “retail sale and storage ancillary to the retail sale”.



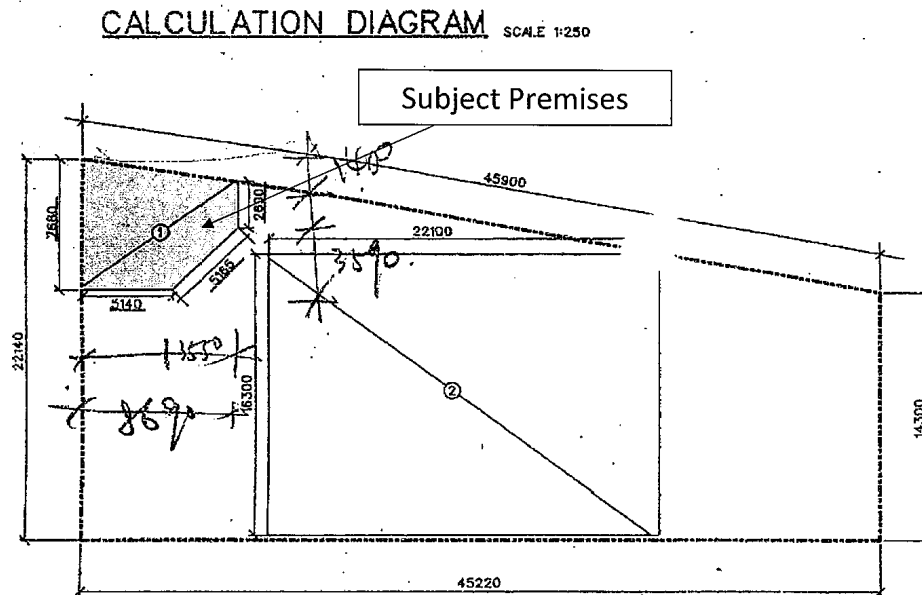
*For Indicative Purpose Only – Not to Scale*

**Enlarged Layout Plan of the Subject Premises** (Extract of Approved Building Plan in 1991)



*For Indicative Purpose Only – Not to Scale*

# Area Calculation Diagram of the Subject Premises (Extract of Approved Building Plan in 1991)



## **CALCULATION**

CLASS OF SITE : "A"

SITE AREA : 830 M<sup>2</sup>(ABOUT) FROM LEASE

PERMITTED SITE COVERAGE FOR NON-DOMESTIC (UNDER 15 M) : 100%

ACTUAL SITE COVERAGE :

$$\frac{54.284 + 360.23}{830} \times 100 \% = 49.941\%$$

PERMITTED PLOT RATIO FOR NON-DOMESTIC (UNDER 15 M) : 5

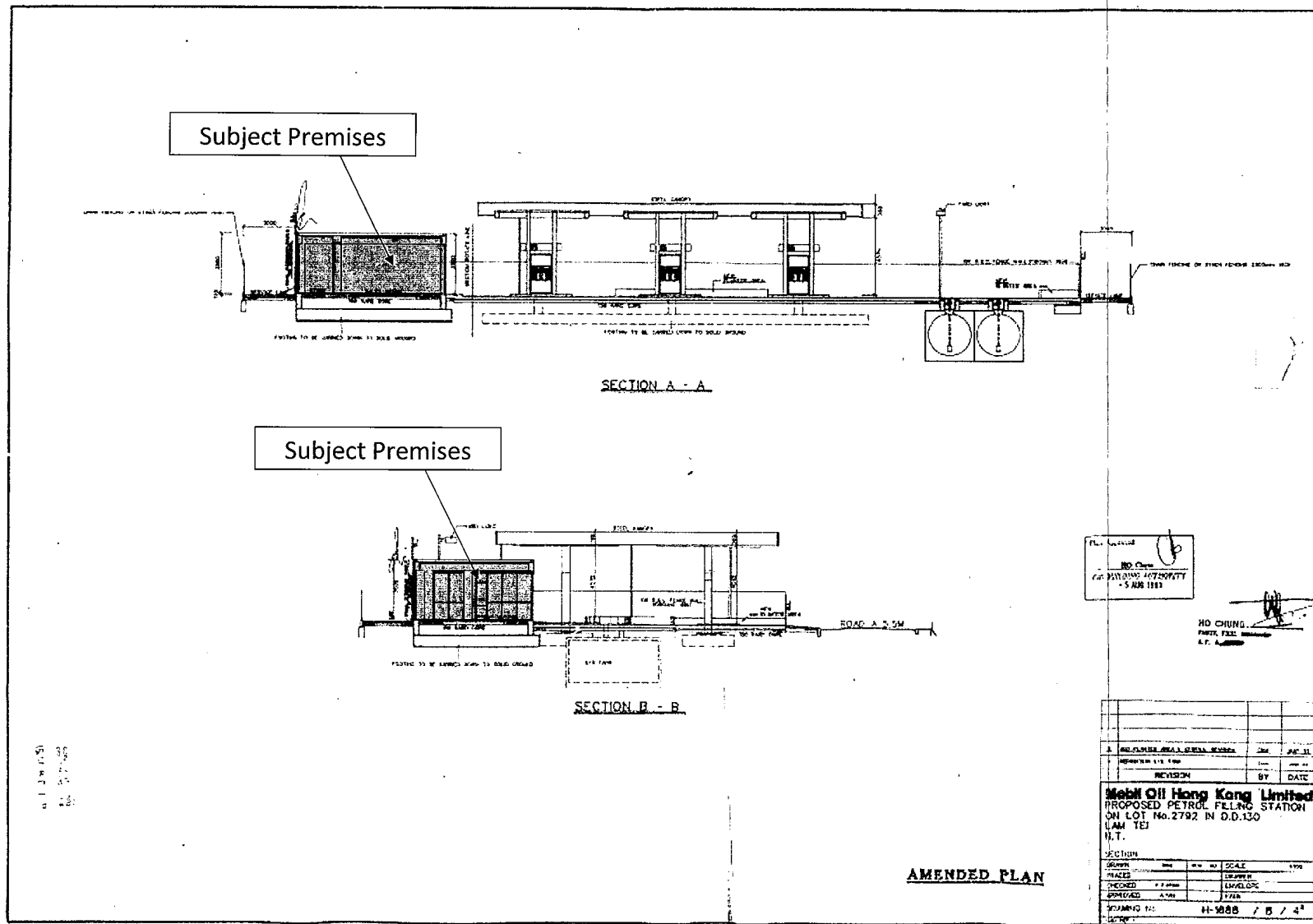
ACTUAL PLOT RATIO :

$$\frac{54.284 + 360.23}{830} = 0.499$$

*For Indicative Purpose Only – Not to Scale*

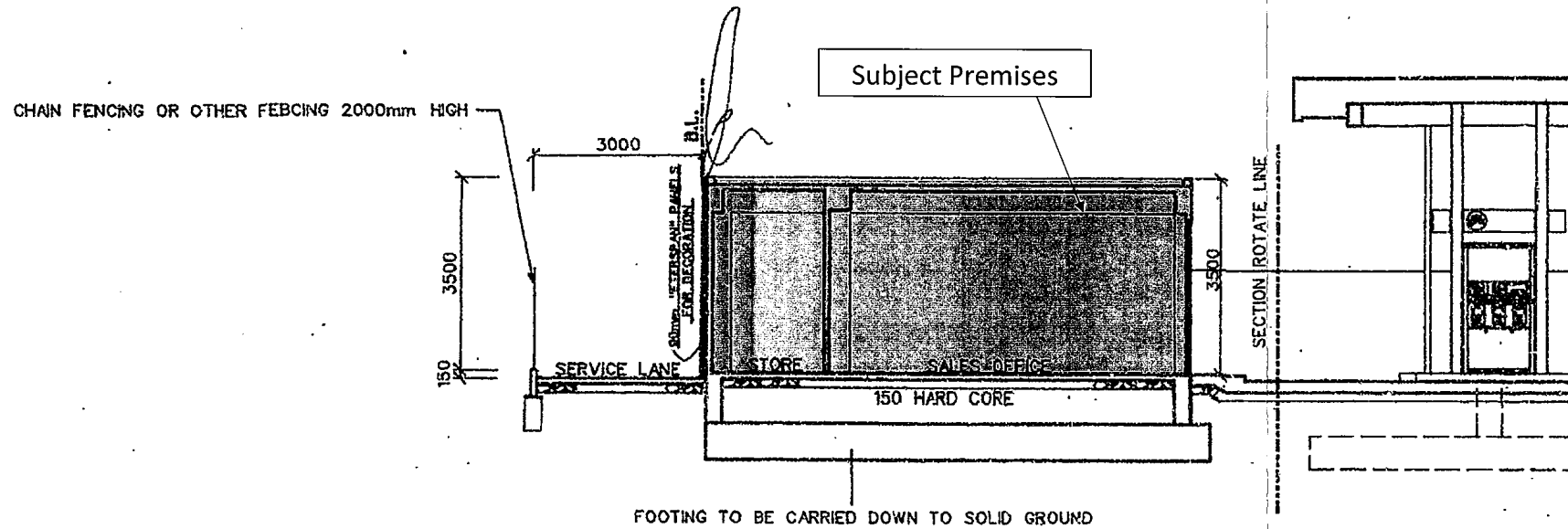
Total Area (m <sup>2</sup> )	54.284 (about)
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# Section Plan of the Subject Premises (Approved Building Plan in 1991)



