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

27 SEP 2024 This document is received on

Form No. S16-III

The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt

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

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 <u>notice of application</u> 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

For Official Use Only	Application No. 申請編號	A/41-K75/1030
請勿填寫此欄	Date Received 收到日期	2 7 SEP 2024

- 1. 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。
- 2. 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 上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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	由言	音 人	姓名	/名稱
----	------	----	-----------	----	-----	----	-----

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

CHIEF FORCE LIMITED

-I- Selle Lel. Bit L.

志科有限公司

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

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

3.	Application Site 中謂地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界元朗八鄉錦上路江廈圍丈量約份第106約地段第1319號(部分) 及第1336號A分段(部分)
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	■Site area 地盤面積 2508 sq.m 平方米▼About 約 ■Gross floor area 總樓面面積 807.8 sq.m 平方米▼About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 □About 約

(d)	Name and number of statutory plan(s) 有關法定圖則的名稱。		S/YL-KTS/15					
(e)	Land use zone(s) involved 涉及的土地用途地帶							
(0)	臨時露天存放車輛及闢設客貨車和貨車改裝工場 (f) Current use(s)							
(1)	現時用途	,	(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 Ov	vner" of A	pplication Site 申請地點的「現行土地擁有人」					
The	applicant 申請人 -							
			ease proceed to Part 6 and attach documentary proof of ownership). 青繼續填寫第 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」 [#] 。							
			vernment land (please proceed to Part 6). 繼續填寫第 6 部分)。					
	C() () ()		17NT 1*6° 1*					
5.	Statement on Own 就土地擁有人的		nt/Notification 印土地擁有人的陳述					
(a)	involves a total of	"c	nd Registry as at					
(b)	The applicant 申請人 -	(*S						
	has obtained conse	nt(s) of	"current land owner(s)".					
	已取得	名「	現行土地擁有人」"的同意。					
	Details of consen	t of "current l	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	Registry wh	/address of premises as shown in the record of the Land lere consent(s) has/have been obtained 上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 sp	ace of any box above is insufficient. 如上列任何方格的空間不足,請另頁說明)					

Land Owner(s)' 「現行土地擁 Land Registry where notification(s) has/have been given (DD/MM/YY			rrent land owner(s)"	notified 已獲建	題知「現行土地		
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	La	nd Owner(s)' 現行土地擁	Land Registry wher	e notification(s) h	nas/have been gi	ven	Date of notifica iven DD/MM/YYYY 通知日期(日/月/s
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					SE.	×	
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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		¥		* * * * *			
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	(Ple	ase use separate s	heets if the space of any	box above is insuf	ficient. 如上列任	一	不足,請另頁說
□ sent request for consent to the "current land owner(s)" on						, ,	
於	Rea	sonable Steps to	Obtain Consent of C	Owner(s) 取得士	上地擁有人的同	意所採取的台	<u> </u>
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							
□ published notices in local newspapers on	Dan						
							(Y)&
於(日/月/年)在甲請地點/甲請處所或附近的顯明位置貼出關於該甲 sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/r office(s) or rural committee on(DD/MM/YYYY) ^{&} 於(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會處,或有關的鄉事委員會 ^{&} Others 其他 □ others (please specify)		100 A			ication site/pren	nises on	
office(s) or rural committee on(DD/MM/YYYY) ^{&} 於		於	06/09/2024 (日/月/年)	在申請地點/申詢	清處所或附近的	J 顯明位置貼	出關於該申請的
處,或有關的鄉事委員會 ^{&} Others 其他 □ others (please specify)	\checkmark	office(s) or run	ral committee on		(DD/MM/YY	YY)& .	20.20
others (please specify)		/3 \				小人工女只自	一旦的女只有人
	<u>Oth</u>	ers 其他					
			5.0				
	e s				***************************************		
		E CONTRACTOR CONTRACTOR					

6.	Type(s) of Application	n 申請類別						
(A)	(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Are 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, 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)							
3 5	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)					
	Effective period of permission applied for 申請的許可有效期	□ year(s) 年 □ month(s) 個月						
(c)	Development Schedule 發展終							
	Proposed uncovered land area		sq.m □About 約					
	Proposed covered land area 携		sq.m □About 約					
		s/structures 擬議建築物/構築物						
	Proposed domestic floor area		sq.m □About 約					
	Proposed non-domestic floor		sq.m □About 約					
	Proposed gross floor area 擬語		sq.m □About 約					
			res (if applicable) 建築物/構築物的擬議高度及不同樓層					
			ow is insufficient) (如以下空間不足,請另頁說明)					
Pro	posed number of car parking s	spaces by types 不同種類停車位	2的擬議數目					
Mo Lig Me Hea	wate Car Parking Spaces 私家 torcycle Parking Spaces 電單 ht Goods Vehicle Parking Spa dium Goods Vehicle Parking Spa avy Goods Vehicle Parking Spacers (Please Specify) 其他 (訂	車車位 aces 輕型貨車泊車位 Spaces 中型貨車泊車位 paces 重型貨車泊車位						
Pro	posed number of loading/unlo	ading spaces 上落客貨車位的揚	議數目					
	ki Spaces 的士車位							
	ach Spaces 旅遊巴車位							
-	ht Goods Vehicle Spaces 輕型							
	dium Goods Vehicle Spaces 「 avy Goods Vehicle Spaces 重							
	avy Goods venicle spaces 皇 hers (Please Specify) 其他 (訪							
Omers (Flease Specify) 杂胞 (明列列)								

Proposed operating hours 擬議營運時間						
(d)	Any vehicular acce the site/subject build 是否有車路通往地 有關建築物?	ing?	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)) 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)		nent Proposal	展議發展計劃的影響			
		for not provid	eets to indicate the proposed measures to minimise possible adverse impacts or give ling 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			
(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 No 否 Yes 是	Please provide details 請提供詳情 (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) □ Diversion of stream 河道改道			
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	No 否	□ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米□About 約 Depth of filling 填塘深度 m 米□About 約 □ Filling of land 填土 Area of filling 填土面積 sq.m 平方米□About 約 Depth of filling 填土厚度 m 米□About 約 □ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米□About 約 Depth of excavation 挖土面積 sq.m 平方米□About 約 Depth of excavation 挖土面積 sq.m 平方米□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?	Landscape In Tree Felling Visual Impac	交通 Yes 會 □ No 不會 □ ply 對供水 Yes 會 □ No 不會 □ 對排水 Yes 會 □ No 不會 □ 計數 Yes 會 □ No 不會 □ Alopes 受斜坡影響 Yes 會 □ No 不會 □ Appact 構成景觀影響 Yes 會 □ No 不會 □			

diameter a 請註明盡 幹直徑及	te measure(s) to minimise the impact(s). For tree felling, please state the number at breast height and species of the affected trees (if possible) 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、及胸高度的樹品種(倘可) 「Emporary Use or Development in Rural Areas or Regulated Areas 監時用途/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 /YL-KTS _/907			
(b) Date of approval 獲批給許可的日期	26/11/2021 (DD 日/MM 月/YYYY 年)			
(c) Date of expiry 許可屆滿日期	18/12/2024 (DD 日/MM 月/YYYY 年)			
(d) Approved use/development 已批給許可的用途/發展	臨時露天存放車輛及闢設客貨車和貨車改裝工場			
(e) Approval conditions 附帶條件	□ The permission does not have any approval condition 許可並沒有任何附帶條件 Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ 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	(如以上空間不足,請另頁說明) year(s) 年 □ 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)。
詳情請參閱附帶規劃文件。
<u> </u>