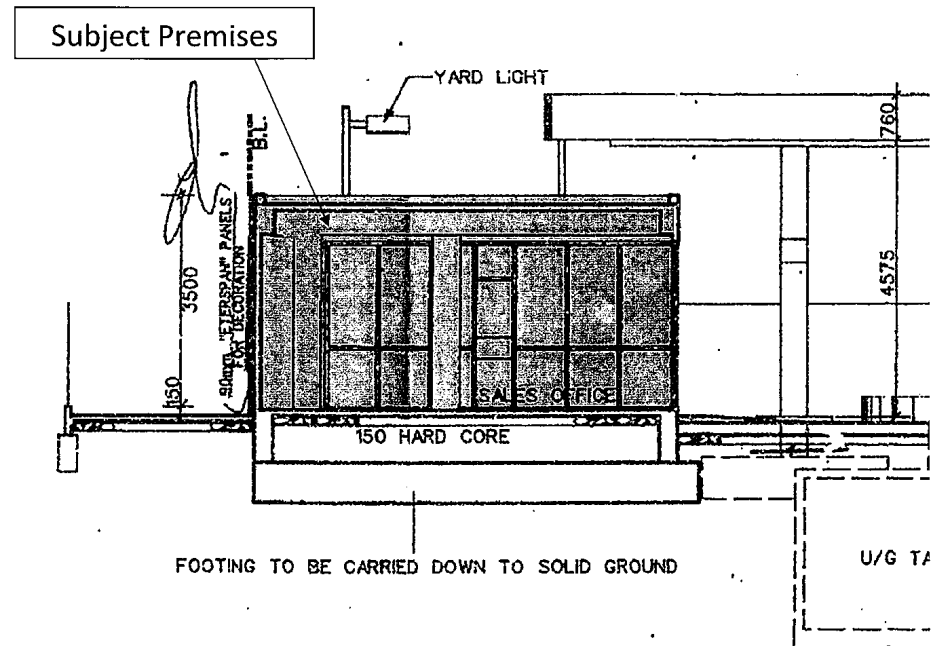
For Indicative Purpose Only – Not to Scale

**Enlarged Section Plan (Section A-A) of the Subject Premises** (Extract of Approved Building Plan in 1991)



*For Indicative Purpose Only – Not to Scale*

**Enlarged Section Plan (Section B-B) of the Subject Premises** (Extract of Approved Building Plan in 1991)



*For Indicative Purpose Only – Not to Scale*

tpbpd@pland.gov.hk

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寄件者: Chan, Markle <Markle.Chan@ap.jll.com>  
寄件日期: 2021年03月24日星期三 14:59  
收件者: tpbpd@pland.gov.hk  
副本:  
主旨: Renewal of Planning Permission for Temporary Shop and Services (Retail Shop and Ancillary Storage Use) for a Period of 3 Years - No. 121 Castle Peak Road - Lam Tei, Tuen Mun  
附件: Justifications Revised 24.3.021.pdf; Layout Plan.pdf; LT FSD Compliance 2018.pdf

Dear Sirs,

We refer to the recent telephone conversations with Mr. Luke Yip regarding the captioned application. Enclosed please find the required additional information below for your consideration.

1. Revised Justification Sheet
2. Soft Copy of Layout Plans
3. Soft Copy of Fire Service Certificate

Should you have any queries or require any further information, please feel free to contact us.

Best regards,  
**Markle Chan**  
Manager  
Valuation Advisory Services (Land Consultancy)  
Jones Lang LaSalle Limited  
Level 7, One Taikoo Place  
979 King's Road, Hong Kong



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## **JUSTIFICATIONS**

We apply for renewal of permission of Temporary Shop and Services (Retail Shop and Ancillary Storage Use) for a period of 3 years at the existing petrol filling station at the subject location ("Subject Premises").

### **Last Planning Permission**

Planning permission for the same use had been obtained by the Subject Premises via the Planning Application No. A/TM-LTY/353 ("Previous Application"). The Previous Application was approved on 6 July 2018 for a period of 3 years until 6 July 2021.

### **Comparison with Last Approved Application**

A comparison of the major development parameters of the current application and the last approved application is as follows:

<b>Major Development Parameters</b>	<b>Last Approved Application No. A/TM-LTY/353 (a)</b>	<b>Current Application (b)</b>	<b>Differences (b) - (a)</b>
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Site Area	About 54.284m <sup>2</sup> (including Government Land of about 17.7m <sup>2</sup> )	About 54.284m <sup>2</sup> (including Government Land of about 17.7m <sup>2</sup> )	No change
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Uses within Structure	Sales room, ancillary storage and ancillary toilet	Sales room, ancillary storage and ancillary toilet	No change
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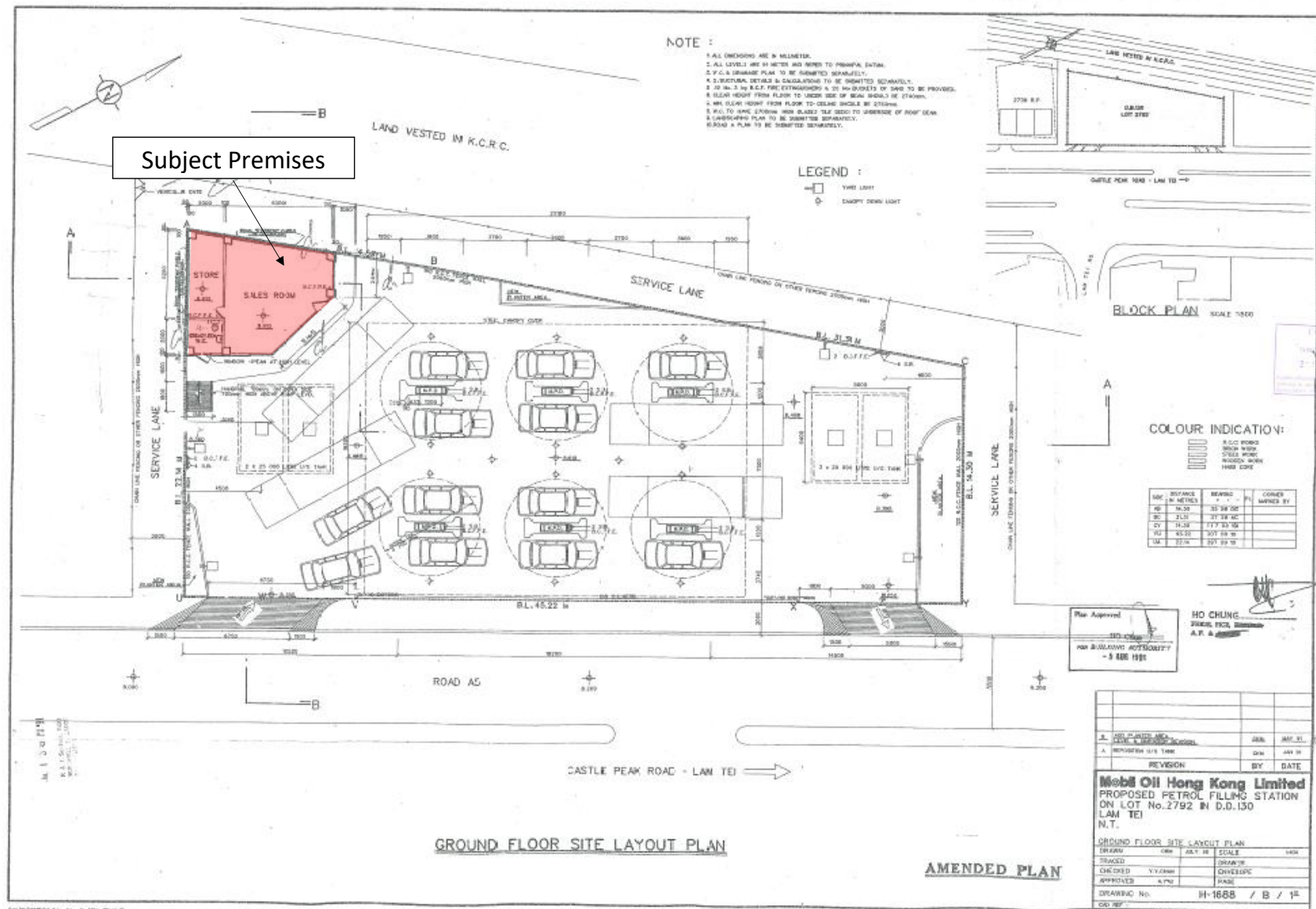
Compared with the last approved Application (No. A/TM-LTY/353), the current application is submitted by the same applicant for the same use on the same site, with the same site area and floor area. There is no change to the layout and proposed use of the subject premises since the last approved application in 2018.

## **Details of the Current Application**

The details of the current application are stated below:

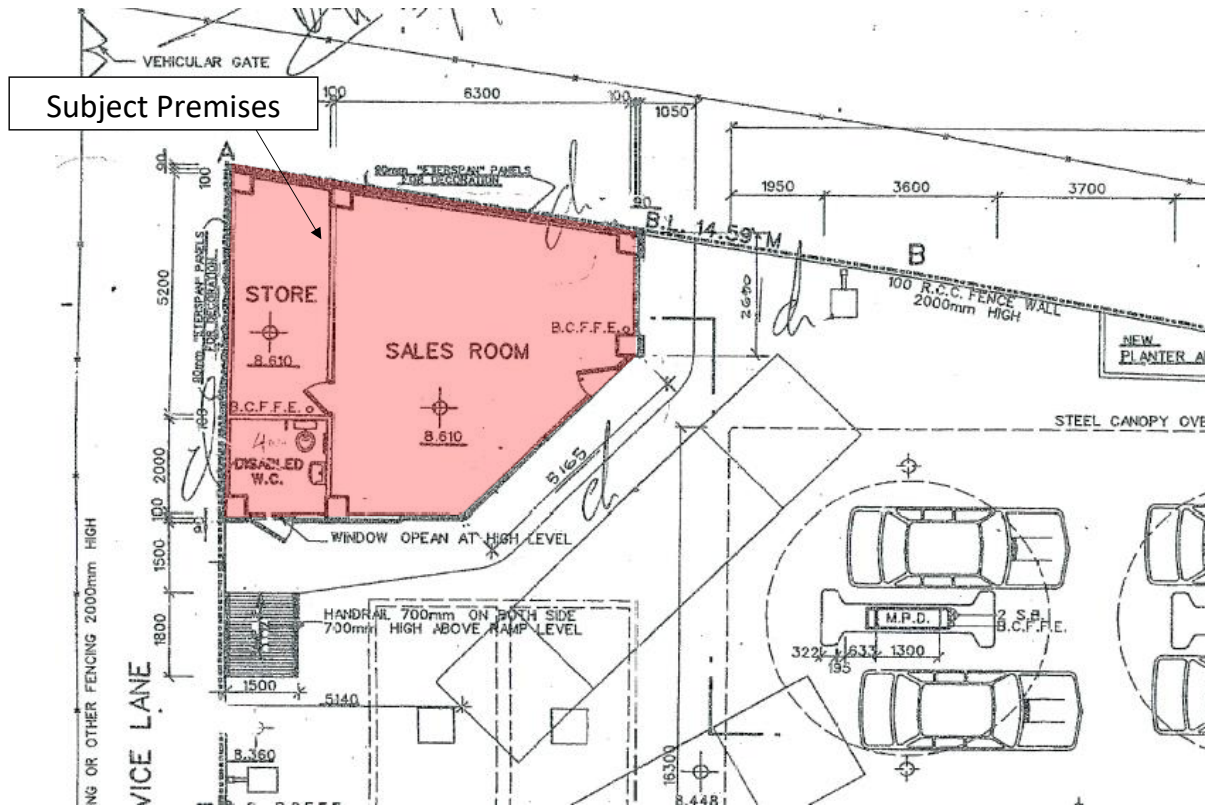
- The Subject Premises is situated at the building completed in 1991 (Occupation Permit No. NT 144/91). There is no change to the subject building structure.
- The application site comprises portion of Lot 2792 R.P. in D.D.130 and the adjoining Government Land.
- The Subject Premises is same as the premises in the Previous Application with the same area of the application site of about 54.284m<sup>2</sup>, as based on the building plan approved by the Building Authority on 5 August 1991.
- The area of the Government land included of about 17.7m<sup>2</sup> has no change from the Previous Application and quoted with reference to the permitted built-over-area under the Short Term Tenancy No. MX14015 issued by the Lands Department.
- No additional building will be erected. There will also be no construction work or additional petrol filling facility involved (i.e. not affecting railway operation nearby).
- The categories of retail sale items include: (a) Tobacco; (b) Drinks; (c) Automotive related products; and (d) Grocery, Snacks, Confectionery & dairy products, etc.
- The retail shop will operate 24 hours every day, i.e. as long as the petrol filling station is in operation.
- For the portion of Subject Premises on Government land, it has been subject to a Short Term Tenancy No. MX14015 issued by Lands Department for the purposes of “retail sale and storage ancillary to the retail sale”.
- For the portion of Subject Premises on Lot 2792 R.P. in D.D. 130, it has also been subject to a Temporary Waiver application to the Lands Department for “retail sale and storage ancillary to the retail sale”.

## Layout Plan of the Subject Premises (Approved Building Plan in 1991)



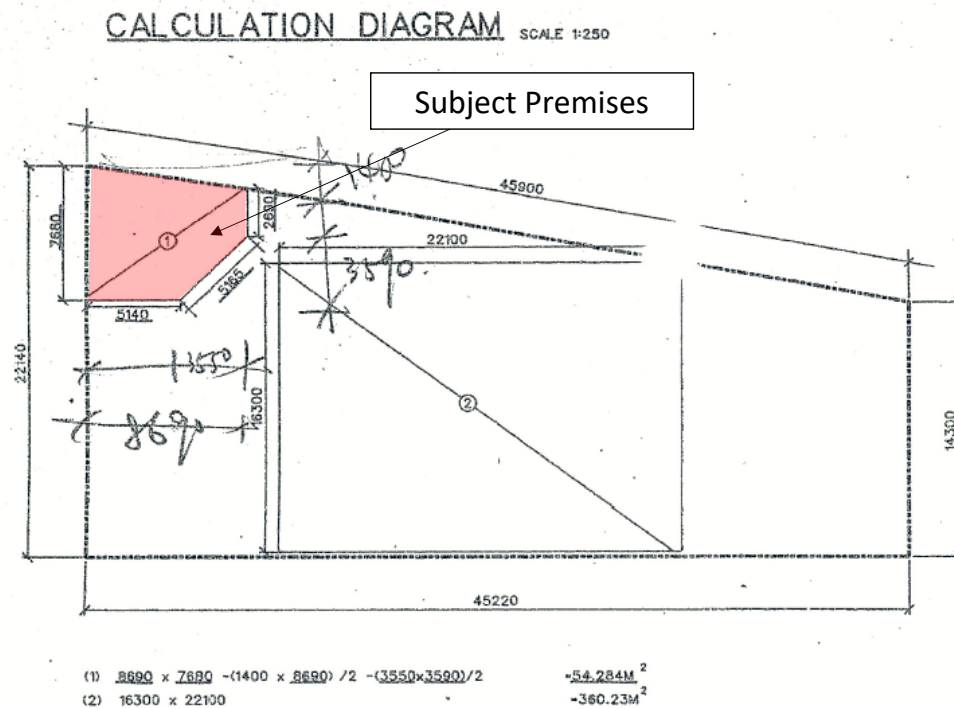
For Indicative Purpose Only – Not to Scale

**Enlarged Layout Plan of the Subject Premises** (Extract of Approved Building Plan in 1991)



*For Indicative Purpose Only – Not to Scale*

## Area Calculation Diagram of the Subject Premises (Extract of Approved Building Plan in 1991)



### CALCULATION

CLASS OF SITE : "A"

SITE AREA : 830 M<sup>2</sup>(ABOUT) FROM LEASE

PERMITTED SITE COVERAGE FOR NON-DOMESTIC (UNDER 15 M) : 100%

ACTUAL SITE COVERAGE :

$$\frac{54.284 + 360.23}{830} \times 100 \% = 48.941\%$$

PERMITTED PLOT RATIO FOR NON-DOMESTIC (UNDER 15 M) : 5

ACTUAL PLOT RATIO :

$$\frac{54.284 + 360.23}{830} = 0.499$$

*For Indicative Purpose Only – Not to Scale*

Total Area (m <sup>2</sup> )	54.284 (about)
------------------------------	-------------------