8. Declaration 聲明	
I hereby declare that the particulars given in this application are cor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	,
I hereby grant a permission to the Board to copy all the materials sult to the Board's website for browsing and downloading by the public 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	free-of-charge at the Board's discretion.
Signature 簽署	Applicant 申請人 / □ Authorised Agent 獲授權代理人 文員
313070	***************************************
Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
Professional Qualification(s) □ Member 會員 / □ Fellow of □ HKIP 香港規劃師學會 / □ HKIS 香港測量師學會 / □ HKILA 香港園境師學會/ □ RPP 註冊專業規劃師	□ HKIA 香港建築師學會 /
on behalf of 代表 Company 公司 / □ Organisation Name and Ch	op (if applicable) 機構名稱及蓋章(如適用)

Remark 備註

.....(DD/MM/YYYY 日/月/年)

06/09/2024

Date 日期

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况下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- 1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
 - 委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途:
 - (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及
 - (b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。
- 2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above. 申請人就這宗申請提供的個人資料,或亦會向其他人士披露,以作上述第 1 段提及的用途。
- 3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料,應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

(請<u>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。)</u>

事机火川、州町白州	到其个一旦的处穴 水参风。)
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗八鄉錦上路江廈圍丈量約份第106約地段第1319號(部分) 及第1336號A分段(部分)
Site area 地盤面積	2508 sq. m 平方米♥ About 約
	(includes Government land of包括政府土地 N/A sq. m 平方米 □ About 約)
Plan 圖則	S/YL-KTS/15
Zoning 地帶	住宅(丁類)
Type of Application 申請類別	□ 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 □ Year(s) 年 □ Month(s) 月 □ Menewal 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 ■ Year(s) 年 □ Month(s) 月 □ Menewal 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
Applied use/ development 申請用途/發展	臨時露天存放車輛及闢設客貨車和貨車改裝工場

(i)	Gross floor area		sq.r	m 平方米	Plot R	atio 地積比率	
and/or plot ratio 總樓面面積及/或 地積比率		Domestic 住用		□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於	
	e e	Non-domestic 非住用	807.8	■ About 約 □ Not more than 不多於	0.32	Not more than 不多於	
(ii)	No. of blocks 幢數	Domestic 住用					
		Non-domestic 非住用		3		a a	
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用					
ē					□ (Not	Storeys(s) 層 more than 不多於)	
		Non-domestic 非住用		5.3	(Not	m 米 more than 不多於)	
		1 Storeys(□ (Not more than ¬					
(iv)	Site coverage 上蓋面積	32 % 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	1	
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	2	
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		
<u>集務排水圖則,消防裝置圖則,交通運輸圖則</u>	_	
	- 0	
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	. 🗆	
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
Note: May insert more than one 「 🗸 」. 註:可在多於一個方格內加上「 🗸 」號		

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

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

附帶規劃文件

按城市規劃條例第 16 條於

新界元朗八鄉錦上路江廈圍丈量約份第 106 約地段第 1319 號(部分)及第 1336 號 A 分段 (部分),續期申請作「臨時露天存放車輛及闢設客貨車和貨車改裝工場」用途,為期 3 年。

地盤面積:約2508平方米

行政摘要

按城市規劃條例第 16 條申請,擬在新界元朗八鄉錦上路江廈圍丈量約份第 106 約地段第 1319 號(部分)及第 1336 號 A 分段(部分),申請作「臨時露天存放車輛及闢設客貨車和貨車改裝工場」用途,為期 3 年。

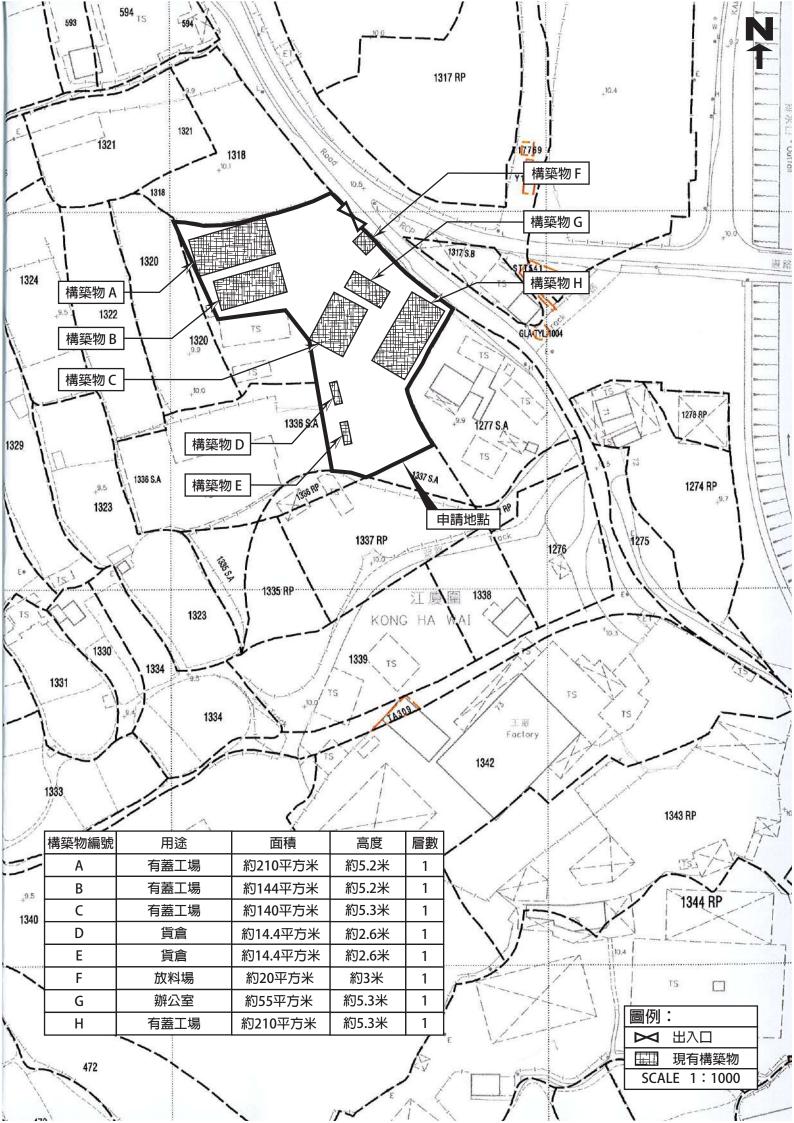
申請地點位於錦田南分區計劃大綱草圖 S/YL-KTS/15 的「住宅(丁類)」用途地帶、新界元朗八鄉錦上路江廈圍丈量約份第 106 約地段第 1319 號(部分)及第 1336 號 A 分段(部分)。申請地點面積約 2508 平方米,其中不包含任何政府土地。

是次申請為 A/YL-KTS/907 的續期申請,自 2013 年 02 月 08 日至今申請地點都沒有任何政府部門及附近市民的反映和投訴,土地使用者一直使用良好。因此申請人及土地使用者希望城市規劃委員會及規劃署可以接受是次申請。

場地設計

申請地點主要用作臨時露天存放車輛及闢設客貨車改裝工場之用,申請地點開放時間 為星期一至星期六,上午9時至下午6時,星期日和公眾假期休息。申請地點內構築 物的面積、高度和數目保持和前次規劃申請許可 A/YL-KTS/907 一樣,並無任何改變。

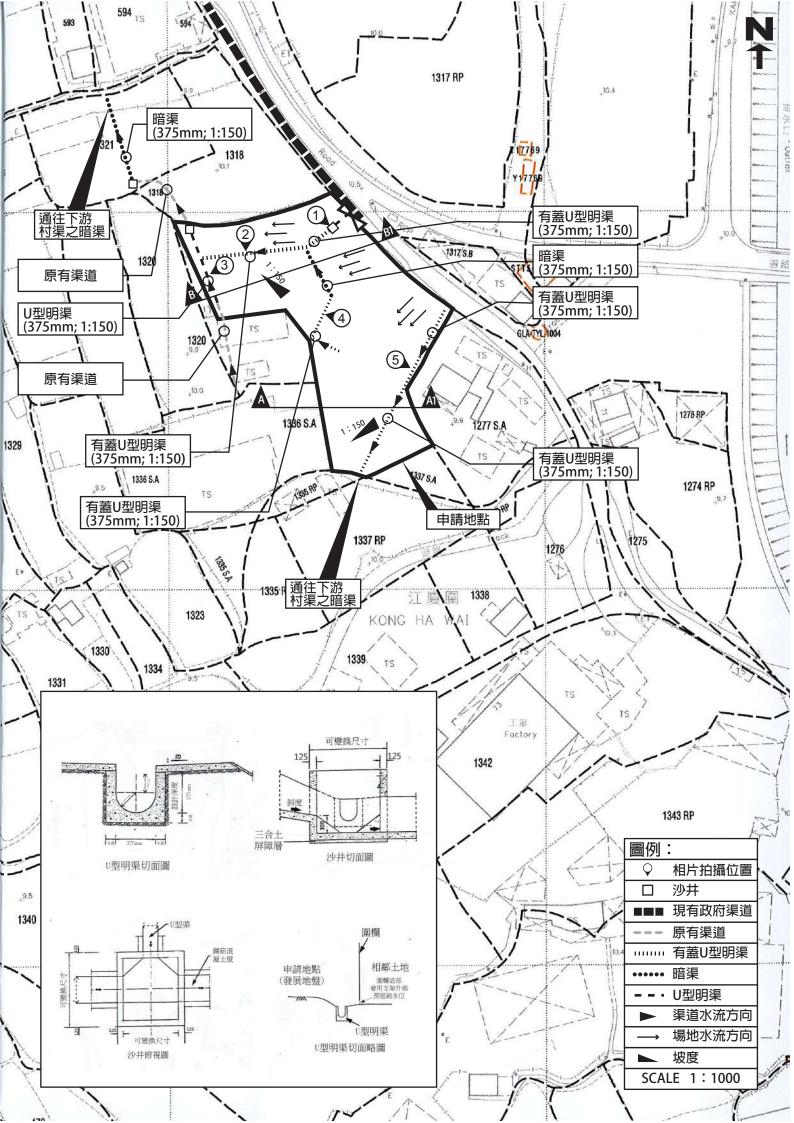
詳細請參閱以下圖則。



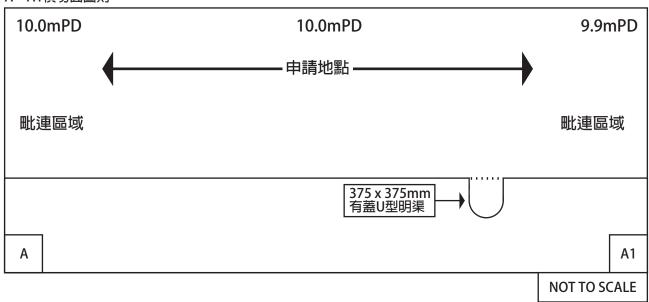
渠務排水

申請地點設有 375x375mm有蓋U明型渠及U型明渠,轉角處以沙井加固。申請人會定期派專人收集和清理渠道中的垃圾,以防垃圾堆積,阻礙雨水排放,減低水浸機會。

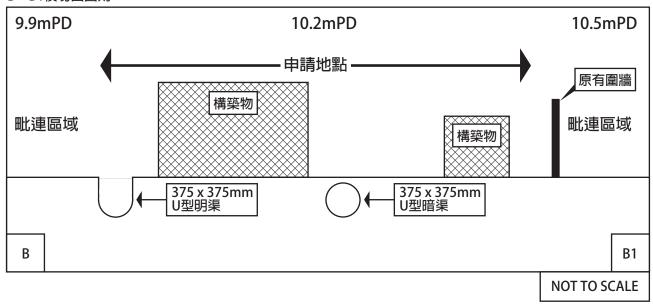
詳細請參閱以下圖則。

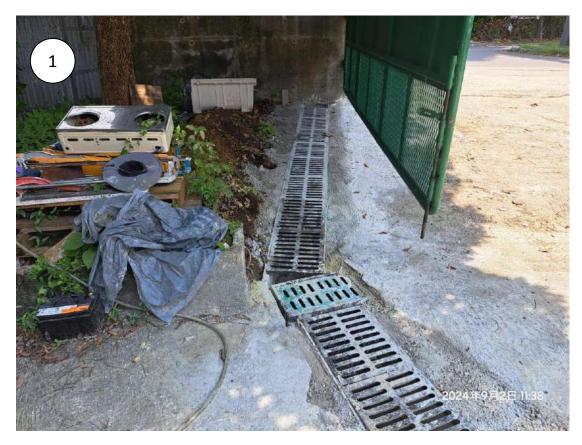


A—A1橫切面圖則



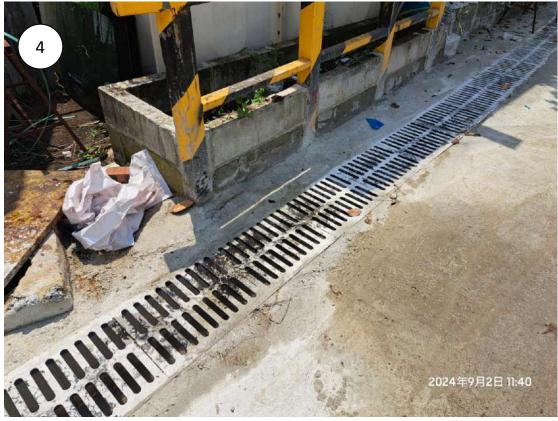
B—B1橫切面圖則

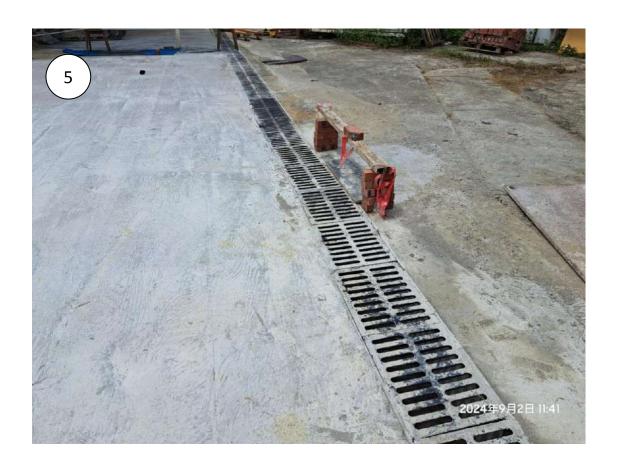








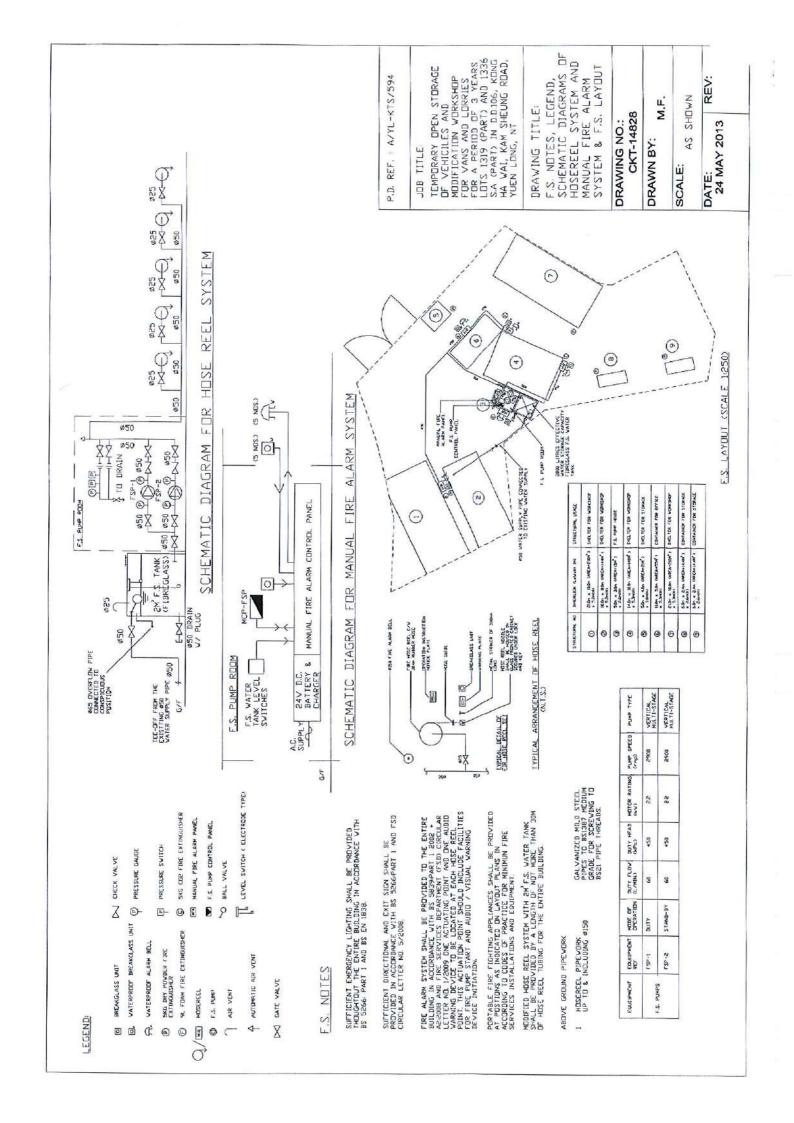




消防裝置

是次規劃申請是作為上次規劃申請A/YL-KTS/907的續期申請,相關申請地點的用途和場地佈局設計與上次規劃申請A/YL-KTS/907時一致,沒有任何改變;消防設備的位置、數目和種類與A/YL-KTS/907時一致,沒有任何改變。

詳細請參閱以下圖則。



消防(裝置及設備)規例

(Regulation 9(1))

A 9433370

FSD Ref.: 消防虚控號

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

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書 Name of Client: 滕達工程有限公司 顧客姓名 八鄉錦上路江廈圍第106約地段第1319號(部分)及第1336號A分段(部分) Name of Building: 樓宇名稱 Street/Road/Estate Name: Street No./Town Lot: 街道/屋苑名稱 門牌號數/市地段 NT HK Area : District: Block: 元朗 九龍 香港 批區 分區 座 Licensed premises持牌處所 Institutional社图 Domestic住宅 Composite综合 Type of Building 樓宇類型:□Industrial工業 Commercial商業 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,據有裝置在任何處所內的任何消防裝置或設備的人,須每12個月由一名註冊承壽商檢查該等消防裝置或設備至少一次。 Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項 Next Due Date 下次到期日(DD/MM/YY) Completion Date Comment on Condition 狀況評述 Code編碼 (1-35) Type of FSI 裝置類型 Location(s) 位置 完成日期(DD/MM/YY) 25-Jul-25 26-Jul-24 Conforms with FSD Requirements(See Part 3) 2 x 2-kg Co2 F.E. 24 1 x 5-kg Co2 F.E. 2 x 1-kg Dry Powder F.E. 13 x 2-kg Dry Powder F.E. Varni System 和差別更列文 CARN 2 x 5-kg Dry Powder F.E. 3 x 9-Litre Foam F.E. Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作 Completion Date 完成日期(DD/MM/YY) Nature of Work Carried out 完成之工作內容 Comment on Condition 狀況評述 Code编码 (1-35) Location(s) 位置 Type of FSI 裝置類型 Tixed Automatically Operated Approved Appliance to if the Fixed Fram System in the Land in the ins Detection Symble in in in Part 3 第三部 Defects 損壞事項 Comment on Defects 缺點評述 Outstanding Defects 未修缺點 Code編碼 (1-35) Location(s) 位置 Type of FSI 裝置類型 Need Replacement Over 5 Years 2 x 2-kg Co2 F.E. 1區x2 24 semilmry kayonga ba 消防泵房 1 x 5-kg Co2 F.E. 1區x1, 4區x1 2 x 1-kg Dry Powder F.E. THE STATE OF 9 x 2-kg Dry Powder F.E. 區x2, 2區x2, 4區x5 消防泵房外,4區 2 x 5-kg Dry Powder F.E. 3 x 9-Litre Foam F.E. 消防泵房外, 4區x2 Authorized For FSD use only: I/We hereby certify that the above installations/equipment have been tested and found to be in efficient Signature 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 受權人簽署 to time by the Director of Fire Services. Defects are listed in Part 3. Cheuk Tsz Ho Name: 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 姓名 Inspected FSD/RC No.: 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俱裝置 RC 3/737 消防處註冊號碼 及設備之檢查測試及保養守則的規格,損壞事項列於第三報。 Stand Up F.S. Eng Co., Ltd. Company Name: 如證書涉及年檢事項,應張貼於大廈 Key-in 公司名稱 或處所當眼處以供消防處人員查核 Telephone: This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved. 聯絡電話 2 6 JUL 2024 Date: Verified 日期

FSD Ref.: 消防處檔號

A 9493386

(Regulation 9(1)) (第九條(1)款) CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