Subject Premises

SECTION A - A

Subject Premises

SECTION B - B

AMENDED PLAN

Plan Approval

HO Chun  
FOR SUBMITTING AUTHORITY  
+ 5 AUG 1991

HO CHUNG  
PAPER FILED  
A.P. 10/10/91

REVISION	BY	DATE
1	HO CHUNG	JUL 31
2	HO CHUNG	JUL 31

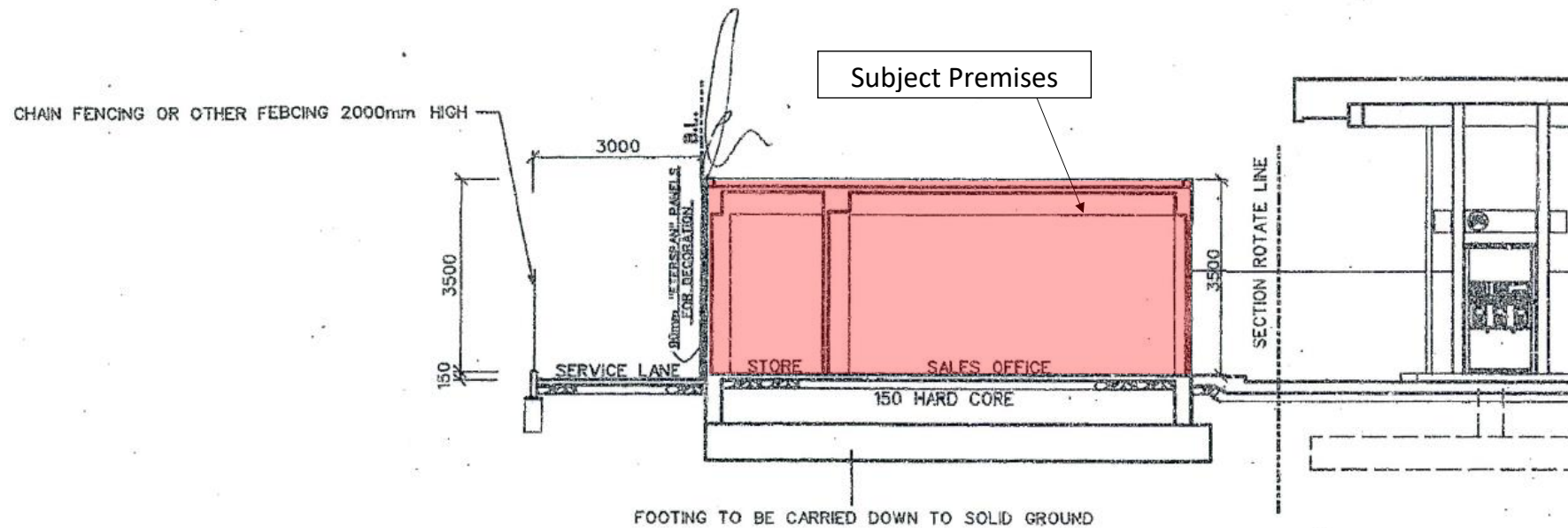
Mobil Oil Hong Kong Limited  
PROPOSED PETROL FILLING STATION  
ON LOT No. 2792 IN D.D.130  
LAM TEI  
N.T.

SECTION	DATE	SCALE	NO.
GROUND			1000
PLACED			
CHECKED			
APPROVED			

DRAWING NO. H-9888 / B / 4<sup>th</sup>

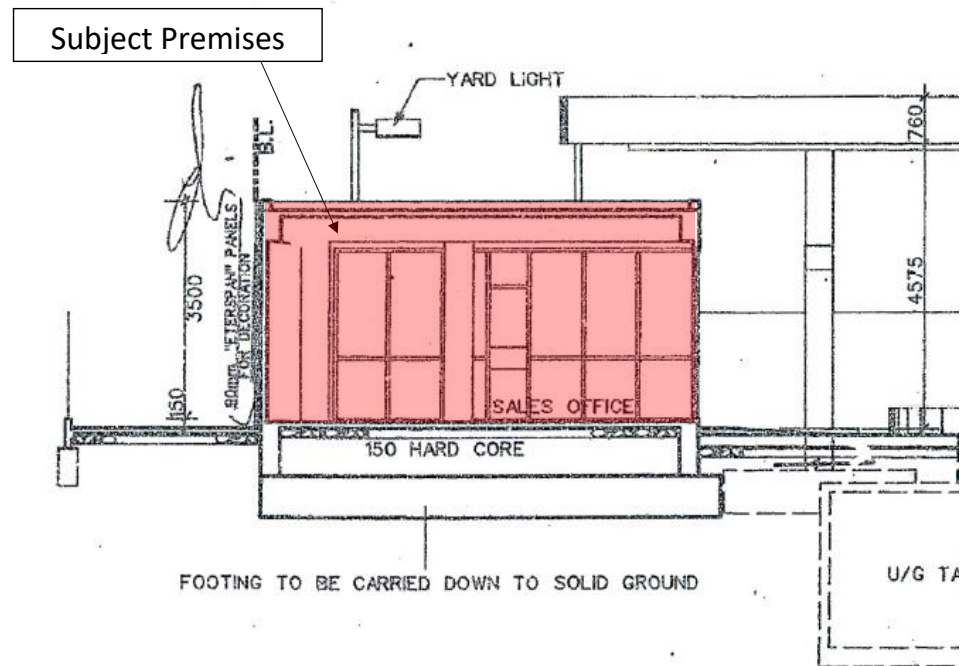
*For Indicative Purpose Only – Not to Scale*

**Enlarged Section Plan (Section A-A) of the Subject Premises** (Extract of Approved Building Plan in 1991)



*For Indicative Purpose Only – Not to Scale*

**Enlarged Section Plan (Section B-B) of the Subject Premises** (Extract of Approved Building Plan in 1991)



*For Indicative Purpose Only – Not to Scale*

消防處  
消防安全總區  
新建設課  
香港九龍尖沙咀東康莊道1號  
消防總部大廈10樓北翼



A210792  
FIRE SERVICES DEPARTMENT  
FIRE SAFETY COMMAND  
New Projects Division  
North Wing, 10/F, FSHQ Building  
No.1 Hong Chong Road  
Tsim Sha Tsui East, Kowloon  
Hong Kong

本處檔號 Our Ref. : FP 8/21515<47>  
圖文傳真 Fax No. : (852) 2722 6234  
電話 Tel. No. : (852) 2733 1568  
電子郵件 E-mail : ado\_np\_11@hkfsd.gov.hk

17 February 2015

Dear Sir/Madam,

**Fire Services Certificate**

Petrol Filling Station, 121 Castle Peak Road, Lam Tei, Tuen Mun - DD 130 LOT 2792 R.P.

The Fire Services Certificate for the project of the captioned address is now awaiting collection at:

Licensing and Certification Command Headquarters,  
Room No. 515, 5<sup>th</sup> Floor,  
Fire Services Headquarters Building,  
No. 1, Hong Chong Road, Tsim Sha Tsui East, Kowloon.

Would you therefore arrange to collect the Certificate during the following hours:-

Monday to Friday (except public holidays) 9:00 a.m. - 12:30 p.m. and 2:00 p.m. - 4:30 p.m.  
(Tel. No. 2733 7608)

In accordance with Section 25(e) (iii) of the Fire Services Ordinance and the Table to the Fire Services Department (Reports and Certificates) Regulations, a fee of **HK\$405.00** is charged for the Certificate. The payment can be made –

- (a) In person – The fee can be paid in cash or by a cheque/draft/cashier order personally or by an agent at the above address. Please bring along a copy of this letter when collecting the Certificate; or
- (b) By post – A cheque/draft/cashier order together with a copy of this letter can be sent to the above address. Please note that cash should not be sent through the post; or
- (c) By depositing the cheque/draft/cashier order together with a copy of this letter at the drop-in box at the above address.

If the payment is made in person, a receipt and the Certificate will be given at once; otherwise they will be sent to your office by post. The cheque/draft/cashier order should be crossed and made payable to "The Government of the Hong Kong Special Administrative Region" with the contact telephone number and reference number of this letter written at the back.

Please be reminded that the return set of relevant building plans/drawings should be collected **in person** with the original copy of the approval letter and the payment receipt.

SIT Kin-fai  
c/o Rapport Consultants Limited  
Flat G, 7/F  
Chin Fat Factory Building  
3 Tsat Po Street  
San Po Kong, Hong Kong

Yours faithfully,

(WAN Kam-ming)  
for Director of Fire Services

WKM/FCH/LPH/rc

**消 防 處**

消防安全總區

新建設課

香港九龍尖沙咀東康莊道1號

消防總部大廈10樓北翼



**FIRE SERVICES DEPARTMENT**

**FIRE SAFETY COMMAND**

**New Projects Division**

North Wing, 10/F,

Fire Services Headquarters Building,

No. 1 Hong Chong Road,

Tsim Sha Tsui East, Kowloon,  
Hong Kong.

本處檔號 OUR REF. : FP 8/21515 <47>  
圖文傳真 FAX NO. : (852) 2722 6234  
電 話 TEL. NO. : (852) 2733 1568  
電子郵件 E-mail : ado\_np\_11@hkfsd.gov.hk

17 February 2015

SIT Kin-fai  
c/o Rapport Consultants Limited  
Flat G, 7/F  
Chin Fat Factory Building  
3 Tsat Po Street  
San Po Kong, Hong Kong

Dear Sir/Madam,

Address : Petrol Filling Station, 121 Castle Peak Road, Lam Tei, Tuen Mun -  
DD 130 LOT 2792 R.P.

Proposal : Alteration & Addition - Addition of modified hose reel system on  
G/F as coloured on plans

I refer to your submitted building plans through the Buildings Department which were received by this Department on 5.2.2015.

The amended plans have been examined and found satisfactory as the required Fire Services requirements have been incorporated on the building plans and are subject to all my previous requirement(s) for this building remaining fully applicable. A Fire Services Certificate (F.S. 161) will be issued to you direct.

One set of the plans is retained for record. The other set is duly endorsed and ready for your collection at the **New Projects Division**, Fire Services Headquarters Building, **10<sup>th</sup> floor South Wing**, No. 1, Hong Chong Road, Tsim Sha Tsui East, Kowloon during the following hours:-

Monday to Friday (except public holidays) **9:00a.m. – 12:30p.m. and 2:00p.m. – 4:30p.m.**

Please be reminded that should the proposed amendments affect the spacing of sprinkler/heat/smoke detector heads, revised layout drawing(s) shall be submitted to this Department.

Please **bring along the original copy of this letter** with you when collecting the building plan(s). Your attention is invited to paragraph 4 of Appendix B of PNAP ADM-2 (Rev. 5/2011) in that if you do not collect the building plan(s) within 3 months from the date of this letter, the uncollected plan(s) will be deemed to be no longer required by you and will be disposed of without further notification.

Should you have any enquiries, please contact the case officer, Mr. LEUNG Pak-ho at tel. no. 2733 7572. If necessary, you may also contact his supervisor, Mr. FOO Chi-hung at tel. no. 2733 5827.

Yours faithfully,

(WAN Kam-ming)

for Director of Fire Services

c.c. BD (Ref.: (16) in BD 2-3/9212/90/3)

WKM/FCH/lph

## 規 劃 署

屯門及元朗西規劃處  
新界沙田上禾輦路1號  
沙田政府合署14樓

By Fax (2810 0830) & Post  
Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F., Sha Tin Government Offices,  
No.1 Sheung Wo Che Road,  
Sha Tin, N.T.

本函檔號 Your Reference  
本署檔號 Our Reference TPB/A/TM-LTTY/267  
電話號碼 Tel. No.: 2158 6362  
傳真機號碼 Fax No.: 2489 9711

6 May 2015

ExxonMobil Hong Kong Limited  
Room 2201, 2205-6  
Central Plaza, 18 Harbour Road,  
Wanchai, Hong Kong  
(Attn.: Mr. Aman CHOW)

Dear Sir,

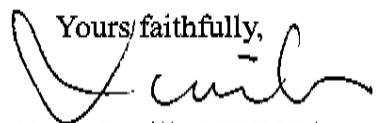
**Planning Application No. A/TM-LTTY/267**  
**Compliance with Approval Condition (a)**

I refer to your submission of 13.4.2015, which was received by this Office on 13.4.2015, regarding the submission of fire service installations proposal.

Relevant department have been consulted. Your submission is considered:

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

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,  
  
( Miss Lucille LEUNG )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.  
CBRE Ltd. (Attn.: Mr. Thomas MAK)  
D of FS (Attn.: Mr. Adam S.W. LAM)  
Internal- CTP/TPB(2)

(Fax no. 2810 0830)

我們的理想 - 「透過規劃工作，使香港成為世界知名的國際都市。」

Our Vision - "We plan to make Hong Kong an international city of world prominence."



**Appendix**

**The Director of Fire Services (D of FS) (Contact Person: Mr. Adam S.W. LAM, Tel.: 2733 7737, Fax No.: 2739 8775) has the following comments through memo ref. (39) in FSD/PG 3126/09 of 28.4.2015:**

The fire service installations (FSIs) proposal is considered acceptable to this Department.

Please be advised that the installation/maintenance/modification/repair work of FSIs shall be undertaken by a 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.

19/6  
SIT Kin-fai  
Flat G, 7/F,  
Chin Fat Factory Building,  
3 Tsat Po Street,  
San Po Kong, Hong Kong

9 June 2015

Dear Sir,

87 103  
Petrol Filling Station, 121 Castle Peak Road,  
Lam Tei, Tuen Mun, New Territories  
- D.D. 130 Lot 2792 R.P.

I refer to your application dated received on 19 May 2015 for approval of proposals in respect of Building and Structural (Alterations and Additions) Amendment and the application for consent to the commencement and carrying out of the above building works.

2. Your submission of plans has been checked under the curtailed check system announced in Practice Notes for Authorized Persons & Registered Structural Engineers ADM-19. On this basis, I am satisfied that your submission is fundamentally acceptable and may be approved.

3. You are reminded that the curtailed check system covers only the fundamental issues of a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority attaches great importance to the proper assumption of duties and responsibilities by authorized persons and registered structural engineers.

4. In accordance with the provisions of regulation 30(1) of the Building (Administration) Regulations, this is to notify that the above - mentioned plans submitted with your application dated received on 19 May 2015 are hereby approved. One set of the said plans, on which I have signified my approval, is enclosed. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.

5. This approval should not be deemed to confer any title to land or to act as a waiver of any term in any lease or licence. Section 14(2) of the Buildings Ordinance refers.

6. Consent to the commencement and carrying out of the above Building and Structural (Alterations and Additions) Amendment is given in the Form BD103 enclosed. You are reminded to ensure that the plans now approved are compatible with all previously approved plans, any conditions imposed are fulfilled and no works are carried out before all required plans have been approved and consent given. Your attention is drawn to paragraph 10 of Practice Notes for Authorized Persons & Registered Structural Engineers APP-97.

7. The approval given herein is confined to the coloured portions as shown on the plans and should not be construed as approval to uncoloured portions of the plans and the existing building works on site.

8. You are reminded that the conditions and requirements as stipulated in paragraph 7 of my approval letter dated 27 February 2015 and paragraphs 3 and 4 of my consent letter dated 20 March 2015 are still pertinent.

9. Your plans have been referred to the Director of Fire Services for comments. Since a fire certificate is not available, your attention is drawn to the Buildings Ordinance Section 4(3) and 21(6)(d) in case any amendment are required.

10. Comment from District Lands Officer/Tuen Mun, will be conveyed to you upon receipt.

c.c. **Thyme Company Limited**  
**28/F, Emperor Group Centre,**  
**288 Hennessy Road,**  
**Wanchai,**  
**Hong Kong**

DFS  
DLO/TM

S.L. 9A (08/2002)

Yours faithfully,



**( Chan Che-bun, Anderson )**  
Senior Building Surveyor  
for Building Authority

**BUILDING AUTHORITY OF HONG KONG**  
**Form BD 103**  
**BUILDINGS ORDINANCE**  
**(Chapter 123)**  
**Section 14(1)(b)**  
**BUILDING (ADMINISTRATION) REGULATIONS**  
**Regulation 32**

**Consent to the commencement and carrying out of building works or  
part of any building works or of street works**

Permit No. NT 113/2015(C)  
Our Ref. No. BD 2-3/9212/90/3  
To : ExxonMobil Hong Kong Limited  
c/o SIT Kin Fai  
Flat G, 7/F,  
Chin Fat Factory Building,  
3 Tsat Po Street,  
San Po Kong,  
Hong Kong


Date 20 March 2015

I hereby consent to the commencement and carrying out of the following works - Building (A & A) Works  
at (No. and name of street and locality) Petrol Filling Station, 121 Castle Peak Road, Lam Tei, Tuen Mun  
on (Lot No.) DD 130 LOT 2792 R.P.  
shown in the approved plans listed overleaf \*in respect of the part described in the approved plans, namely, \_\_\_\_\_

2. The above works are to be carried out in accordance with the approved plans in compliance with the provisions of the Buildings Ordinance and the regulations made thereunder and any conditions imposed under section 17 thereof, and in accordance with Permit No. \_\_\_\_\_ issued under section 42 of the Buildings Ordinance.
3. Your attention is drawn to the provisions of section 14(2) of the Buildings Ordinance, and before commencing the above works you should ascertain that they will not contravene the provisions of any enactment or the requirements of any authority or the terms or conditions of any lease or licence.