Name o 樓宇名	f Building: 稱 八:	鄉錦上路江廈圍	1第106約地段第1319號(部分)及	第1336號A分段(部	分)
Street N	lo./Town Lot: 數/市地段		Street/Road/Estate Name: 街道/屋苑名稱	erin menege agv	
Block: 座		District 分區	· 元朗 地	ea: HK 區 香港	K 九龍 / NT 新界
-		53/21/1/WE 1/18/E	nercial商業 Domestic住宅 Composit	STATE OF THE STATE	CALL ST.
	rt 1 Annual Inspection(一部 只適用於年檢	主面 once	cordance with Regulation 8(b) of Fire Service (Installations a ment which is installed in any premises shall have such fire ser in every 12 months. 根據消防(裝置及設備)規例第八4 12個月由一名註冊承辦商檢查該等消防裝置或設備至	vice installation or equipment inspecto 条(b)款,擁有裝置在任何處所內	d by a registered contractor at least
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	Emergency Lighting Exit Signs		Conforms with FSD Requirements(See Part 3)	26-Jul-24	25-Jul-25
13	Fire Alarm Systems(MFA)		Conforms with FSD Requirements	l Sign will style or	al - let
23	Hose Reel		MEAN RESTALLAR	- Alarını System I	TITL OF THE
			お中国の人	Совдо Тедик	
4			245024 6	and the state of t	ri I
art 2 第	5二部 Installation / Mod	lification / Repair	/ Inspection work 裝置/改裝/修	理/檢查工作	
ode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	Completion Date 完成日期(DD/MM/Y
			176		
					19 E
	具自茅田林原城	Part Part sol	Openiosi Approxed Applin	Displacements A. bs	×III
			具定点体系统		20 (Tis
			A) \$ [5 (0.00_6), o		a) Line
			22 25 45 In #1.26 mg	Type of Synt	urs. New Year
art 3 第	三部 Defects 損壞事項	į		Edited to Twist or	al A
			O	Comment on Defects 缺點評述	
ode編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on De	fects 缺點評述
de編碼 (1-35) 11 12	Type of FSI 裝置類型 Emergency Lighting Exit Signs	Location(s) 位置 1區x1, 2區x1, 4區x5 1區, 2區, 4區x2	7 nos. of Emergency Light 4 nos. of Direction Sign Plate		Replacement
11	Emergency Lighting	1區x1, 2區x1,4區x5 1區,2區,	7 nos. of Emergency Light 4 nos. of Direction Sign Plate	Need	Replacement
11	Emergency Lighting Exit Signs	1區x1, 2區x1,4區x5 1區,2區,	7 nos. of Emergency Light 4 nos. of Direction Sign Plate	Need	Replacement
11	Emergency Lighting Exit Signs	1區x1, 2區x1,4區x5 1區,2區,	7 nos. of Emergency Light 4 nos. of Direction Sign Plate	Need Need Need Need Need Need Need Need	Replacement
11 12 thereby certing order priment and	Emergency Lighting Exit Signs tify that the above installations/equip in accordance with the Codes of Pra Inspection, Testing and Maintenance	1區x1, 2區x1, 4區x5 1區, 2區, 4區x2 ment have been tested and ctice for Minimum Fire S of Installations and Equipn	7 nos. of Emergency Light 4 nos. of Direction Sign Plate If found to be in efficient Signature:	Need Need Need Need Need Need Need Need	Replacement
11 12 thereby certing order pment and ne by the D	Emergency Lighting Exit Signs tify that the above installations/equip in accordance with the Codes of Pra	1區x1, 2區x1, 4區x5 1區, 2區, 4區x2 ment have been tested and ctice for Minimum Fire S of Installations and Equipn ed in Part 3.	7 nos. of Emergency Light 4 nos. of Direction Sign Plate If found to be in efficient dervice Installations and ment published from time Authorized Signature 受權人簽署 Name:	Need Need Need Need Need Need Need Need	Replacement For FSL use only
11 12 11 12 12 thereby cer ing order pment and ne by the D 持 防 處 處	Emergency Lighting Exit Signs rtify that the above installations/equip in accordance with the Codes of Pra Inspection, Testing and Maintenance director of Fire Services. Defects are list 圣明以上之消防装置及設作是不時公佈的最低限度之	1區x1, 2區x1, 4區x5 1區, 2區, 4區x2 ment have been tested and ctice for Minimum Fire S of Installations and Equipn ed in Part 3. 精經試驗,證明性 之消防裝置及設備	7 nos. of Emergency Light 4 nos. of Direction Sign Plate I found to be in efficient service Installations and nent published from time 能良好符 中以名 中的 中文	Need Need Need Need Need Need Need Need	Replacement For FSI use only Inspecte
11 12 11 12 thereby certing order pment and ne by the D 育防處處 發備之檢	Emergency Lighting Exit Signs rtify that the above installations/equip in accordance with the Codes of Pra Inspection, Testing and Maintenance of irector of Fire Services. Defects are list & 明以上之消防裝置及設備是不時公佈的最低限度之意測試及保養守則的規格	1區x1, 2區x1, 4區x5 1區, 2區, 4區x2 ment have been tested and ctice for Minimum Fire S of Installations and Equipn ed in Part 3. 情經試験,證明性 と消防装置及設備 ・,損壊事項列於第	7 nos. of Emergency Light 4 nos. of Direction Sign Plate I found to be in efficient bervice Installations and lent published from time 能良好符	Need Lai Shuk Ching	Replacement For FSE use only Inspecte
thereby cereting order pment and ne by the D 对	Emergency Lighting Exit Signs tify that the above installations/equip in accordance with the Codes of Pra Inspection, Testing and Maintenance director of Fire Services, Defects are list 多明以上之消防裝置及設備是不時公佈的最低限度之資訓試及保養守則的規格	1區x1, 2區x1, 4區x5 1區, 2區, 4區x2 ment have been tested and ctice for Minimum Fire S of Installations and Equipn ed in Part 3. 精經試驗,證明性 之消防裝置及設備 ,損壞事項列於第 頁,應張貼方 消防處人員 ent location of the building or	7 nos. of Emergency Light 4 nos. of Direction Sign Plate If found to be in efficient service Installations and nent published from time 能良好符 中型名 FSD/RC No. 消防處註冊號碼 Company Name 公司名稱 Telephone	Need Lai Shuk Ching	Replacement For FSI use only Inspecte Eng Co., Ltd.