Original BD 103 retained for convenience  
of future consent applications

c.c. CO/SM

  
(CHAN Che-bun, Anderson)  
Senior Building Surveyor  
for Building Authority

\*Delete whichever is inapplicable

[illegible]

消 防 處

消防安全總區

新建設課

香港九龍尖沙咀東康莊道1號

消防總部大廈10樓北翼



**FIRE SERVICES DEPARTMENT**

**FIRE SAFETY COMMAND**

**New Projects Division**

North Wing, 10/F,

Fire Services Headquarters Building,

No. 1 Hong Chong Road,

Tsim Sha Tsui East, Kowloon,

Hong Kong.

本處檔號 OUR REF. : FP 8/21515 <50>  
圖文傳真 FAX NO. : (852) 2722 6234  
電 話 TEL. NO. : (852) 2733 1568  
電子郵件 E-mail : ado\_np\_11@hkfsd.gov.hk

10 June 2015

SIT Kin Fai  
c/o Rapport Consultants Limited  
Flat G, 7/F, Chin Fat Factory Building  
3 Tsat Po Street, San Po Kong  
Hong Kong

Dear Sir/Madam,

Petrol Filling Station, 121 Castle Peak Road, Lam Tei, Tuen Mun -  
Address : DD 130 LOT 2792 R.P.

Alteration and Addition – Addition of modified hose reel system on  
Proposal : G/F as delineated on plan

I refer to your submitted building plans through the Buildings Department which were received by this Department on 4.6.2015.

The amended plans have been examined and found that the proposed amendment(s) as coloured on plan(s) do not affect the fire service installations and equipment prescribed for this building.

Fire Services Certificate (F.S. 161) Serial No. A210792 issued on 17.2.2015 is therefore still valid.

One set of the plans is retained for record. The other set is ready for your collection at the **New Projects Division**, Fire Services Headquarters Building, **10<sup>th</sup> floor South Wing**, No. 1, Hong Chong Road, Tsim Sha Tsui East, Kowloon during the following hours:-

Monday to Friday (except public holidays) 9:00a.m. – 12:30p.m. and 2:00p.m. – 4:30p.m.

Please **bring along the original copy of this letter** with you when collecting the building plans. Your attention is invited to paragraph 4 of Appendix B of PNAP ADM-2 (Rev. 5/2011) in that if you do not collect the building plan(s) within 3 months from the date of this letter, the uncollected plan(s) will be deemed to be no longer required by you and will be disposed of without further notification.

Should you have any enquiries, please contact the case officer, Mr. OET Pui-kuen at tel. no. 2733 7528. If necessary, you may also contact his supervisor, Mr. CHOI Wah-cheung at tel. no. 2733 5812.

Yours faithfully,

(WONG Yuk-ping)

for Director of Fire Services

c.c. B.D. (Ref.: (30) in BD 2-3/9212/90/3)



2. ALL DIMENSIONS SHALL BE VERIFIED ON SITE. THE CONTRACTOR SHALL NOTIFY THE AUTHORIZED PERSON IF THEY FIND ANY DISCREPANCY.
3. CONSTRUCTION WORKS ARE TO BE COMPLIED WITH THE HONG KONG CONSTRUCTION (REGULATION) 1990.
4. THE A & A PORTION IS THE COLORED AREA ONLY. ALL OTHER PARTS OF THE BUILDING SHOWN ON THIS DRAWING ARE EXISTING.
5. ALL LEVELS SHOWN ARE IN METRES.
6. SITE COVERAGE AND PLOT RATIO REMAIN UNCHANGED.
7. GFA REMAIN UNCHANGED.

EXISTING FIRE SERVICE INSTALLATIONS WILL REMAIN UNCHANGED EXCEPT WHERE SHOWN OTHERWISE STATED IN PLAN

2. HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF THE HOSE REEL TUBING.

3. A MANUAL CALL POINT, A FIRE ALARM BELL AND A VISUAL FIRE ALARM SHALL BE INSTALLED ADJACENT TO THE HOSE REEL POINT.

4. THE FIRE GLASS TANK SHALL BE PROVIDED ~~WITH FSD'S APPROVED TYPE~~

5. A SECONDARY POWER SUPPLY SHALL BE PROVIDED BEFORE THE MAIN SWITCH.

6. UPON ACTIVATION OF ANY MANUAL CALL POINT, THE FIXED FIRE PUMP SHALL OPERATE.

2. ALL STEEL MEMBERS UNLESS OTHERWISE STATED TO BE GRADE S275JR, COMPLIED WITH BS EN 10025.
3. ALL STRUCTURAL STEEL WORKS SHALL BE HOT DIP GALVANIZED TO BS EN ISO 1461 WITH 85  $\mu$ m MIN. THK.
4. ALL CONNECTIONS SHALL BE 4mm FILLET WELD ALL ROUND TO BS EN 1011.

2. ALL TANKS SHALL BE COMPOSED OF MMD FIBERGLASS REINFORCED POLYESTER AND PANELS AND HOT DIPPED GALVANIZED BOLTING SET. REFER TO BS 4994:1984 SPECIFICATION FOR DESIGN AND CONSTRUCTION OF VESSELS AND TANKS IN REINFORCED PLASTIC.

3. WATER HEIGHT=1m, DRY WEIGHT=300kg

MATERIAL PROPERTIES

ULT. TENSILE STRENGTH	= 85~105MPa
ULT. ENDING STRENGTH	= 170~200MPa
ULT. COMP. STRENGTH	= 210~250MPa
YOUNG'S MODULUS	= 850~10500MPa
GLASS CONTENT	OVER 30%

FIRE SERVICES REQUIREMENTS INCORPORATED  
DATE 17 FEB 2015  
(LEUNG Pak-ho)  
Senior Station Officer

# ExxonMobil

SIT KIN FAI  
BSc MHOS MRCS RPS  
AUTHORIZED PERSON

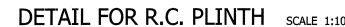
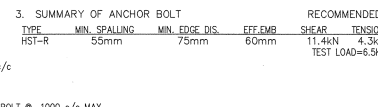
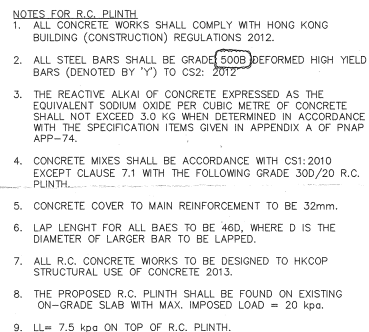
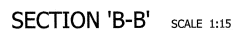
PROJECT TITLE :  
PROPOSED A & A WORKS AT  
PETROL FILLING STATION  
AT No. 121, CASTLE PEAK ROAD,  
LAM TEI, TUN MUN, N.T.  
D.D.130, LOT 2792 R.P. (PART)

DRAWING TITLE :

LAYOUT PLAN, SECTION,  
& NOTES

STATUS :

TO FSD



**GENERAL NOTES:**  
THIS PLAN IS REFERRED TO THE RECORD PLAN NO. 2/9212/90 DATED 05/08/1991

1. ALL DIMENSION SHOWN ON ALL DRAWINGS ARE STRUCTURAL AND IN mm UNLESS OTHERWISE STATED.
2. ALL DIMENSIONS SHALL BE VERIFIED ON SITE. THE CONTRACTOR SHALL NOTIFY THE AUTHORIZED PERSON IF THEY FIND ANY DISCREPANCY.
3. CONSTRUCTION WORKS ARE TO BE COMPLIED WITH THE HONG KONG BUILDING (CONSTRUCTION) REGULATION 1990.
4. THE A & A PORTION IS THE COLORED AREA ONLY. ALL OTHER PARTS OF THE BUILDING SHOWN ON THIS DRAWING ARE EXISTING.
5. ALL LEVELS SHOWN ARE IN METRES.
6. SITE COVERAGE AND PLOT RATIO REMAIN UNCHANGED.
7. GFA REMAIN UNCHANGED.