消防(裝置及設備)規例 A 9433432 FSD Ref .: (Regulation 9(1)) 消防處檔號 (第九條(1)款) / CorrybA lauriVoibu/ CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT 消防裝置及設備證書 Name of Client: 滕達工程有限公司 顧客姓名 Name of Building: 八鄉錦上路江廈圍第106約地段第1319號(部分)及第1336號A分段(部分) 樓宇名稱 Street No./Town Lot: Street/Road/Estate Name : 門牌號數/市地段 街道/屋苑名稱 Block: District: Area: HK 元朗 香港 座 分區 地區 力。龍 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 In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or Part 1 Annual Inspection ONLY equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at leas 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。 部只適用於年檢事項 Completion Date Next Due Date Code編碼 (1-35) Type of FSI 裝置類型 Location(s) 位置 Comment on Condition 狀況評述 完成日期(DD/MM/YY 下次到期日(DD/MM/YY) regency Lighting Sign 出口指示牌 Alarm System (MFA) 火警警報系統 Control Centre 满防控制中心 二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作 Part 2第 Code編碼 (1-35) Completion Date 完成日期(DD/MM/YY 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 Conforms with 7-Sep-24 24 2 x 2-kg Co2 F.E. 1届x2 To Replace FSD Requirements 1 x 5-kg Co2 F.E. 消防泵房 Fixed Automatically Operated Approved Applia 1區x1,4區x1 2 x 1-kg Dry Powder F.E. 9 x 2-kg Dry Powder F.E. 1區x2, 2區x2, 4區x5 Fixed Foam System 固定追床系統 2 x 5-kg Dry Powder F.E. 消防泵房外、4區 3 x 9-Litre Foam F.E. 消防泵房外, 4區x2 Gas Detection System 氣體價測系統 Part 3 第三部 Defects 損壞事項 Code編碼 (1-35) Type of FSI 裝置類型 Outstanding Defects 未修缺點 Comment on Defects 缺點評述 Location(s) 位置 Portable Hand-operated Approved Appliance \$\$ Pressurization of Staircase 樓滿增原 水泵的环状水管系统 Authorized I/We hereby certify that the above installations/equipment have been tested and found to be in efficient For FSD working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Signature: 受權人簽署 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. Name: Cheuk Tsz Ho 本人藉此證明以上之消防裝置及設備經試驗,證明性能良好人符 姓名 Inspected FSD/RC No.: 消防處註冊號碼 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 RC 3/737 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 Stand Up F.S. Eng Co., Ltd. Company Name: 如證書涉及年檢事項,應張貼於大廈 公司名稱 Key-in 或處所當眼處以供消防處人 Telephone:聯絡電話 ficate should be displayed at prominent location of the building or prem for FSD's inspection if any annual maintenance work is involved. Date: D 7 SEP 2024 Verified F.S. 251 (Rev. 1/2016) 日期

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: 消防處檔號	*	主 頻型 系統	肖防(裝置 (Regu (第九 IRE SERVIC	S AND EQUIPMI L 及 設 備) 規(dation 9(1)) 條 (1) 款) E INSTALLATIO L 及 設 備 證 書	例 N A	ND EQ	lsuziV\oid		94	93445
Name of 顧客姓		工程有限公司	n Water	ation other tha	talla	ed Ins	omatic Fix	Aut	3	
Name of 樓字名	f Building : 稱 八多	郎錦上路江廈圍	第106約地區	设第1319號(部分)及	第1336	號A分段(部	分)		
	o./Town Lot: 數/市地段			id/Estate Name: /屋苑名稱	16.3	小兼 1	age System		/	/
Block: 座		District 分區		元朗	地	19 1112	HK 香港	九龍	// 亲	JT 听界
Pai	Building 樓字類型:□Ind rt 1 Annual Inspection(一部 只適用於年檢	DNLY In accequipm	ordance with Regulationent which is installed in every 12 months.	Domestic住宅 Com on 8(b) of Fire Service (Installa in any premises shall have such 根據消防(裝置及設備)規模 系辦商檢查該等消防裝置或	ations a fire ser	vice installati 條(b)款,擁	on or equipment inspec	ner of any fir ted by a regis	re service inst	ctor at least
Code編碼 (1-35)	Type of FSI 装置類型	Location(s) 位置		Condition 狀況評刻	CHAIL.	Con	mpletion Date 期(DD/MM/YY)		Next Due I 到期日(DI	
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(1-35)	Type of FSI 农直积型	Location(s) 小直	Nature of Work	Carned out 元成之工作	八谷	Comme	Shutter by	500日	完成日期(1	DD/MM/YY)
11	Emergency Lighting	1區x1, 2區x1, 4區x5	Replaced 7 n	os. of Emergency Li	ency Light Conforms with FSD Requirements		3 72	7-Sep-24		
12	Exit Signs	1區, 2區, 4區x2	Replaced 4 no	s. of Direction Sign F		neany	d Automa	3XI-T	(g) (g)	
				4.4.2.4.排放4.4.			Extraction		- cc	
Part 3 第	写三部 Defects 損壞事項	Ę			ą.	· · · · · · · · · · · · · · · · · · ·	e Reel 清日	Hos		
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstandir	ng Defects 未修缺點	lei-	on its	Comment on D	efects 缺	點評述	
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						of Sta				
	水管系統	定水泵的環狀		Fixed Pump(s		tem v	g Main Sys			
				ð% से	源	år me	nkier Syste			
working order Equipment and	ertify that the above installations/equiring accordance with the Codes of Prd Inspection, Testing and Maintenance Director of Fire Services. Defects are light	ractice for Minimum Fire S of Installations and Equipr	Service Installations	icient Authorize s and Signatu time 受權人簽	ed re:	ixtrac 4水缸	le Smoke L	(62	-	For FSD use only:
本人藉此言	證明以上之消防裝置及設 處長不時公佈的最低限度	備經試驗,證明性		Mam 姓 FSD/RC N	名		i Shuk Chin		!	Inspected
及設備之村	檢查測試及保養守則的規格	各,損壞事項列於領	第三部門消防	工消防處註冊號码	碼		2 1/260 2/36			
	證書涉及年檢事 []] 。處所當眼處以供		The second secon	Company Nam ※ 公司名和	稱	Sta	and Up F.S.	115 17	o., Ltd	Key-in
Th	is certificate should be displayed at prom for FSD's inspection if any annual			Telephor 聯絡電 Da	ne: 話 te:	11		Juan		
F.S. 251 (Rev. 1	/2016)			日 月		0	7 SEP 2024	Oth		Verified

交通運輸

申請地點平均每個月進出5.5噸車輛數目約1輛,每次進出均於下午非繁忙時間,不會提高申請地點附近的汽車流量。就整體而言,不會對錦上路或附近交通造成影響。

申請地點內的車輛存放地方位於申請地點的空地上,而有小部份會存放在有蓋工場內。土地使用者一如前次規劃申請一樣,會以 5.5 噸的拖車通道車輛到達申請地點,完成運送後該 5.5 噸的拖車便會離開申請地點,不作停留,因此場地內不需要設有停車位。