FIRE SERVICE NOTES

1. EXISTING FIRE SERVICE INSTALLATIONS WILL REMAIN UNCHANGED EXCEPT OTHERWISE STATED IN PLAN
2. HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF THE HOSE REEL TURNING.
3. A MANUAL CALL POINT, A FIRE ALARM BELL AND A VISUAL FIRE ALARM SHALL BE INSTALLED ADJACENT TO THE HOSE REEL POINT.
4. A SECONDARY POWER SUPPLY SHALL BE PROVIDED BEFORE THE MAIN SWITCH.
5. UPON ACTIVATION OF ANY MANUAL CALL POINT, THE FIXED FIRE PUMP SHALL OPERATE.

**NOTES FOR STRUCTURAL STEEL WORKS**

1. ALL STRUCTURAL STEEL SHALL BE CLASS 1 IN ACCORDANCE WITH HK CoP FOR THE STRUCTURAL USE OF STEEL 2011.
2. ALL STEEL MEMBERS UNLESS OTHERWISE STATED TO BE GRADE S275JR, COMPLIED WITH BS EN 10025.
3. ALL STRUCTURAL STEEL WORKS SHALL BE HOT DIP GALVANIZED TO BS EN ISO 1461 WITH 85  $\mu$ m MIN. THK.
4. ALL CONNECTIONS SHALL BE 4mm FILLET WELD ALL ROUND TO BS EN 1011.

NOTES FOR G.R.P. WATER TANK

1. ALL TANKS SHALL BE COMPLIED WITH S.S. 245\* AND BS7491 PART 3.
2. ALL TANKS SHALL BE COMPOSED OF MMD FIBERGLASS REINFORCED POLYESTER AND PANELS AND HOT DIPPED GALVANIZED BOLTING SET.  
\*REFER TO BS 4994:1984 SPECIFICATION FOR DESIGN AND CONSTRUCTION OF VESSELS AND TANKS IN REINFORCED PLASTIC.
3. WATER HEIGHT=1m, DRY WEIGHT=300kg

<u>MATERIAL PROPERTIES</u>	
ULT. TENSILE STRENGTH	= 85~105MPa
ULT. BENDING STRENGTH	= 170~200MPa
ULT. COMP. STRENGTH	= 210~250MPa
YOUNG'S MODULUS	= 850~10500MPa
GLASS CONTENT	OVER 30%

**TYPE II WORKS:**  
THE WORKS SHOWN ON THESE PLANS  
ARE TYPE II WORKS ( A-B )  
IN RESPECT OF WHICH THE BUILDING  
AUTHORITY'S CONSENT IS APPLIED FOR

**Michael Ting Tai-chun**  
MSc, Nistruct E, MHKIE, C Eng, RPE, RSE, RGE

SIT KIN FAJ  
BSO MHOS MRCS RPS  
AUTHORIZED PERSON

B.D.REF : 2-3/9212/90/3

F.S.D.REF :

**NOTES:**

WORK FROM FIGURED DIMENSIONS ONLY.

ALL DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH RELEVANT SPECIFICATIONS, CONDITIONS OF CONTRACT AND ALL OTHER RELEVANT DOCUMENTS. THE AUTHORIZED PERSON / REGISTERED STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN.

THIS DRAWING IS NOT VALID FOR CONSTRUCTION OR OTHER PURPOSES UNLESS IT HAS BEEN SIGNED BY THE AUTHORIZED PERSON / REGISTERED STRUCTURAL ENGINEER. ALL WORKS SPECIFIED ON THIS DRAWING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDINGS ORDINANCE AND REGULATIONS.

COPY RIGHT OF THIS DRAWING IS RESERVED BY THE AUTHORIZED PERSON / REGISTERED STRUCTURAL ENGINEER. NO PART OF THIS DRAWING MAY BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.

REVISION	DATE
----------	------

Notes: This plan has been processed on a computerized check basis under the contract processing system as recommended in PWS-ADM-19. The duties of the authorized person, registered structural engineer and registered geotechnical engineer described are specified under section 4(2)(b) and the provision of section 4(2)(c) of the Building Code Act and of section 4(2)(c) of the Building Code Act.

Plan Approved

CHAN Che-bun, Anderson  
Senior Building Surveyor  
for BUILDING AUTHORITY

- 9 JUN 2015

A	REVISED SIZE OF R.C. PLINTH	13.05.15
---	-----------------------------	----------

CLIENT :

ExxonMobil

CONSULTANTS

RAPPORT CONSULTANTS LIMITED

T: 2151 9930  
F: 3647 6883

PROJECT TITLE :  
PROPOSED A & A WORKS AT  
PETROL FILLING STATION  
AT No. 121, CASTLE PEAK ROAD,  
LAM TEI, TUEN MUN, N.T.  
D.D.130, LOT 2792 R.P. (PART)

DRAWING TITLE :

LAYOUT PLAN, SECTION,  
& NOTES

DRAWN	DATE	CHECKED	SCALE
CAD	OCT.2014	HO	AS SHOW

JOB NO.	DRG. NO.
---------	----------

EM_LT/AA/01A	FILED CODE
--------------	------------

2015 MAY 19

RECEIVED  
STATUS :

To BD

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: FPB/NT/W 12/80328II

消防處檔號

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 7462233

Name of Client :

顧客姓名

ExxonMobil Hong Kong Limited

Name of Building :

樓宇名稱

Filling Station at Lam Tei

Street No./Town Lot :

門牌號數/市地段

121

Street/Road/Estate Name :

街道/屋苑名稱

Castle Peak Road

Block :

座

District :

分區

Lam Tei

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)
25	68kg wheeled type dry powder (2 nos.)	at station	Conforms with FSD requirements	2/3/2018	1/3/2019
24	5kg dry powder F.E. (7 nos.)	at station	Conforms with FSD requirements	2/3/2018	1/3/2019

**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	5kg dry powder F.E. (2 nos.)	at station	Supply & replace	Conforms with FSD requirement	2/3/2018
25	Sand Bucket (5 nos.)	at station	Supply & replace	Conforms with FSD requirement	2/3/2018

**Part 3 第三部 Defects 損壞事項**

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

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

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

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

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

Authorized  
Signature :  
授權人簽署

姓名: CHAN CHEE MAN

FSD/RC No.: 1/132, 2/264 & 3/88  
消防處註冊號碼

Company Name : WAI KONG FIRE  
公司名稱: ENGINEERING CO LTD

Telephone : 27518891  
聯絡電話

Date : 8/3/2018  
日期

For FSD  
use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: FPB/NT/W 12/80328II

消防處檔號

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 7462234

Name of Client :

顧客姓名

ExxonMobil Hong Kong Limited

Name of Building :

樓宇名稱

Filling Station at Lam Tei

Street No./Town Lot :

門牌號數/市地段

121

Street/Road/Estate Name :

街道/屋苑名稱

Castle Peak Road

Block :

座

District :

分區

Lam Tei

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)
16	Hose Reel System	at station	Conforms with FSD requirements	2/3/2018	1/3/2019
13	Fire Alarm System (MFA)	at station	Conforms with FSD requirements	2/3/2018	1/3/2019
15	Automatic Fire Detection System	at station	Conforms with FSD requirements	2/3/2018	1/3/2019

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

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

**Part 3 第三部 Defects 損壞事項**

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

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

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

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized Signature:  
授權人簽署

Name:  
姓名

FSD/RC No.:  
消防處註冊號碼

Company Name:  
公司名稱

Telephone:  
聯絡電話

Date:  
日期

WAI KONG FIRE ENGINEERING CO., LTD.

CHAN CHEE MAN

1/132, 2/264 & 3/88

WAI KONG FIRE ENGINEERING CO LTD

27518891

8/3/2018

For FSD use only:

Inspected

Key-in

Verified

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



**RE: Renewal of Planning Permission for Temporary Shop and Services (Retail Shop and Ancillary Storage Use) for a Period of 3 Years - No. 121 Castle Peak Road - Lam Tei, Tuen Mun**

14/04/2021 10:43

From: [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: [REDACTED]  
File Ref:

---

Dear Luke,

As spoken, enclosed please find the latest Fire Service Certificate for your information.