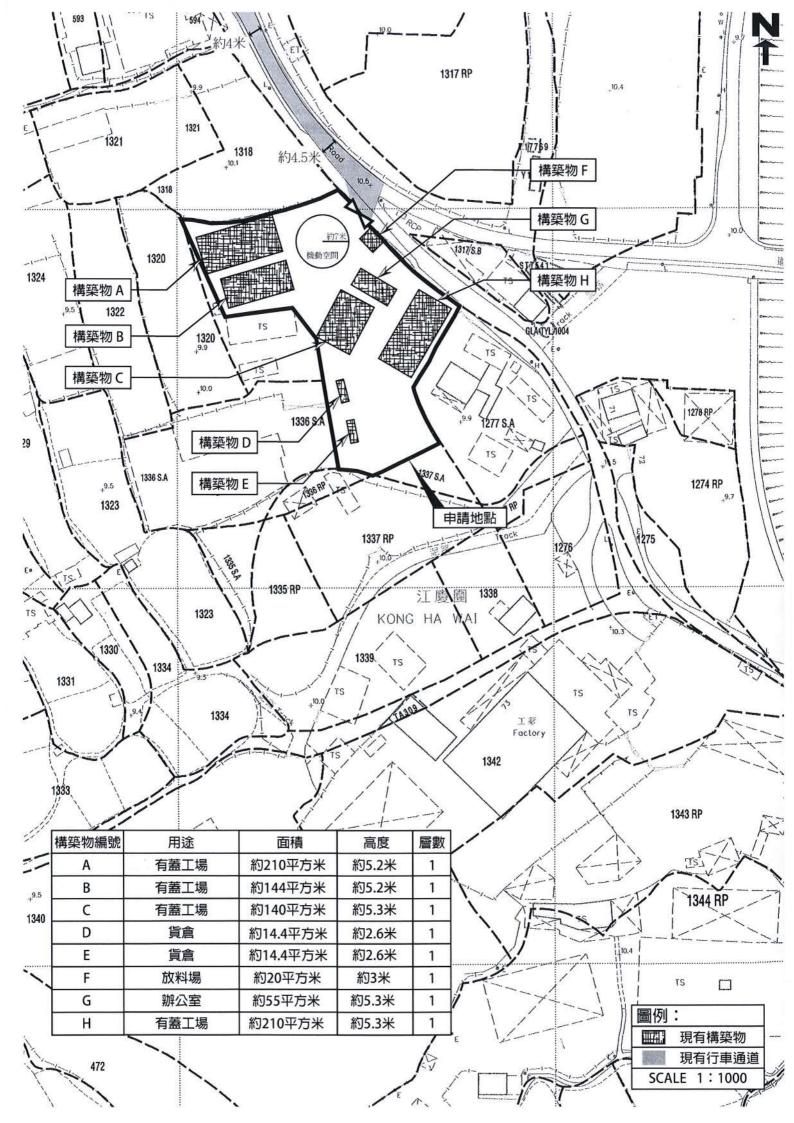
申請地點內提供有足夠的的地方,給予車輛進行調頭,申請人亦承諾不會在申請地點以外的公眾地方調車。

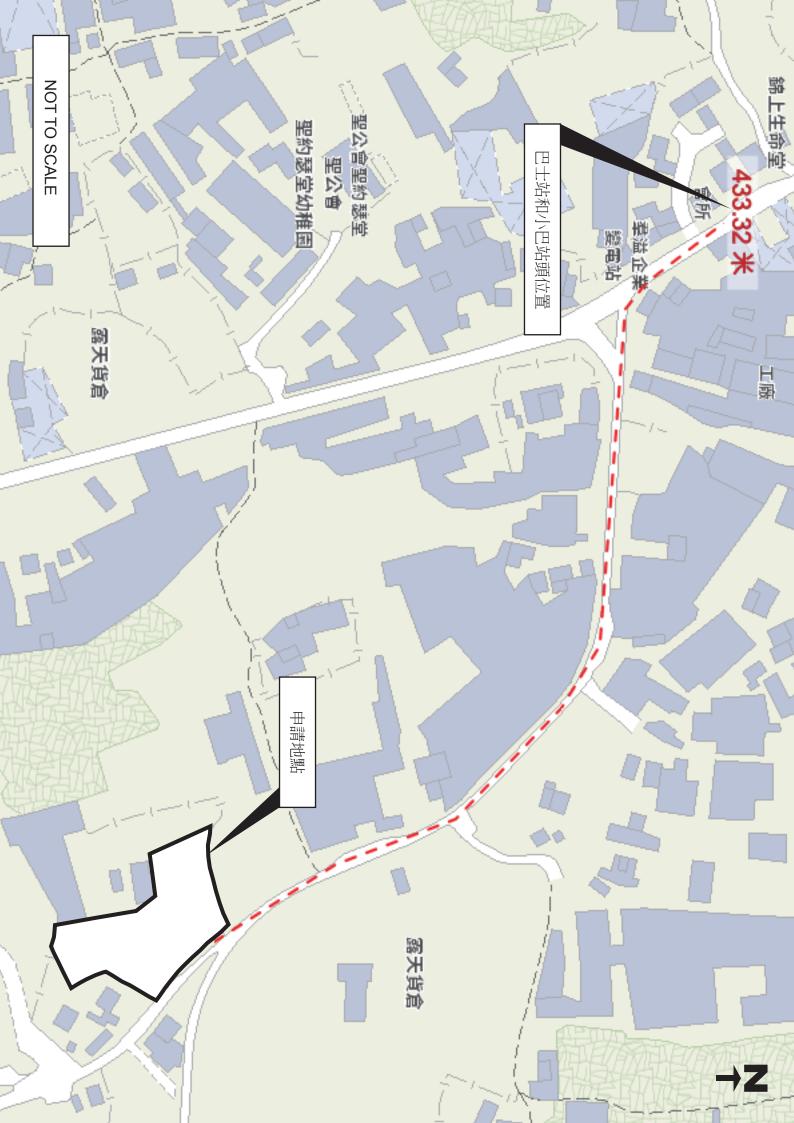
申請地點北面有一個巴士站和一個小巴站頭,距離申請地點約430米,工作人員可以透過乘坐巴士和小巴抵達申請地點附近後,再步行進入申請地點。

申請地點有一個明確的出入口,供緊急車輛出入;行車通道寬闊平坦,可供車輛安全使用,而且能與錦田公路連接,直通元朗道路網。

申請人承諾如是次規劃續期申請獲批許可,會繼續定期保養申請地點附近的通道。

詳細請參閱以下圖則。





總結

申請地點上並無任何永久性建築物,不會對區內的規劃意向有任何抵觸,申請地點開放時間為星期一至星期六,上午9時至下午6時,星期日與公眾假期休息。倘若時次申請成功,申請人一定盡力在時限內完成全部的附帶條件,並在相關處方接受了相關建議後,馬上邀請相關處方的人員前來檢閱。

申請人承諾會謹慎地、貫徹地和以友善開放的態度,遵從所有法律、法例和條件履行所需執行的工作,希望城規會各委員、規劃署官員及各政府部門批准今次為期三年的規劃許可。

隨件附上已完成的履行附帶條件通知信,以茲參考。

P.001/002

粉嶺、上水及元朗東規劃處 新界荃灣黃山公路 388 號 中絲大厦 22 樓 2202 室



Planning Department

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

來的傷號 Your Reference:

水野横號

Our Reference: TPB/A/YL-KTS/907

軍活號碼

Tel. No. :

3168 4072

傳真機號碼 Fax No.:

3168 4074/3168 4075



先生/女士:

履行規劃許可附帶條件 (i)項 - 提交現有排水設施記錄

為批給在創為「住宅(丁類)」地帶的元朗八鄉 錦上路江廈圍丈量約份第106約地段第1319號(部分)及 第1336號A分段(部分)作臨時國天存放汽車及 極型貨車和貨車改裝工場的規劃許可續期三年

(規劃申請編號: A/YL-KTS/907)

本處收到你於二零二二年二月十一日提交的資料以履行上並規劃許可附帶條件。就 你提交的資料,本處已諮詢有關部門,有關意見如下:

- 図 接受。因此,你已經履行上述附帶條件。部門詳細意見請見附錄。
- □ 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。部門詳細意見請見附 錄。

如你對部門意見有疑問,請直接聯絡消防處渠務署陳子濂先生(電話: 2781 4107)。

規劃署 粉嶺、上水及元朗東規劃專員



)

二零二二年二月十五日

致: 城市規劃委員會

粉嶺、上水及元朗東規劃處

有關 A/YL-KTS/1030 規劃申請補充資料

申請人現就近日政府部門人員的查詢,作出以下補充/澄清:

- 1. 申請地點中的車輛類型主要為重量不超過 5.5 噸的客貨車和輕型貨車或其他車輛,包括改 裝工場的車輛。改裝作業主要是在室內為相關車輛進行維修、保養、更換損壞的零部件、 加裝符合相關政府規例的附件(如霧燈等)。
- 2. 申請地點平均每個月進出 5.5 噸車輛數目約 1 輛,每次進出均於下午非繁忙時間,不會提高申請地點附近的汽車流量。就整體而言,不會對錦上路或附近交通造成影響。
- 3. 申請地點設置有綠色圍板,令場地保持綠化外觀,減低噪音,使場地與四周環境融為一體,減輕對周圍景觀造成影響,美化環境。場地內亦會使用低噪音機器,並安排在不敏感的時間進行作業活動,相關作業活動主要在有蓋工場內進行,不會對附近環境構成影響。

申請人: 志科有限公司

通訊地址:

傳真號碼: 聯絡電話:

電郵:日期:

2024年11月01日

Appendix II of RNTPC Paper No. A/YL-KTN/1030

Relevant Extracts of Town Planning Board Guidelines on <u>Application for Open Storage and Port Back-up Uses</u> (TPB PG-No.13G)

- 1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for Category 3 areas:
 - (a) Category 3 areas: within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

Relevant Extract of Town Planning Board Guidelines No.34D 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 Site

Approved Applications

	Application No.	Proposed Use(s)	Date of Consideration
			(RNTPC/TPB)
1.	A/YL-KTS/127	Temporary storage of lorries and private vehicles and vehicle adaptation workshop for a period of 12 months	31.7.1998
2.	A/YL-KTS/168	Temporary storage of vehicles and vehicle adaptation workshop for a period of 12 months	2.7.1999
3.	A/YL-KTS/221	Temporary storage of vehicles and modification workshop for vans and lorries for a period of 3 years	11.8.2000 [revoked on 11.5.2001]
4.	A/YL-KTS/259	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	1.2.2002 upon review
5.	A/YL-KTS/335	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	18.2.2005
6.	A/YL-KTS/417	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	28.3.2008 [revoked on 28.9.2008]
7.	A/YL-KTS/461	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	27.3.2009
8.	A/YL-KTS/594	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	8.2.2013
9.	A/YL-KTS/684	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	18.12.2015
10.	A/YL-KTS/804	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	16.11.2018
11.	A/YL-KTS/907	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	26.11.2021

Similar s.16 Applications within the same "R(D)" Zone in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-KTS/844	Renewal of Planning Approval for Temporary Open Storage of	26.5.2020
		Construction Materials with Ancillary Site Office and Staff Restrooms for a	
		Period of 3 Years	
2.	A/YL-KTS/951	Renewal of Planning Approval for Temporary Open Storage of Construction Materials with	31.3.2023
		Ancillary Site Office and Staff Restrooms for a Period of 3 Years	
3.	A/YL-KTS/954	Proposed Temporary Shop and Services and Vehicle Repair Workshop (Excluding Repair of Container	31.3.2023
		Vehicle) for a Period of 3 Years	

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 1319 and 1336 S.A both in D.D. 106 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the private lots are covered by Short Term Waiver (STW) No. 3884 for the purpose of Temporary Open Storage of Vehicles and Modification Workshop for Vans and Lorries; and
- his advisory comments are in Appendix VI.

2. Traffic

Comments of the Commissioner of Transport:

- no adverse comment on the planning application from traffic engineering perspective; and
- his advisory comments are in Appendix VI.

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

- the proposed access arrangement of the Site should be commented and approved by the Transport Department;
- HyD shall not be responsible for the maintenance of any access between the application site and Kam Sheung Road; and
- adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.

3. Drainage

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

- no objection in principle to the application from the public drainage point of view; and
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities under Application No. A/YL-KTS/907.

4. Fire Safety

Comments of the Director of Fire Services:

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

5. Environment

Comments of the Director of Environmental Protection:

- no objection to the planning application;
- there was no environmental complaint concerning the Site received in the past three years; and
- his advisory comments are in Appendix VI.

6. Civil Aviation Matters

Comments of the Director-General of Civil Aviation:

- no comment on the application from the perspective of safeguarding the operations of the Hong Kong International Airport; and
- the maximum level of the applied one storey structure is in general compatible with the building heights in the surrounding areas and will not exceed the Airport Height Restriction as prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap.301).

7. Landscape

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

- no objection to the application from landscape planning perspective;
- the application site falls within "Residential (Group D)" ("R(D)") zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated; and
- her advisory comments are in **Appendix VI**.

8. Other Departments

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

- Project Manager (West) (PM(W)), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services;
- Chief Building Surveyor/New Territories West, Buildings Department;

- Director of Agriculture, Fisheries and Conservation;
 Chief Engineer/Railway Development, Highways Department;
 District Officer (Yuen Long), Home Affairs Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
 - sufficient manoeuvring space shall be provided within the application site (the Site). No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Buildings Department (BD), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned 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;
 - 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 UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with 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 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 Building (Planning) Regulations at the building plan submission stage;
- (e) to note the comments of the Director of Environmental Protection that:
 - the applicant is advised to follow the relevant guidelines and requirements in revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";
 - the applicant is advised to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department"; and
 - the applicant is advised to meet the statutory requirements under relevant environmental legislation, in particular the Cap. 400 Noise Control Ordinance;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape that:
 - the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works.

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

參考編號

Reference Number:

241014-142423-86803

提交限期

Deadline for submission:

25/10/2024

提交日期及時間

Date and time of submission:

14/10/2024 14:24:23

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTS/1030

「提意見人」姓名/名稱

Name of person making this comment:

意見詳情

Details of the Comment:

Application No. A/YL-KTS/1030

This application for Renewal of Planning Approval for Temporary Open Storage of Vehicles and Modification Workshop for Vans and Lorries for a Period of 3 Years is situated very close to Sek Kong RWY 11. This runway is used by the PLA, Hong Kong Government Flying Services (HKGFS), Heliservices HK Ltd., and the Aviation Club of Hong Kong, China (ACHKC).

The site is less than 590m south of RWY 11 threshold, and even closer to the final approach path of the helicopter training circuit used by the ACHKC

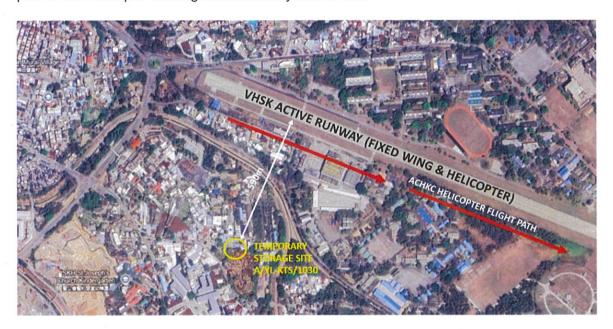
Although we have no objection to the site being used for a temporary open storage of vehicles and modification workshop for vans and lorries, consideration must be given to height restrictions. Given the close proximity of the site to the runway, and flight path of aircraft using the runway, from a flight safety perspective it is important that appropriate height restrictions are imposed on this planning approval.

As such, we recommend you consult the Civil Aviation Department (CAD) regarding building regulations, height restrictions and markings of building and / or objects in close proximity to the flight path of aircraft using an active runway.

Application No. A/YL-KTS/1030

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