Best regards,  
**Markle Chan**

[REDACTED]



06. Test Report F251 - Lam Tei (Exp.20220115) FS System & Portable FE.PDF

FSD Ref.:  
消防處檔號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS  
FPB/NT/W 12/80328II

消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)

A 8484825

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT  
消防裝置及設備證書

Name of Client :  
顧客姓名

ExxonMobil Hong Kong Limited

Name of Building :  
樓宇名稱

Filling Station at Lam Tei

Street No./Town Lot :  
門牌號數/市地段

121

Street/Road/Estate Name :  
街道/屋苑名稱

Castle Peak Road

Block :  
座

District :  
分區

Lam Tei

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)
25	68kg wheeled type Dry powder (2 nos.)	At station	Conforms with FSD Requirements	16/1/2021	15/1/2022
24	5kg dry powder F.E. (12 nos.)	At station	Conforms with FSD Requirements	16/1/2021	15/1/2022
25	Sand Bucket (5 nos.)	At station	Conforms with FSD Requirements	16/1/2021	15/1/2022

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

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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

WAI KONG FIRE ENGINEERING CO., LTD.

CHAN CHEE MAN  
1/132, 2/264 & 3/88

WAI KONG FIRE  
ENGINEERING CO LTD

27518891

19/1/2021

For FSD  
use only:

Inspected

Key-in

Verified

FSD Ref.:  
消防處檔號

FPB/NT/W 12/80328II

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 8484826

Name of Client:  
顧客姓名

ExxonMobil Hong Kong Limited

Name of Building:  
樓宇名稱

Filling Station at Lam Tei

Street No./Town Lot:  
門牌號數/市地段

121

Street/Road/Estate Name:  
街道/屋苑名稱

Castle Peak Road

Block:  
座

District:  
分區

Lam Tei

Area:  
地區

☐ HK  
香港

☐ K  
九龍

☒ NT  
新界

Type of Building 樓宇類型: ☐ Industrial 工業

☐ Commercial 商業

☐ Domestic 住宅

☐ Composite 綜合

☐ Licensed premises 持牌處所

☐ Institutional 社團

Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
16	Hose Reel System	at station	Conforms with FSD requirements	16/1/2021	15/1/2022
13	Fire Alarm System (MFA)	at station	Conforms with FSD requirements	16/1/2021	15/1/2022
15	Automatic Fire Detection System	at station	Conforms with FSD requirements	16/1/2021	15/1/2022

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

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

Part 3 第三部 Defects 損壞事項

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



惠港消防系統有限公司  
WAI KONG FIRE ENGINEERING CO., LTD.

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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:

Authorized Signature

CHAN CHEE MAN

1/132, 2/264 & 3/88

WAI KONG FIRE  
ENGINEERING CO LTD

27518891

19/1/2021

Inspected

Key-in

Verified

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



**RE: Renewal of Planning Permission for Temporary Shop and Services (Retail Shop and Ancillary Storage Use) for a Period of 3 Years - No. 121 Castle Peak Road - Lam Tei, Tuen Mun (Application No. A/TM-LTYT/411)**

26/04/2021 16:53

From: [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: [REDACTED]

Dear Luke,

I refer to your email dated 19 Apr 2021 regarding the comments from TD and EPD on the captioned application.

Please find the below responses to the comments for TD's and EPD's consideration.

Comments of the Commissioner for Transport (Contact Person: Ms. WAN Mei Yin, Tel: 2399 2426)	Responses
Please advise the anticipated queuing situation of vehicles outside the Petrol Filling Station and propose measures to prevent queuing of vehicles leading to obstructions to Castle Peak Road.	<p>Please be advised that the staff at Petrol Filling Station will divert the traffic entering to the site. In case of full occupancy, the staff will inform the customer to come back later to avoid queuing of vehicles leading to obstructions to Castle Peak Road.</p> <p>Compared with the last approved application (No. A/TM-LTYT/353) in 2018, there is</p>

	no change to the floor area and layout of the subject premises for the current application. The same use of temporary shop and services at the Petrol Filling Station will not create abnormal queuing of vehicles within the station.
<b>Comments of the Director of Environmental Protection (Contact Person: Ms Josephine CHAU, Tel: 2835 1120)</b>	<b>Responses</b>
Please be advised that there is now an existing 300mm gravity sewer along Castle Peak Road, near the proposed site. If there is any sewage generated from the site, the applicant should consider discharge into the public sewer. DSD should also be consulted on sewer connection works.	Please be advised that ExxonMobil Hong Kong Limited (i.e. the applicant) will consult DSD in case there is such proposed works to connect to public sewer in future. For now, the applicant shall maintain the current sewage system of the subject premises.

Best regards,  
**Markle Chan**  
Senior Manager  
Valuation Advisory Services (Land Consultancy)

Jones Lang LaSalle Limited  
Level 7, One Taikoo Place  
979 King's Road, Hong Kong



[jll.com.hk](http://jll.com.hk)

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



**RE: Renewal of Planning Permission for Temporary Shop and Services (Retail Shop and Ancillary Storage Use) for a Period of 3 Years - No. 121 Castle Peak Road - Lam Tei, Tuen Mun (Application No. A/TM-LTTY/411)**

03/05/2021 15:40

From: [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: [REDACTED]

Dear Luke,

I refer to your email dated 30 Apr 2021 regarding the further comments from EPD on the caption application.

Please find our responses to the comments below for EPD's consideration.

Comments of the Director of Environmental Protection (Contact Person: Ms Josephine CHAU, Tel: 2835 1120)	Responses
Since there is now an existing public sewer along Castle Peak Road at the vicinity of the site, the applicant shall consider connecting the public sewer as far as practicable. The applicant should provide justification if they will not do so.	Please be advised that the applicant is willing to connect the nearest public sewer available along the Castle Peak Road (Lam Tei Section) in the future if it is practicable and feasible. The applicant would like to obtain the relevant plans and details of the said public

sewer from  
EPD / DSD in  
due course.

Best regards,

**Markle Chan**

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

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 Applications Covering the Site**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Conditions</u></b>
A/TM-LTYT/267	Temporary Shop and Services (Retail Shop and Ancillary Storage Use) for a Period of 3 Years	17.1.2014	(1) & (2)
A/TM-LTYT/353	Temporary Shop and Services (Retail Shop and Ancillary Storage Use) for a Period of 3 Years	6.7.2018	(1) & (2)

**Approval Conditions**

- (1) Submission and provision of fire service installations proposal.
- (2) Revocation clause.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/TM-LTYT/411

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

即油站後面商落？若是，則沒意見。

馬施, TM DC

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

29/3/21

J-2

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

參考編號

Reference Number:

210409-165200-32970

提交限期

Deadline for submission:

16/04/2021

提交日期及時間

Date and time of submission:

09/04/2021 16:52:00

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-LTTY/411

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

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

J-3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/TM-LTYT/411

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持上述之申請

「提意見人」姓名/名稱 Name of person/company making this comment

北角東北分會主席

簽署 Signature

陳錫添

日期 Date

16/4/2021

**Advisory Clauses**

- (a) to note the comments of District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - (i) the Site concerns an existing petrol filling office building which is erected partly on GL and partly on Lot 2792 R.P in D.D. 130. A temporary waiver was issued to permit a floor area of about 31.8 m<sup>2</sup> for retail sale and storage ancillary to the retail sale (excluding the toilet) (“the Temporary Waiver”);
  - (ii) for the portion of the existing building on GL, a Short Term Tenancy (STT) is issued to permit to use of land and a build over area of about 17.7 m<sup>2</sup> for use as petrol filling station and retail and ancillary storage purpose (“the STT”); and
  - (iii) the applicant is reminded that the Government reserves the right to take any actions as may be appropriate if any breach of the lease conditions or STT conditions is identified;
- (b) to note the comments of the Chief Estate Surveyor/Railway Development, Lands Department (CES/RD, LandsD) that part of the Site is underneath the air space vested to the KCRC in respect of the West Rail. The Site and its usage should not encroach onto or affect such vested air space. In addition, the whole Site falls within the West Rail Protection Boundary;
- (c) to note the comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD) that the Site falls within the railway protection boundary of the existing West Rail Line. The applicant should consult MTRCL with respect to operation, maintenance, safety and future construction on the existing railway network with reference to the procedure in PNAP APP-24;
- (e) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP) issued by the Environmental Protection Department to minimise any potential environmental nuisances;
- (f) to note the comments of the Director of Environmental Protection (DEP) that it is the applicant’s obligation to meet the statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures. DSD should also be consulted on sewer connection works;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) if the existing structures are erected on leased land without approval of the Building Department (BD) (not being a New Territories Exempted House), they

are unauthorised under BO and should not be designated for any approved use under the application;

- (ii) before any new building works (including erection of container and connection of drainage) are to be carried out on the Site, the prior approval and consent of BD should be obtained, otherwise they are unauthorised building works (UBWs). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with BO; and
- (iii) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO.