

2021年 2月 2日

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

A

Appendix I

Form No. S16-III
表格第 S16-III 號

This document is received on 22 FEB 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.

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/cn/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

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

民國二十九年（一九四〇）
民國二十九年（一九四〇）
民國二十九年（一九四〇）
民國二十九年（一九四〇）

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-KTS/1880
	Date Received 收到日期	22 FEB 2021

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.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。
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 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)

CHEUNG KA MING 張嘉明

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址 / 地點 / 丈量約份及地段號碼 (如適用)	新界元朗錦田石崗機場路 18號及22號 (元朗丈量約份第 106約地段第688S.B)
(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 2510 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N.A. 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)	不適用 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	錦田南分區計劃大綱核准圖 編號 S/YL - KTs /15
(e) Land use zone(s) involved 涉及的土地用途地帶	住宅 (丁類)
(f) Current use(s) 現時用途	露天存放汽車及汽車零件連 附屬辦公室 <small>(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)</small>

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{**} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{**} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{**} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{**} (請夾附業權證明文件)。
- ☒ is not a "current land owner"^{**}.
並不是「現行土地擁有人」^{**}。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"^{**}.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」^{**}。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^{**}.
已取得 名「現行土地擁有人」^{**}的同意。

Details of consent of "current land owner(s)" ^{**} obtained 取得「現行土地擁有人」 ^{**} 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"
已通知 名「現行土地擁有人」

Details of the "current land owner(s)" notified 已獲通知「現行土地擁有人」的詳細資料		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)⁸
於 (日/月/年)向每一名「現行土地擁有人」⁸郵遞要求同意書⁸

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)⁸
於 (日/月/年)在指定報章就申請刊登一次通知⁸
- ☒ posted notice in a prominent position on or near application site/premises on
7.1.2021 (DD/MM/YYYY)⁸
於 7.1.2021 (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⁸
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 18.1.2021 (DD/MM/YYYY)⁸
於 18.1.2021 (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⁸

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one "✓".

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用），及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (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)

(a) Proposed use(s)/development 擬議用途/發展

露天存放汽車及汽車零件連附屬辦公室

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for 申請的許可有效期

☒ year(s) 年

3

☐ month(s) 個月

N.A. 不適用

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

1843

sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積

667

sq.m ☐ About 約

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

9

Proposed domestic floor area 擬議住用樓面面積

不適用

sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

667

sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積

667

sq.m ☐ About 約

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

請參閱平面圖

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

8 個

Motorcycle Parking Spaces 電單車車位

不適用

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

不適用

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

不適用

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

不適用

Others (Please Specify) 其他 (請列明)

不適用

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

Taxi Spaces 的士車位

不適用

Coach Spaces 旅遊巴車位

不適用

Light Goods Vehicle Spaces 輕型貨車車位

不適用

Medium Goods Vehicle Spaces 中型貨車車位

不適用

Heavy Goods Vehicle Spaces 重型貨車車位

不適用

Others (Please Specify) 其他 (請列明)

不適用

不適用

Proposed operating hours 擬議營運時間 星期一至星期五：早上9時至下午6時，星期六：早上10時至下午6時及星期日及公眾假期休息。																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>石崗機場路</u>																															
<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 checked="" type="checkbox"/>																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否 <input checked="" type="checkbox"/>	<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																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%;"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

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

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

7. Justifications 理由

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

請看後一頁附錄一。

7

(附錄一)

本人在 2018 年申請規劃，並得貴署批出編號 TPB/A/YL-KTS/794，並一直跟貴署要求做消防建議(見附件三)，並在 2019 年完成消防設施(見附件四)，並在 2019 年做渠務建議(見附件五)，而所有文件都得到渠務署接納並不反對，而地政署亦不反對我們的建議，只可惜渠務署與地政署欠缺溝通，導致我們要在政府地上安裝一條膠水管接駁到污水渠時遇到困難，因為某些原因導致地政署不能批出掘路紙給我們施工，而當時沒有講述原因，我只好申請延期，但沒想到延期了整整一年多及到最後限期也未能批出掘路紙給我們施工，因此令到我們不能完成渠務的安排。因此本人在 2021 年 1 月 4 日致電地政署文先生，查詢掘路紙情況，還要再三追問確實日期時而，文先生才再給我負責批出掘路紙部門的吳先生資料，在 2021 年 1 月 5 日再致電吳先生有關批出掘路紙情況，他才告訴我為何到現在都不能批出掘路紙，原因是在政府土地上掘地是沒問題，但要放一條膠渠管導就出問題了，因此他們要考慮很多因數。而我再追問吳先生，他給我建議，先修改圖則，在政府地上改用明渠 U- Channel (請看已更新圖附件五中的 Appendix B)，然後再通知他們，如這樣情況比較容易批出掘路紙。而今次本人的規劃申請有少許變動，上次申請因 3 號倉尺寸打錯，即由 12 米 x12 米改為 21 米 x12 米外，其他與之前 TPB/A/YL-KTS/794 的申請是一致的，因此本人希望貴署能再批出規劃，並告知我如何才能接着之前的程序才能完成今次申請。

不便之處，敬希見諒。

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

張嘉明

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

CHBUNG KA MING

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

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

Date 日期

27. 1. 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

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	新界元朗錦田石崗機場路18號及22號 (元朗丈量約份第106約地段第6885.8)
Site area 地盤面積	2510 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田南分區計劃大綱核准圖編號 S/YL-KTs/15
Zoning 地帶	住宅(丁類)
Type of Application 申請類別	<input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input checked="" type="checkbox"/> <input 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 type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	露天存放汽車及汽車零件連附屬辦公室。

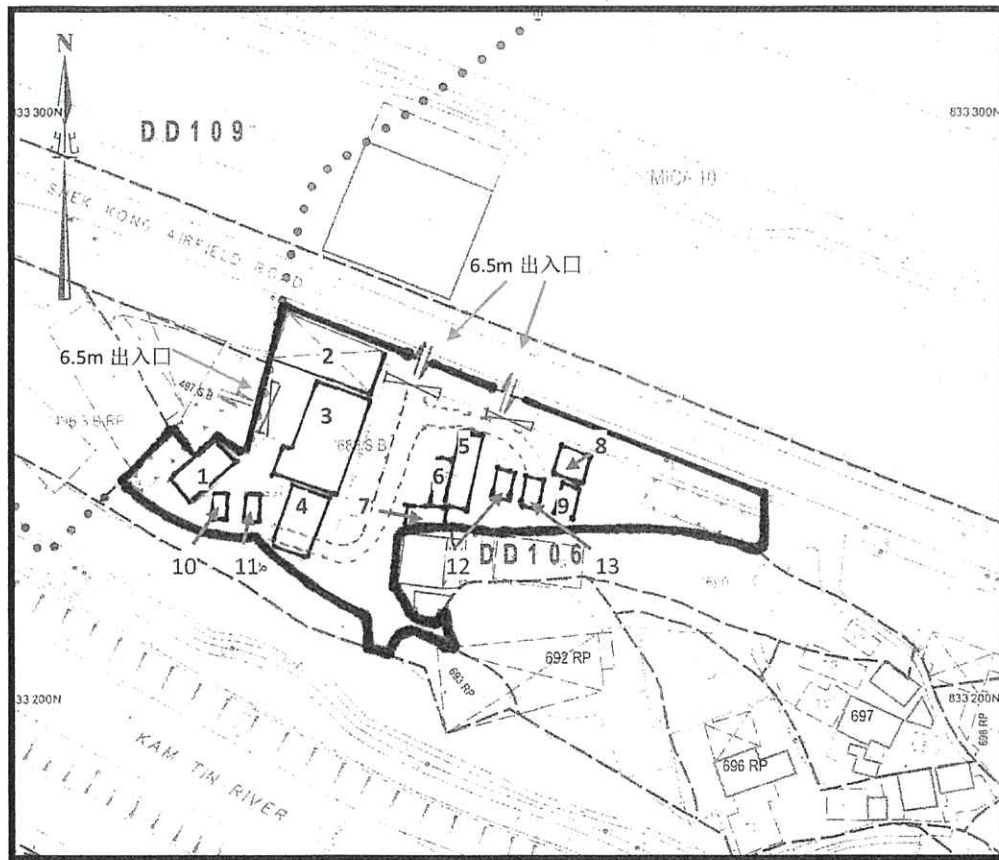
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	667 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	9	
(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	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		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) _____ _____		8
	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) _____ _____		4

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
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。

Layout plan of Lot688S.B. in DD106



LEGEND:

位置	長(m)	闊(m)	面積(m ²)	高度(m)	用途	層數
構築物 No. 1	12	5	60	2.25	4 個私家車位(每個 5m x 3m)	單
構築物 No. 2	15	9	135	4.65	儲存零件	單
構築物 No. 3	21	12	252	5.55	儲存零件	單
構築物 No. 4	13	8	104	4.7	4 個私家車位及一條行車道 (車位每個 8m x 2.5m; 行車道 8m x 3m)	單
構築物 No. 5	12	2.4	29	5.15	辦公室	單
構築物 No. 6	3	1.2	4	3	儲存零件	單
構築物 No. 7	6	2.4	14	2.59	辦公室	單
構築物 No. 8	6	6	36	3.3	儲存零件	單
構築物 No. 9	6.6	5	33	3.63	儲存零件	單
No. 10	6	2.5	15		1 個上落貨位	露天
No. 11	6	2.5	15		1 個上落貨位	露天
No. 12	6	2.5	15		1 個上落貨位	露天
No. 13	6	2.5	15		1 個上落貨位	露天

----- 行車道寬度 3m

↔ 出入口寬度 6.5m

CHEUNG KA MING

12th February 2019

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

Dear Miss Cheung,

Submission for compliance with Approval Condition (k)-
The submission of Fire Service Installations Proposal

Temporary Open Storage of vehicles and vehicle Parts
with Ancillary Office for a Period of 3 Years in “Residential (group D)” Zone,
Lot 688 S.B. in D.D. 106, Shek Kong Airfield Road, Kam Tin, Yuen Long
(Application No. A/YL-KTS/794)

Thank you very much for your letter of reference TPB/A/YL~KTS/794 dated 23.1.2019 which I was received a couple of days ago.

My answers to the Director of Fire Services are as follows:

- (i) There is no open storage of combustible inside the application site;
- (ii) All enclosed structures are situated within 30 meters travel distance from the two ingress/egress at Shek Kong Airfield Road (for details please refers to layout plan attached). Besides, the nearest fire hydrant number PH10352 is located about 40 meters from the site and the other fire hydrant number PH9968 is located Kam Shui North Road about 15 meters from the site under application.

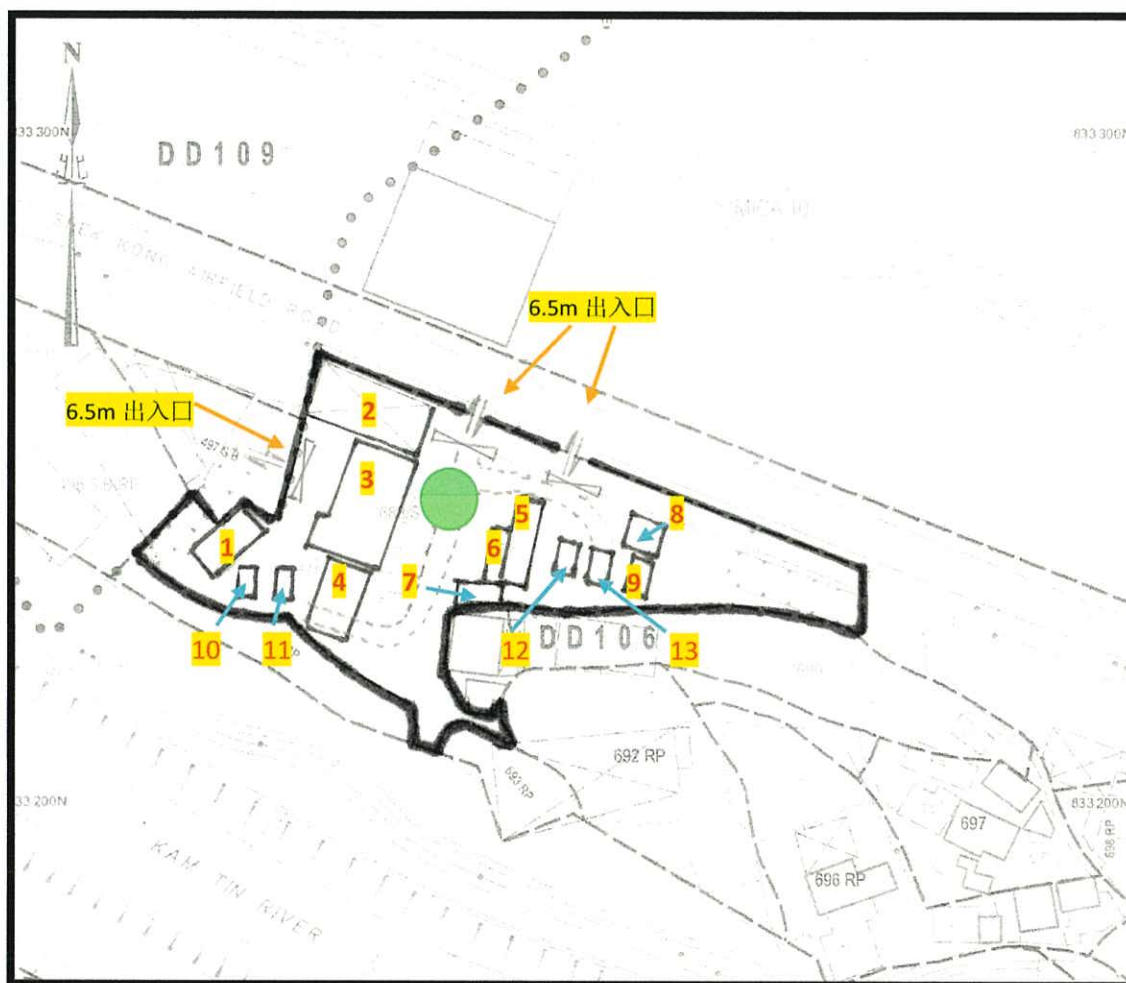
I should be grateful if you could relay my reply to the Director of Fire Services at your early convenience.

If you need further information, please contact me direct at telephone no. .

Yours faithfully,
CHEUNG KA MING
(applicant)



Layout plan of Lot688S.B. in DD106



LEGEND:

位 置	長(m)	闊(m)	面 積(m ²)	用 途	層 數
構築物 No. 1	12	5	60	4 個私家車位(每個 5m x 3m)	單
構築物 No. 2	15	9	135	儲存零件	單
構築物 No. 3	21	12	252	儲存零件	單
構築物 No. 4	13	8	104	4 個私家車位及一條行車道 (車位每個 8m x 2.5m; 行車道 8m x 3m)	單
構築物 No. 5	12	2.4	29	辦公室	單
構築物 No. 6	3	1.2	4	儲存零件	單
構築物 No. 7	6	2.4	14	辦公室	單
構築物 No. 8	6	6	36	儲存零件	單
構築物 No. 9	6.6	5	33	儲存零件	單
No. 10	6	2.5	15	1 個上落貨位	露天
No. 11	6	2.5	15	1 個上落貨位	露天
No. 12	6	2.5	15	1 個上落貨位	露天
No. 13	6	2.5	15	1 個上落貨位	露天

----- 行車道寬度 3m

↔ 出入口寬度 6.5m

● 調頭位



PH10352



PH9968



致消防處

敬啓者：

本人在 2018 年得到規劃署批出編號 TPB/A/YL-KTS/794 之申請，並在 2018 年 11 月通過消防處的消防建議，並在 2019 年完成消防裝置，在 2020 年 10 月通過年檢，並更新 FS251，而現在附上之前申請的備份及更新 DD106 Lot no.688S.B 的 Layout Plan 圖，而今次規劃申請有少許變動，因上次填表時把 3 號倉尺寸打錯，由 12 米 x12 米改為 21 米 x12 米外，其他與之前 TPB/A/YL-KTS/794 的申請是一致的，本人希望貴處能再次跟進這次申請。不便之處，敬希見諒。



CHEUNG KA MING

Applicant

27.1.2021

(附件四)已更新消防 FS251

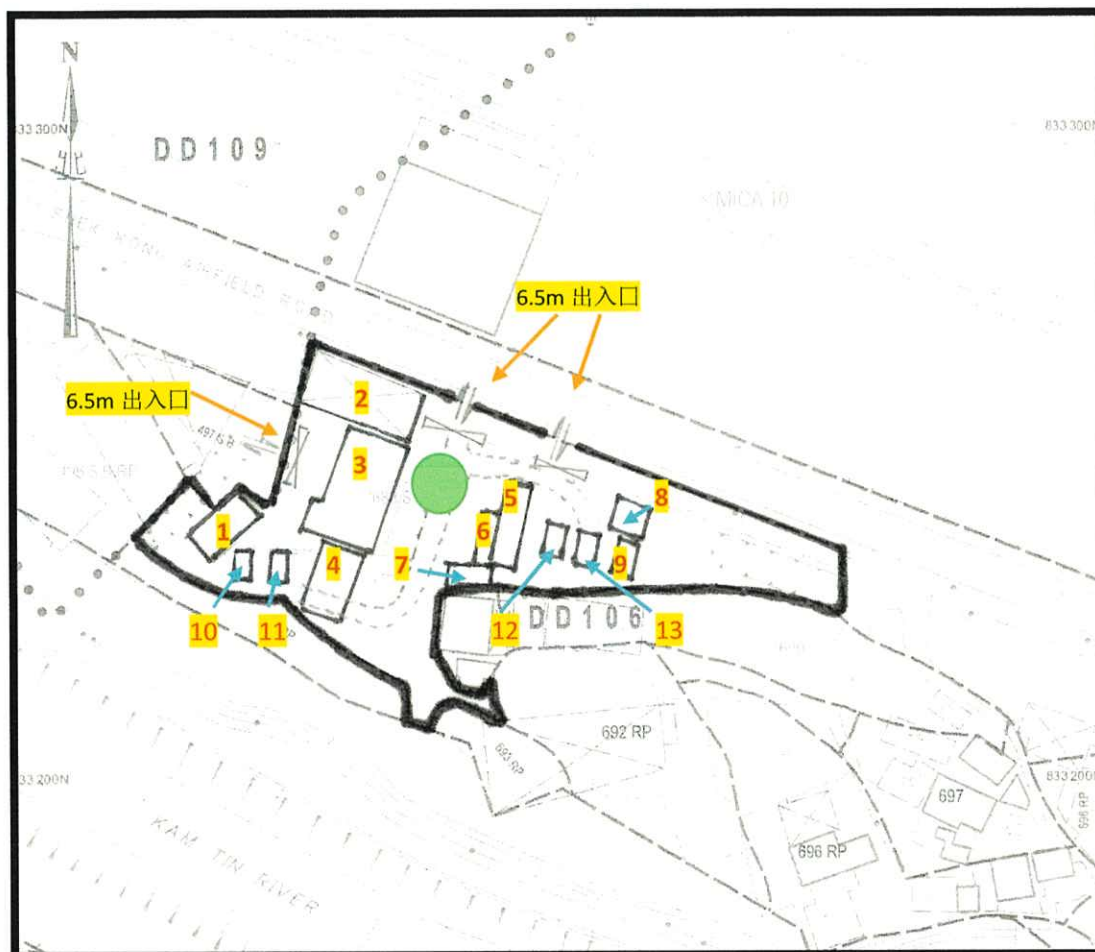
Dear Sir,

有關 DD106 Lot688 S.B 的規劃申請 (TPB/A/YL-KTS/794), 本人在 2018 年 11 月 27 日收到傳真通知, 第一階段消防滅火筒已得消防處接納, 現呈上有關申請書(k)項消防裝置第二階段計劃書。上述地段約 2 萬呎面積, 第一階段已安裝 7 個滅火筒(見附圖 1), 而現在場內有 3 個寫字樓即附圖編號 3、5 及 7 号, 亦已經安裝消防應急照明系統(見附圖 2)。5 個小型貨倉即附圖編號 2、3、6、8 及 9 号存放零件, 而附圖編號 1、4、10、11、12 及 13 号都是停車位, 貨倉內存放物品都很乾淨, 而且井井有條, 並確保通道最少有兩米空間距離, 以供倉內人員使用, 另外倉外空地亦只提供停泊車輛使用, 請參閱附圖。而附圖編號 1 近後門對出 15 米金水北路路邊, 就有一個編號 PH9968 豬頭街井, 而在附圖編號 2 近入口沿石崗機場路向東匯路方向前行 40 米有另一豬頭街井編號 PH10352, 而本倉距離八鄉消防局只有兩公里, 車程不足十分鐘, 如貴處有什麼建議, 可書面通知。本人會盡量配合。

CHEUNG KA MING


18.12.2018

Layout plan of Lot688S.B. in DD106



LEGEND:

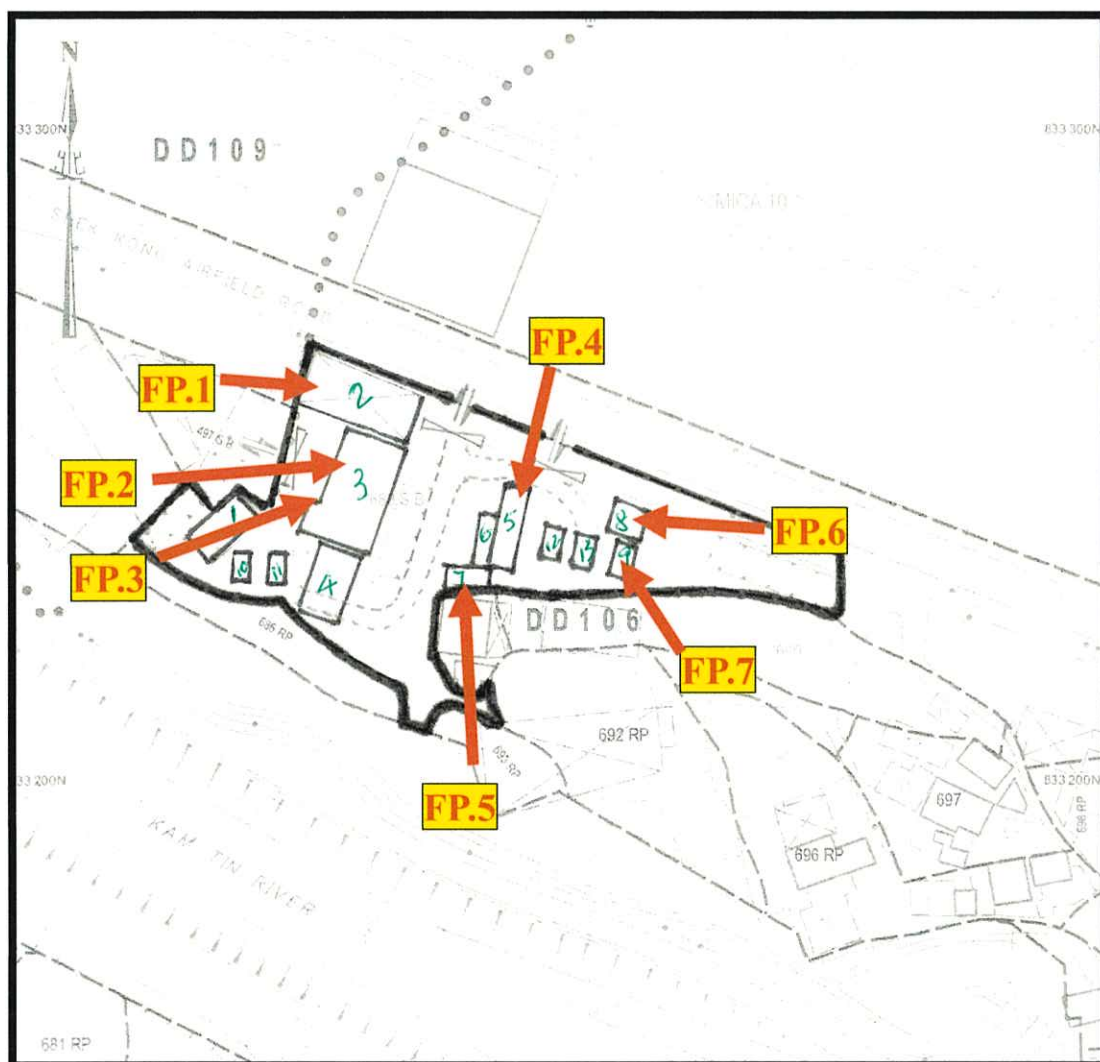
位 置	長(m)	闊(m)	面 積(m ²)	用 途	層 數
構築物 No. 1	12	5	60	4 個私家車位(每個 5m x 3m)	單
構築物 No. 2	15	9	135	儲存零件	單
構築物 No. 3	21	12	252	儲存零件	單
構築物 No. 4	13	8	104	4 個私家車位及一條行車道 (車位每個 8m x 2.5m; 行車道 8m x 3m)	單
構築物 No. 5	12	2.4	29	辦公室	單
構築物 No. 6	3	1.2	4	儲存零件	單
構築物 No. 7	6	2.4	14	辦公室	單
構築物 No. 8	6	6	36	儲存零件	單
構築物 No. 9	6.6	5	33	儲存零件	單
No. 10	6	2.5	15	1 個上落貨位	露天
No. 11	6	2.5	15	1 個上落貨位	露天
No. 12	6	2.5	15	1 個上落貨位	露天
No. 13	6	2.5	15	1 個上落貨位	露天

----- 行車道寬度 3m
 出入口寬度 6.5m
 調頭位

10

The seven Fire Extinguisher have installed at Lot688S.B. in DD106

(附圖 1)



The Certificate of FS251

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

FSD Ref.:
消防處編號

Name of Client :
顧客姓名 高福

Name of Building :
樓宇名稱

Street No./Town Lot :
門牌號數/市地段 18號

Street/Road/Estate Name :
街道/屋苑名稱 錦田石崗機場路

Block :
座

District :
分區 元朗

Area :
地區

HK
香港

K
九龍

NT
新界

Type of Building 樓宇類型 : Industrial 工業

Commercial 商業

Domestic 住宅

Composite 綜合

Licensed premises 持牌處所

Institutional 社團

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

In accordance with Regulation 9(1) 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)規例第九條(1)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	3A-1 KG DRY POWDER TYPE P.E.	AS ABOVE	Conforms with FSD requirements	17-10-2020	16-10-2021

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

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

Part 3 第三部 Defects 損壞事項

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

I/We hereby certify that the above installation/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/特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之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.

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

Authorized
Signature :
受權人簽署

Name :
姓名

FSD/RC No. :
消防處註冊號碼

Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期

Cheung Wai Keung

22-10-2020

For FSD
use only:

Inspected

Key-in



24

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

A

Name of Client:

顧客姓名

達峰車行

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

22號

Street/Road/Estate Name:

街道/屋苑名稱

錦田石崗機場路

Block:

座

District:

分區

元朗

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

Industrial 工業

Commercial 商業

Domestic 住宅

Composite 綜合

Licensed premises 持牌處所

Institutional 社團

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

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMMYY)
24	1kg KG DRY POWDER TYPE F.E.	AS ABOVE	Conforms with FSD requirements	17-10-2020	16-10-2021

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

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

Part 3 第三部 Defects 損壞事項

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

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

本人/特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之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之規格，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

Cheung Wai Keung

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

22-10-2020

For FSD
use only:

Inspected

Inspected

Inspected



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
 (Regulation 9(1))
 (第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref.:
消防處編號

A

Name of Client : 劉鴻汽車工作室
 顧客姓名
 Name of Building :
 樓宇名稱
 Street No./Town Lot : 22號 Street/Road/Estate Name : 錦田石崗機場路
 門牌號數/市地段 街道/屋苑名稱
 Block : District : 元朗 Area : ☐ HK ☐ K ☒ NT
 座 分區 地區 香港 九龍 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 9(1) 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)規例第九條(1)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DDMMYY)	Next Due Date 下次到期日(DDMMYY)
34	5x4 KG DRY POWDER TYPE P.E.	AS ABOVE	Conforms with FSD requirements	17-10-2020	16-10-2021

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature :
受權人簽署
Name :
姓名
FSD/RC No. :
消防處註冊號碼

Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期

For FSD
use only:
Inspected
Key-in

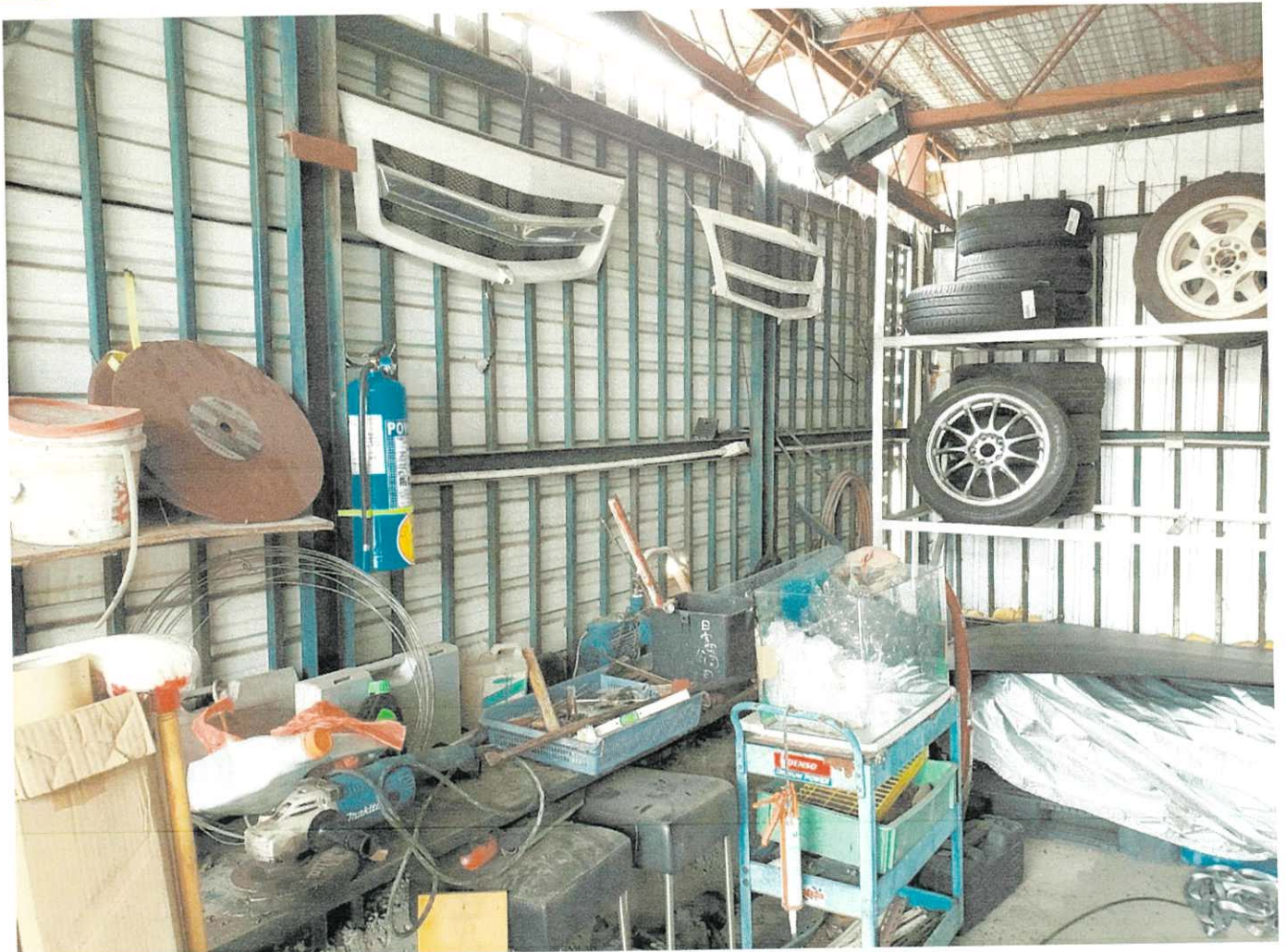
22-10-2020



The seven fire extinguisher of powder with certificate of FS251.



FP.1 in No.2 of legend



FP.2 in No.3 of legend



FP.3 in No.3 of legend



FP.4 in No.5 of legend



FP.5 in No.7 of legend



FP.6 in No.8 of legend

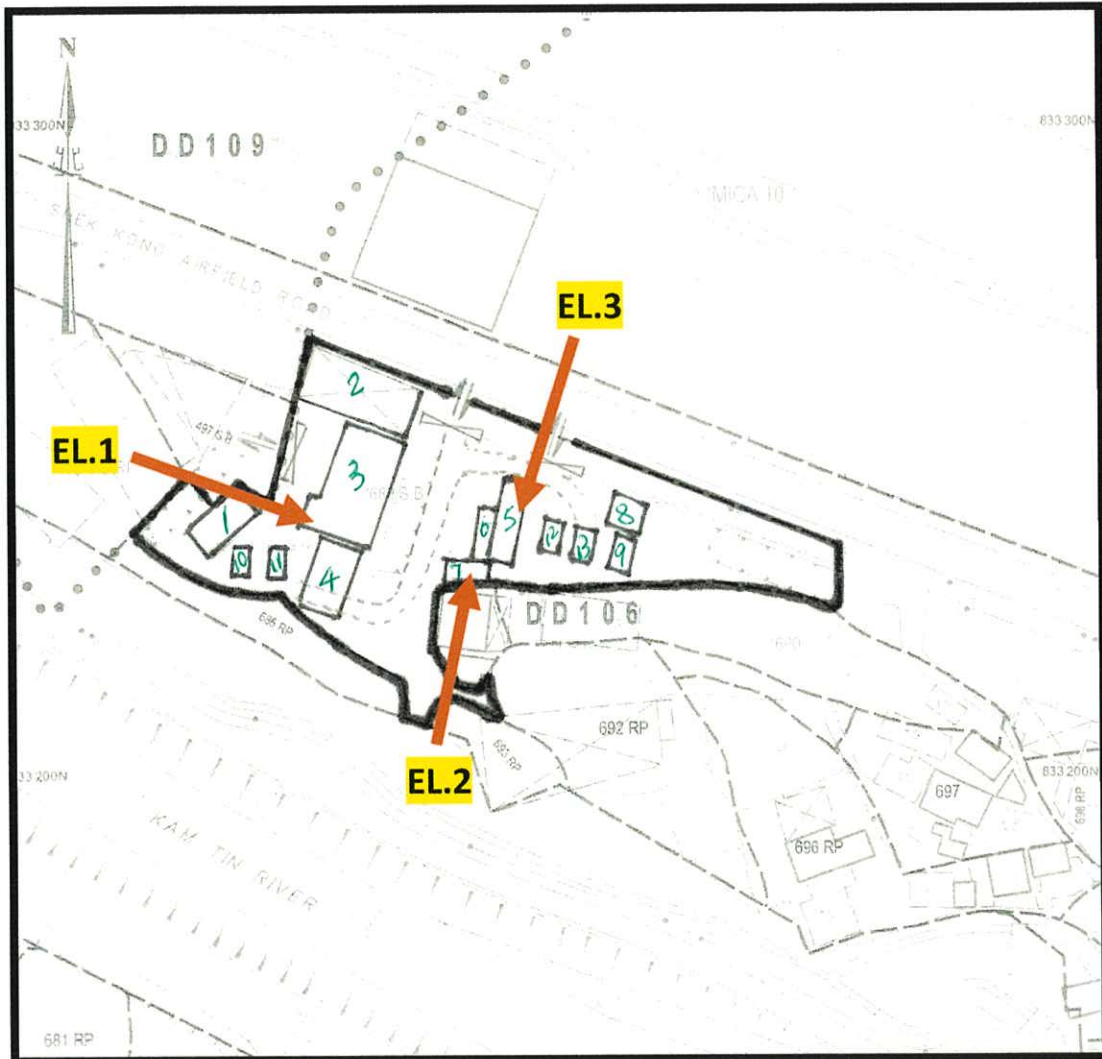


FP.7 in No.9 of legend



The Three Emergency Lighting have installed at Lot688S.B. in DD106

(附圖 2)



The Certificate of FS251

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

FSD Ref.: _____
消防處編號

Name of Client : _____
顧客姓名

Name of Building : _____
樓宇名稱

Street No./Town Lot : 18號 Street/Road/Estate Name : 錦田石崗機場路
門牌號數/市地段 街道/屋苑名稱

Block : _____ District : 元朗 Area : ☐ HK 香港 ☐ K 九龍 ☒ NT 新界
座 分區 地區

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

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

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	1x 應急照明燈 (“Apollo” Model: A-L-302)	AS ABOVE	Conforms with FSD requirements	17-10-2020	16-10-2021

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

FSD/RC No. : _____
消防處註冊號碼

Company Name : _____
公司名稱

Telephone : _____
聯絡電話

Date : 22-10-2020
日期

For FSD use only:

Inspected



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處編號

A

Name of Client :

顧客姓名

利壽汽車工作室

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

22號

Street/Road/Estate Name :

街道/屋苑名稱

錦田石崗機場路

Block :

座

District :

分區

元朗

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型 :

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	1x 應急照明燈 (Apollo Model: A-L-200)	AS ABOVE	Conforms with FSD requirements	17-10-2020	16-10-2021

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

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

Part 3 第三部 Defects 損壞事項

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

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

本人/我們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之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature :
受權人簽署

Name :
姓名

Li Sai Ping

FSD/RC No. :
消防處註冊號碼Company Name :
公司名稱Telephone :
聯絡電話Date :
日期

22-10-2020

For FSD use only:

Inspected



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處編號

A

Name of Client :

顧客姓名

達峰車行

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

22號

Street/Road/Estate Name :

街道/屋苑名稱

錦田石崗機場路

Block :

座

District :

分區

元朗

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型 :

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	1x 緊急照明燈 "Apollo" Model: A-L-202	AS ABOVE	Conforms with FSD requirements	17-10-2020	16-10-2021

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

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

Part 3 第三部 Defects 損壞事項

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

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

本人/特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之最低限度之消防裝置及設備中則與裝置及設備之檢查測試及保養中則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature :

受權人簽署

Name :

姓名

Li Sau Ping

FSD/RC No. :

消防處註冊號碼

Company Name :

公司名稱

Telephone :

聯絡電話

Date :

日期

22-10-2020

For FSD use only:

Inspected

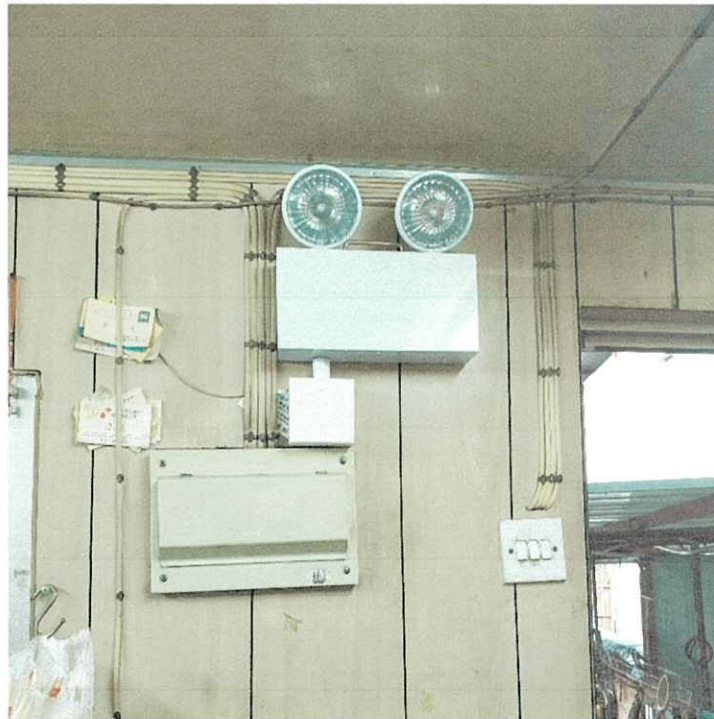


The Three Emergency Lighting with certificate of FS251.

EL.1 in No.3 of legend



EL.2 in No.7 of legend



EL.3 in No.5 of legend



2 号貨倉存放零件



3 号貨倉



6号貨倉



编号 PH9968 街井



编号 PH10352 街井





致渠務署

敬啟者：

本人在 2018 年得到規劃署批出編號 TPB/A/YL-kTS/794 之申請，並在 2019 年中通過貴署的渠務建議，但因有一段由申請範圍至收集雨水渠部份是屬政府土地，因而要申請掘路紙，但等了一年多地政署都未有批出掘路紙，導致限期前都未能完成渠務安排，因此本人也追問地政署原因，他才告訴我為何到現在都不能批出掘路紙，原因是在政府土地上掘地是沒問題，但要放一條膠渠管道就出問題了，因此他們要考慮很多因數。而我再追問他給我建議，先修改圖則，在政府地上改用明渠 U- Channel，及後再諮詢貴署，如在政府土地上做一條明渠 U-Channel 去水道，貴署可否施工建做，如貴署可以就不用再申請掘路紙，如不可以的話。本人便需要向地政署申請掘路紙才可以施工，而現在附上之前申請的備份及更新 DD106 Lot no.688S.B 的 Layout Plan 圖，請見 Appendix B 圖，而把在政府地上的膠管道改為明渠 U-Channel，而今次規劃申請與之前 TPB/A/YL-KTS/794 的申請是一致的，本人希望貴處能再次跟進這次申請。

不便之處，敬希見諒。



CHEUNG KA MING
Applicant
27.1.2021

Application No. A/YL-KTS/794

Further Information for replying Comments from CE/MN/ DSD

- (i) Gradients of the proposed U-Channels
Please kindly refer to the revised proposed drainage plan in Appendix A, the mark-up of the said gradients is added.
- (ii) Catchpits at the turning points of the U-Channels
Please kindly refer to the revised proposed drainage plan in Appendix B, catchpits are added on the revised proposed drainage plan.
- (iii) The "Drain"
We note that the Drain (at the southern side of the Application Site), where the Terminal Manhole is connected, is serving the local village. So, the Applicant / the owner of the Application Site would accordingly consult with DO/YL to obtain its consent.
- (iv) The hydraulic capacity of the existing drainage facilities
The drain, which is located at the southern of the Application Site, is proposed for connecting the terminal manhole of drainage system is of about 1m width. So, the hydraulic capacity of the existing drainage facilities is not doubtful.
- (v) Existing hoarding of the Application Site
Existing hoarding, which is made of corrugated metal sheet, has been erected on the Application Site. The proposed drainage facilities are within the boundary of the said existing hoarding. Please kindly see Appendix B & Appendix C.
- (vi) Details for indicating the Sectional Details of the Proposed U-Channel and the Catchpit
Please kindly see Appendix D & Appendix E. We have made reference Appendix Sheet 2 of 2 of Drainage Submission (Relating to applications for temporary change of land use such as temporary storage areas, car parks, workshops, small factories...etc. under S.16 of the Town Planning Ordinance) of Drainage Services Department.

(vii) Sand Trap

A Sand Trap has been added to the Terminal Catchpit. Please kindly see Appendix F. We have made reference Standard Drawing No. DS 1025 B(1) of Drainage Services Department.

(viii) Obstruction from overland flow

Upon implementation of the proposed drainage facilities after your department's approval, the Applicant would properly maintained the same and make its best endeavor to prevent the obstruction overland flow and prevent any possible affection to the existing natural streams, village drains, ditches and the adjacent areas, etc.

(ix) Outside the Lot Boundary

The area concerned at the southern and northeastern of the Application Site.

For the southern, the proposed existing drainage facilities fall within a private lot, Lot No. 686 R.P. in D.D. 106 and government land. Lot No. 686 R.P. in D.D. 106 of which is owned by the owner of the Application Site. Please kindly see Appendix G. For the Government Land, the Applicant would duly consult with DLO/YL and would obtain its consent for the implementation of the existing drainage facilities upon the approval of the drainage facilities.

For the northeastern, the proposed existing drainage facilities fall within a private lot, Lot No. 497 S.B. in D.D. 109. However, it is is owned by the Applicant. Please kindly see Appendix H.

List of Appendices

- Appendix A - Revised Drainage Plan
- Appendix B - Layout Plan showing the Existing Hoarding of the Application Site
- Appendix C - Photographs showing the Existing Hoarding of the Application Site
- Appendix D - Details of U Channel
- Appendix E - Details of Catchpit
- Appendix F - Details of Sand Trap
- Appendix G - Land Search Record of Lot No. 686R.P. in DD106
- Appendix H - Land Search Record of Lot No. 497 s.B. in DD109

**Appendix C - Photographs showing
the Hoarding of the Application Site**



5

Boundary of the Application Site (Northwestern Side)



6

Boundary of the Application Site (Northwestern Side)

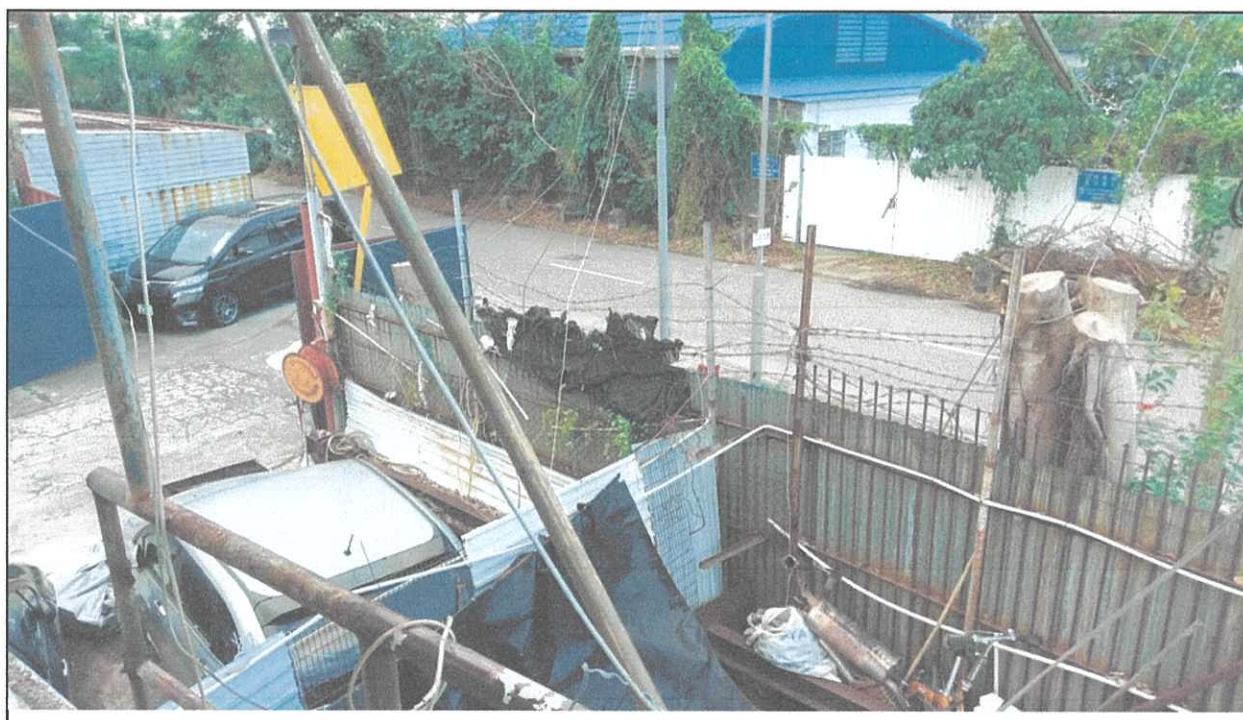
Site Photos

Prepared on 10.04.2019

Temporary Open Storage of Vehicles and Vehicle Parts with
ancillary Office for a Period of Three Years in
Lot No. 688 S.B. in DD 106, Shek Kong Airfield Road,
Kam Tin, Yuen Long, New Territories, Hong Kong

**Reference no.
TPB/A/YL/KTS/794**

**Appendix C - Photographs showing
the Hoarding of the Application Site**



3

Boundary of the Application Site (Northern Side)



4

Boundary of the Application Site (Northern Side)

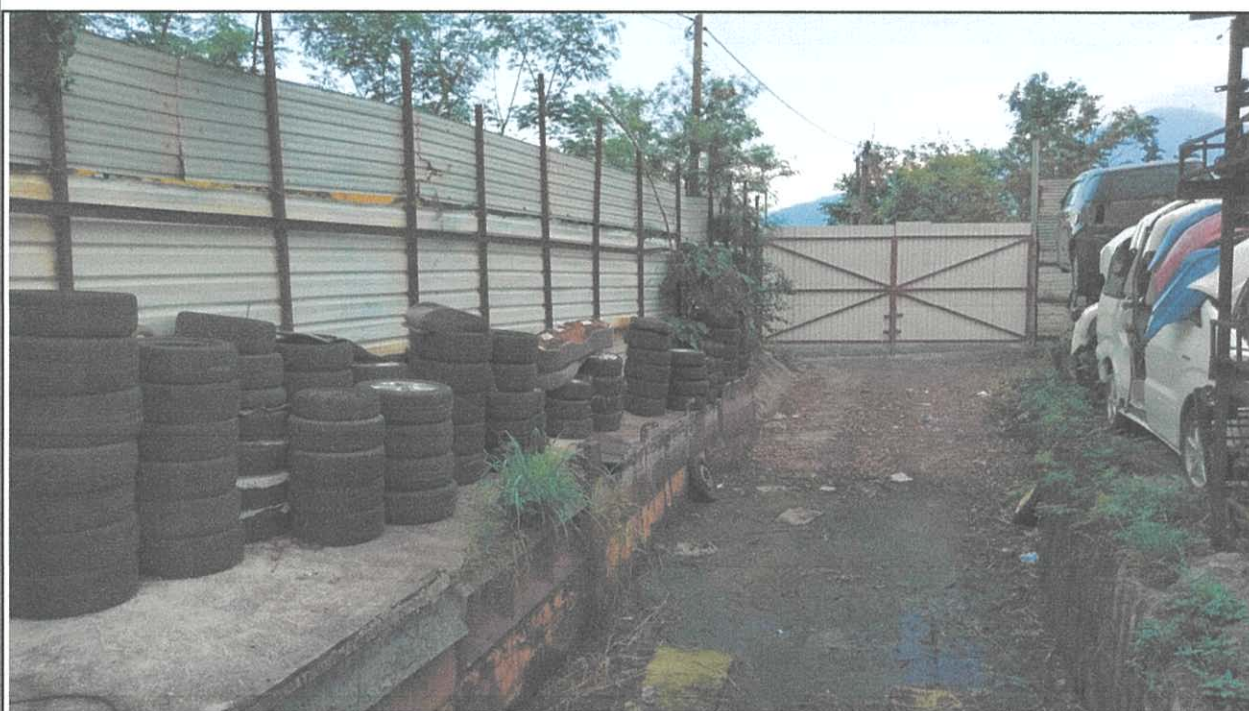
Site Photos

Prepared on 10.04.2019

Temporary Open Storage of Vehicles and Vehicle Parts with
ancillary Office for a Period of Three Years in
Lot No. 688 S.B. in DD 106, Shek Kong Airfield Road,
Kam Tin, Yuen Long, New Territories, Hong Kong

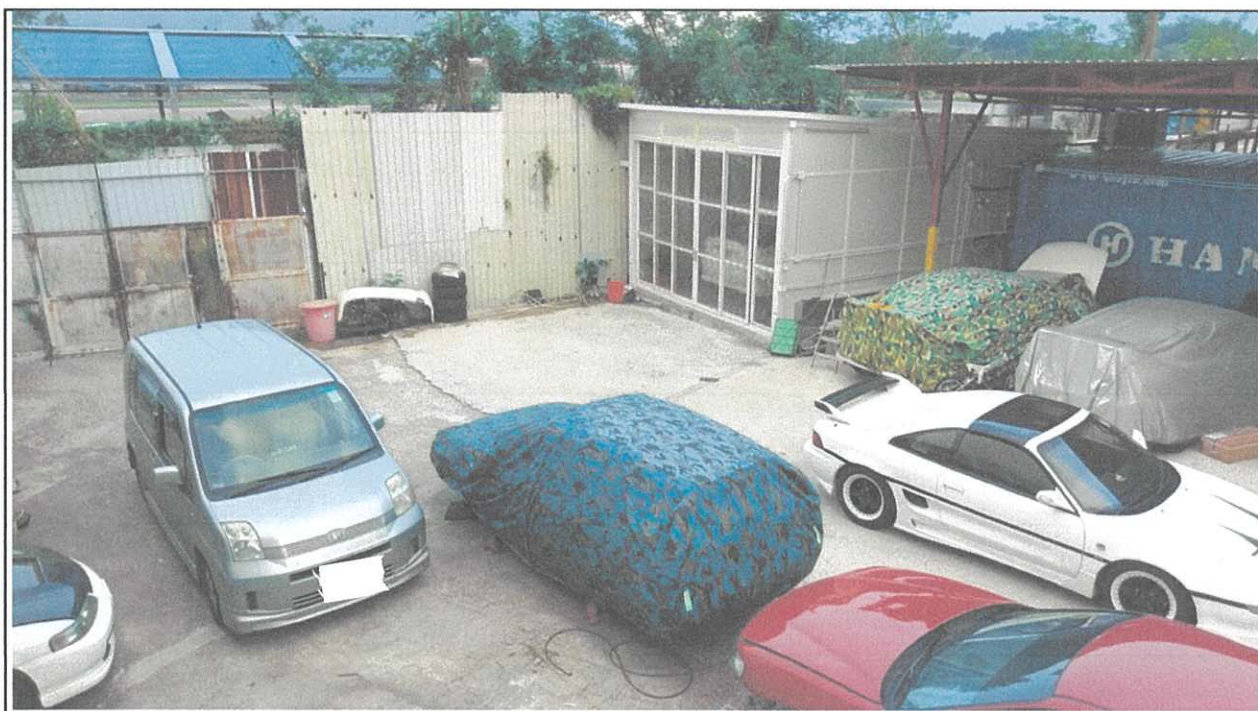
***Reference no.
TPB/A/YL/KTS/794***

**Appendix C - Photographs showing
the Hoarding of the Application Site**



1

Boundary of the Application Site (Eastern Side)



2

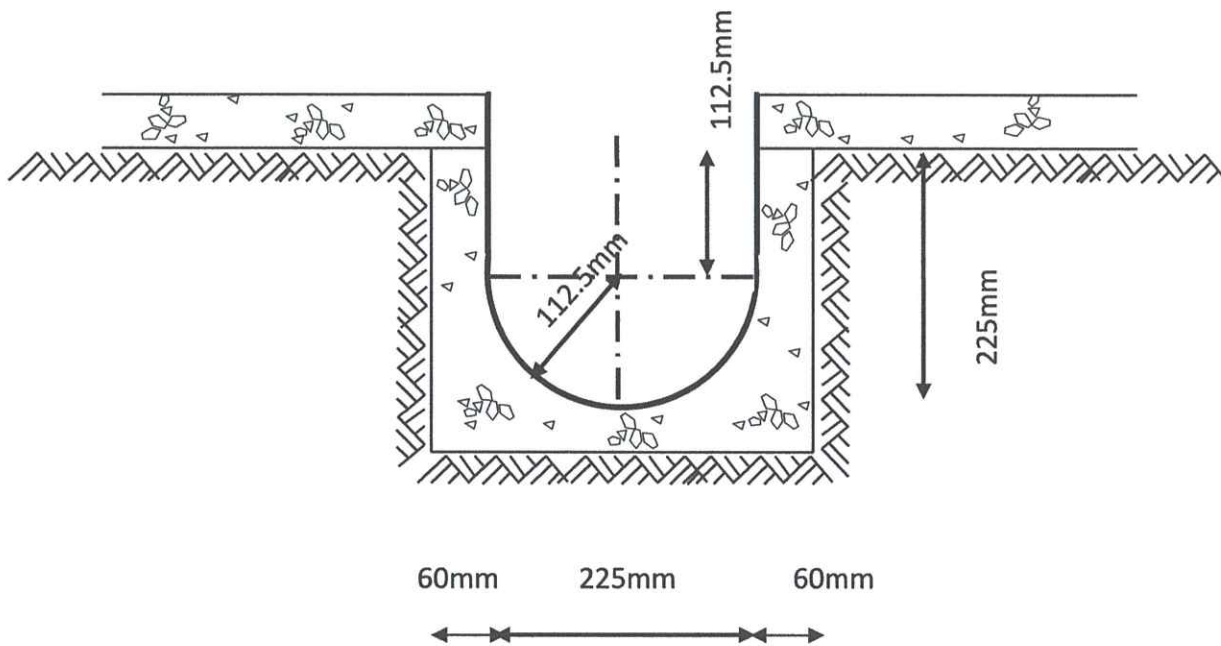
Boundary of the Application Site (Northeastern Side)

Site Photos

Prepared on 10.04.2019

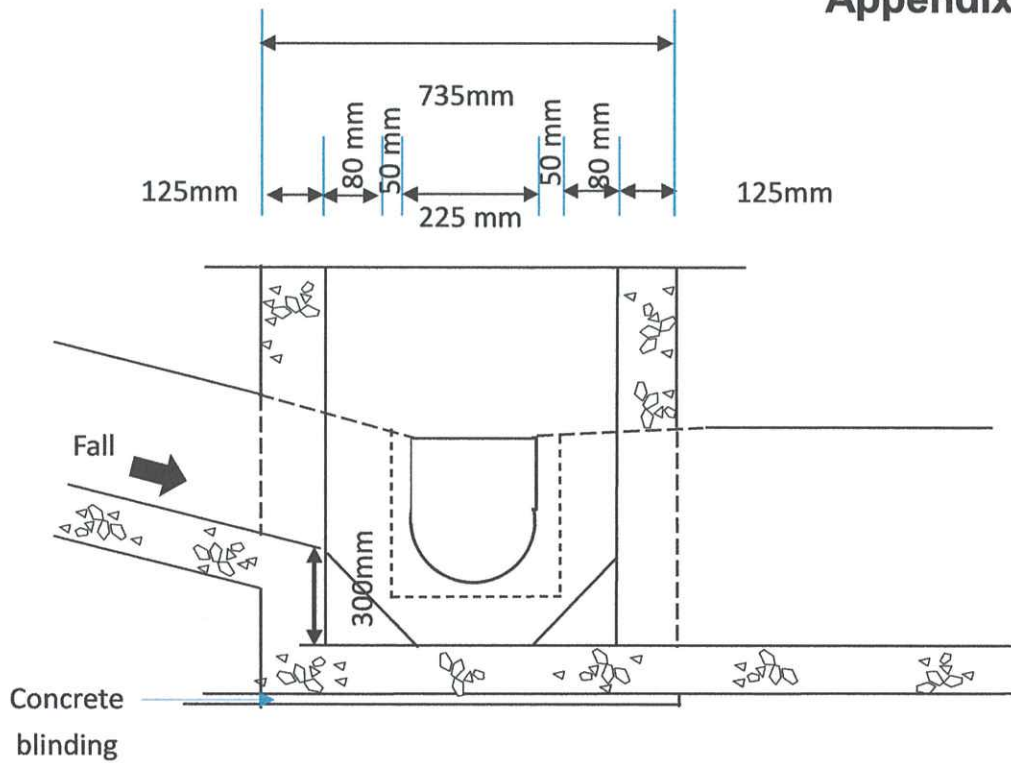
Temporary Open Storage of Vehicles and Vehicle Parts with
ancillary Office for a Period of Three Years in
Lot No. 688 S.B. in DD 106, Shek Kong Airfield Road,
Kam Tin, Yuen Long, New Territories, Hong Kong

**Reference no.
TPB/AYL/KTS/794**

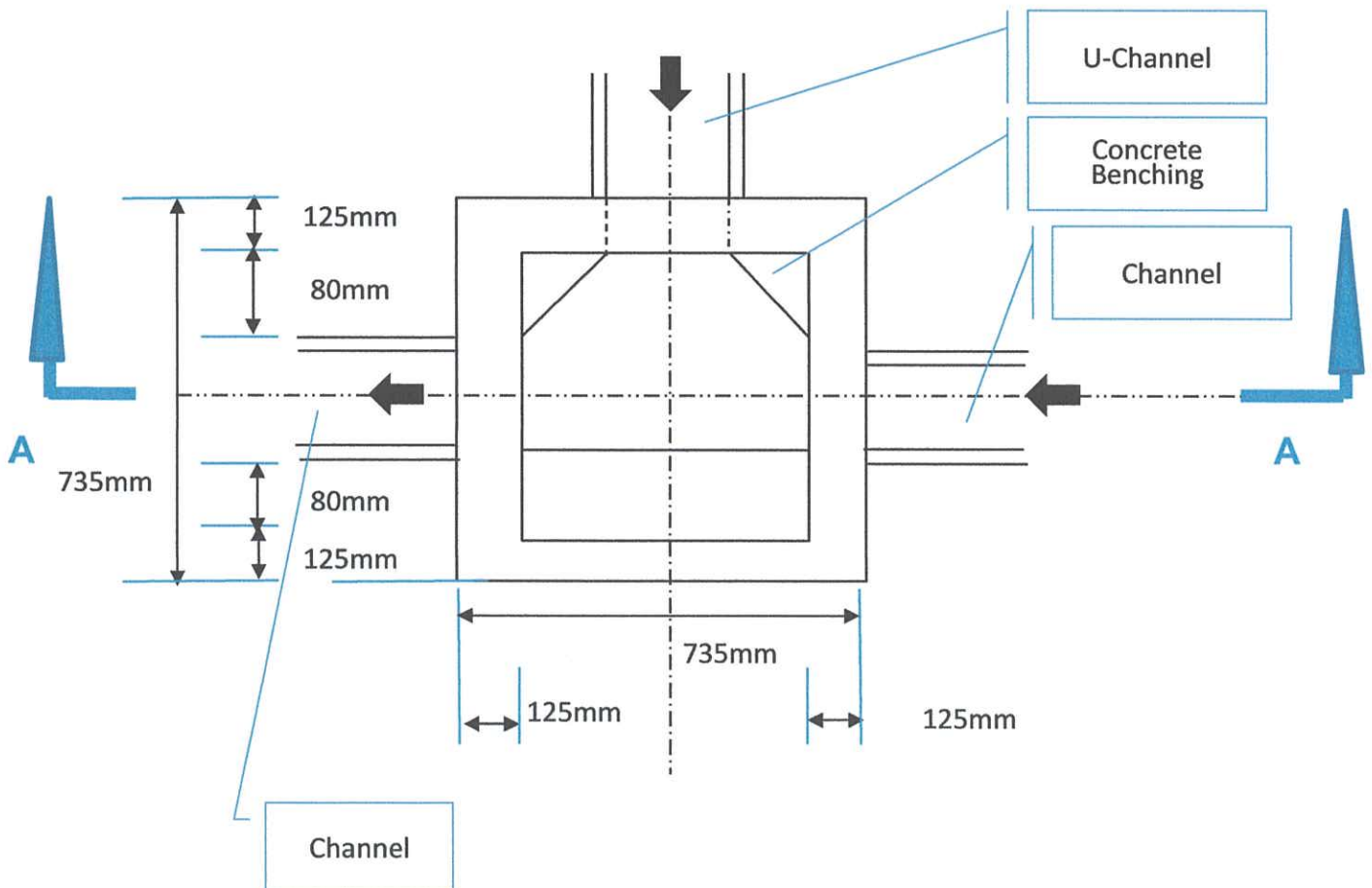


Details of U Channel

Appendix E

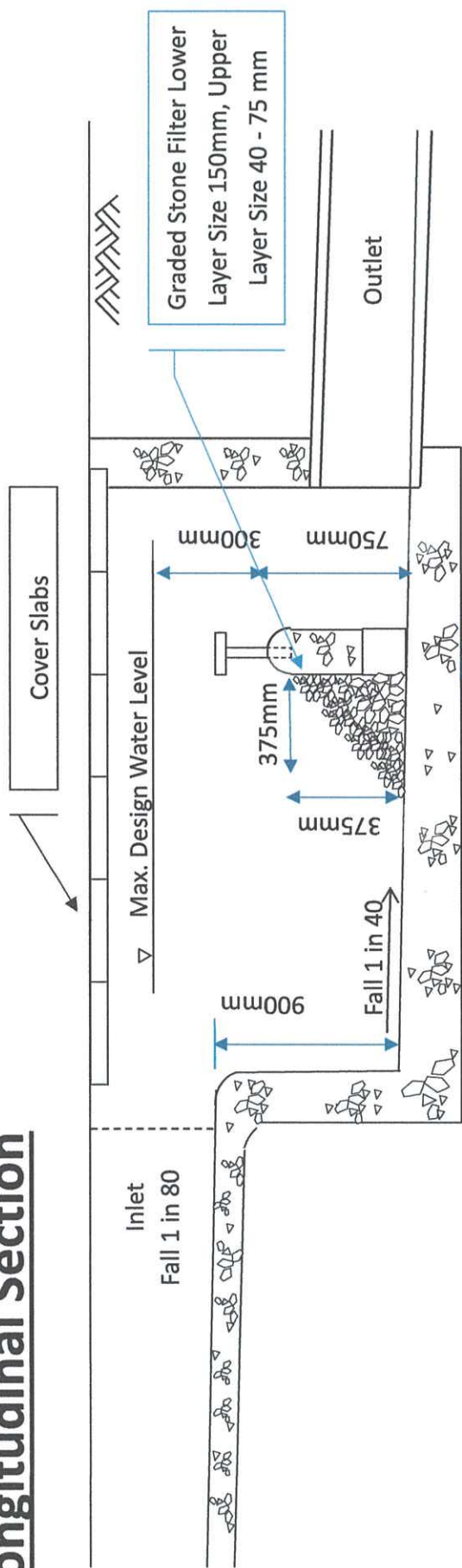


Section A-A

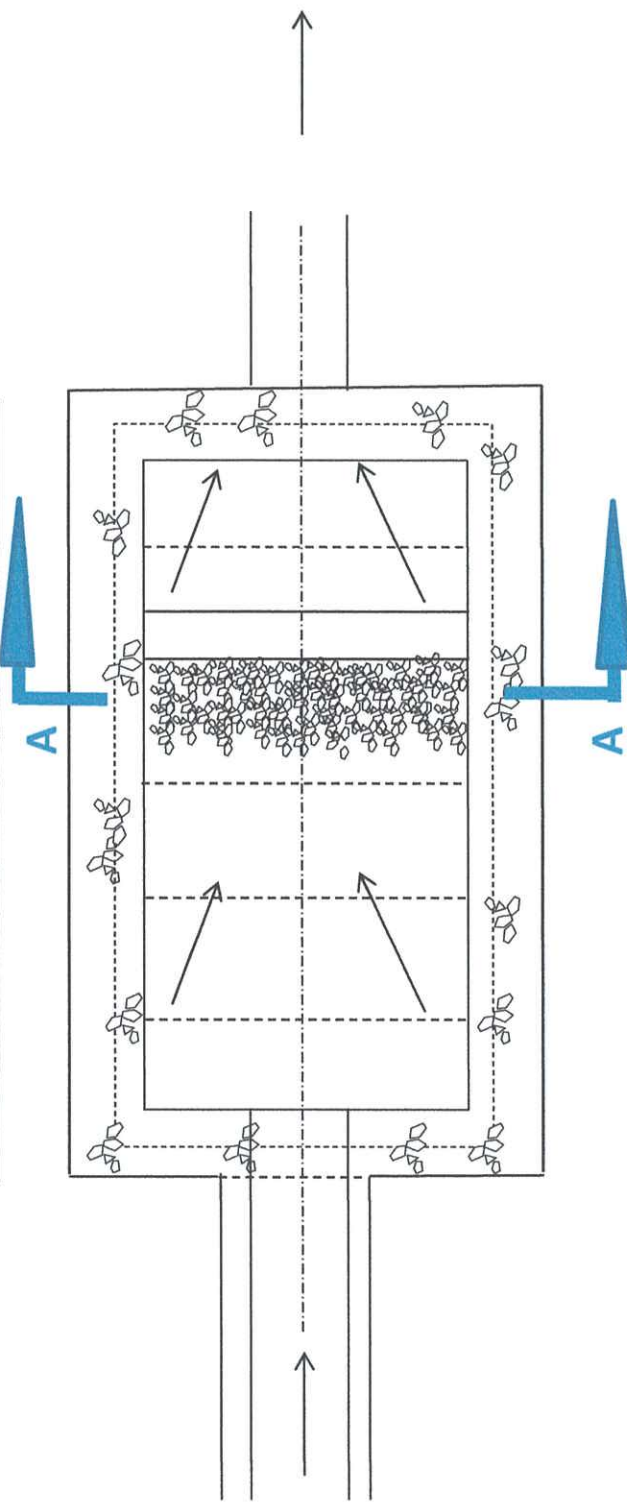


Details of Catchpit

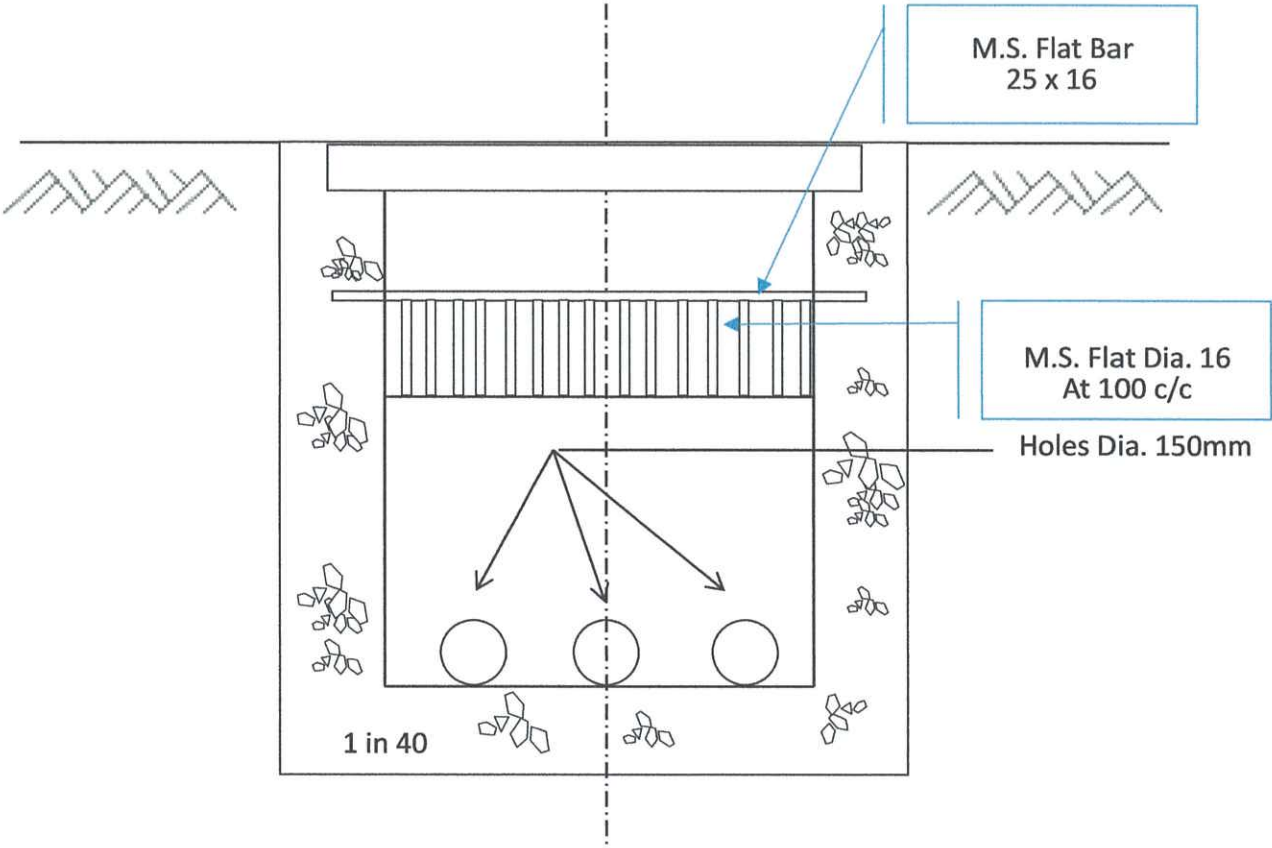
Longitudinal Section



Plan



Appendix F2



Section A - A

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



A/YL-KTS/880

31/03/2021 15:52

From: "Andy Lee" <andy.lee@pland.gov.hk>
 To: <icycheung@pland.gov.hk>
 Cc:

History: This message has been forwarded.

8 attachments



Reply to DSD_KTS-880.pdf Appendix A_Drainage Plan_Rev.pdf Appendix B.PDF Appendix C.PDF



Appendix E_Details of Catchpit.pdf Appendix F1_Details of Sand Trap.pdf Appendix F2_Details of Sand Trap.pdf



Appendix D_Details of U Channel.pdf

Dear Ms. Cheung,

Please kindly see the reply with appendices to comments made by DSD for the captioned case.

Many Thanks!

Best Regards,
 Andy Lee

BMI Appraisals Limited

Suite 01-08, 27/F., Shui On Centre,
 6-8 Harbour Road, Wanchai, Hong Kong.
 Direct: (852) Fax: (852) 2222 2222
 Mobile: (852)

E-mail:

Website:

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Application No. A/YL-KTS/880

Reply to Comments from DSD

A revised proposed drainage plan is attached in Appendix A.

- (i) Proposed hoardings
Openings at the proposed hoardings would be provided.
- (ii) Catchpits at turning points
Catchpits at turning points at the proposed drainage would be provided.
Please kindly refer to Appendix A.
- (iii) Cross-Sections
The said Cross-Sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas would be provided by the Applicant in due course.
- (iv) Obstruct overland flow and adversely affect existing natural streams, village drains, ditches and the adjacent area, etc.
The Applicant understand that the development should not obstruct overland flow and adversely affect existing natural streams, village drains, ditches and the adjacent area, etc.
- (v) Obtain Consent from the relevant owner
The area concerned at the southern and northeastern of the Application Site.

For the southern, the proposed drainage facilities fall within a private lot, Lot No. 686 R.P. in D.D. 106 which is owned by the owner of the Application Site.
Please kindly see Appendix B.

For the northeastern, the proposed drainage facilities fall within a private lot, Lot No. 497 S.B. in D.D. 109. However, it is also owned by the Applicant.
Please kindly see Appendix C.

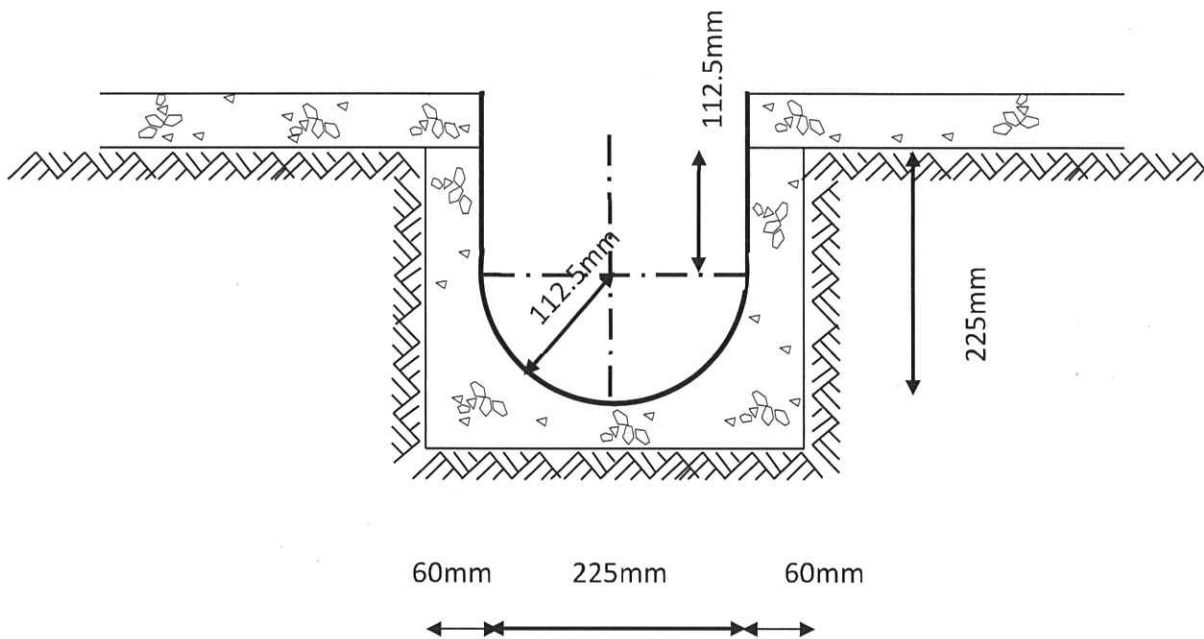
As per the revised drainage plan, the Applicant notes that no work would be carried out at government land.

(vi) Submission of form HBP1

The Applicant understands that, upon the approval of the revised drainage plan and implementation of the drainage work, form HBP1 would be submitted.

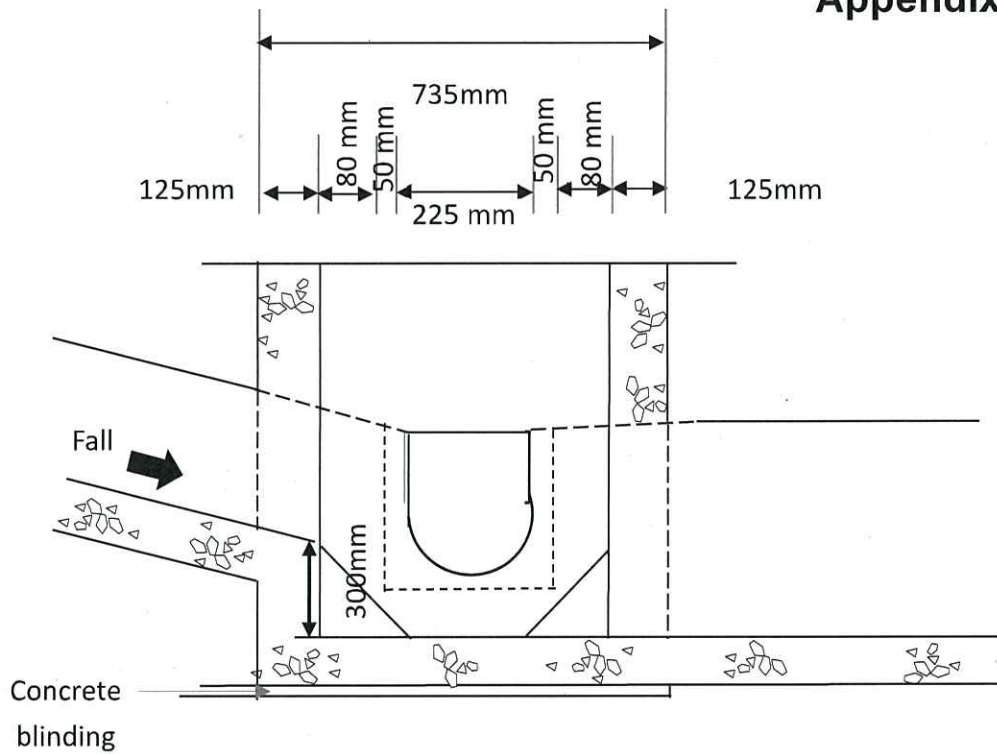
List of Appendices

- Appendix A - Revised Drainage Plan
- Appendix B - Land Search Record of Lot No. 686R.P. in DD106
- Appendix C - Land Search Record of Lot No. 497 s.B. in DD109
- Appendix D - Details of U Channel
- Appendix E - Details of Catchpit
- Appendix F - Details of Sand Trap

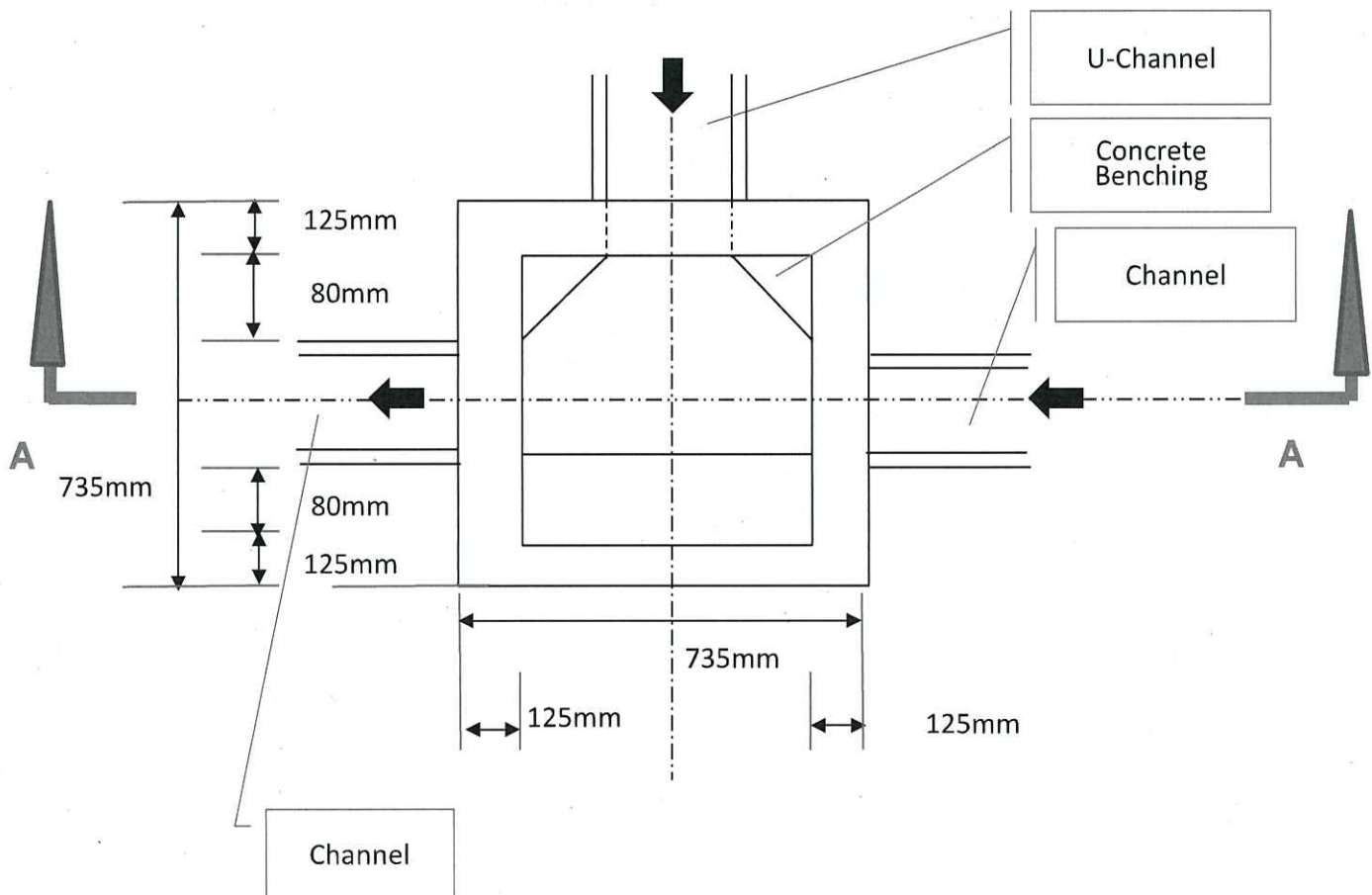


Details of U Channel

Appendix E

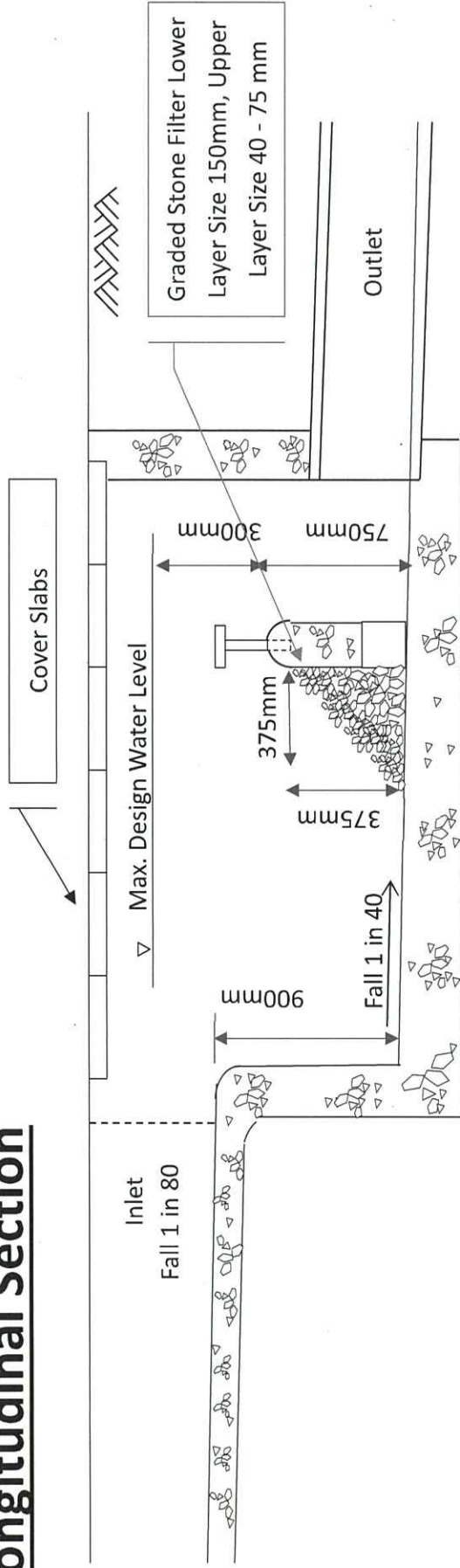


Section A-A

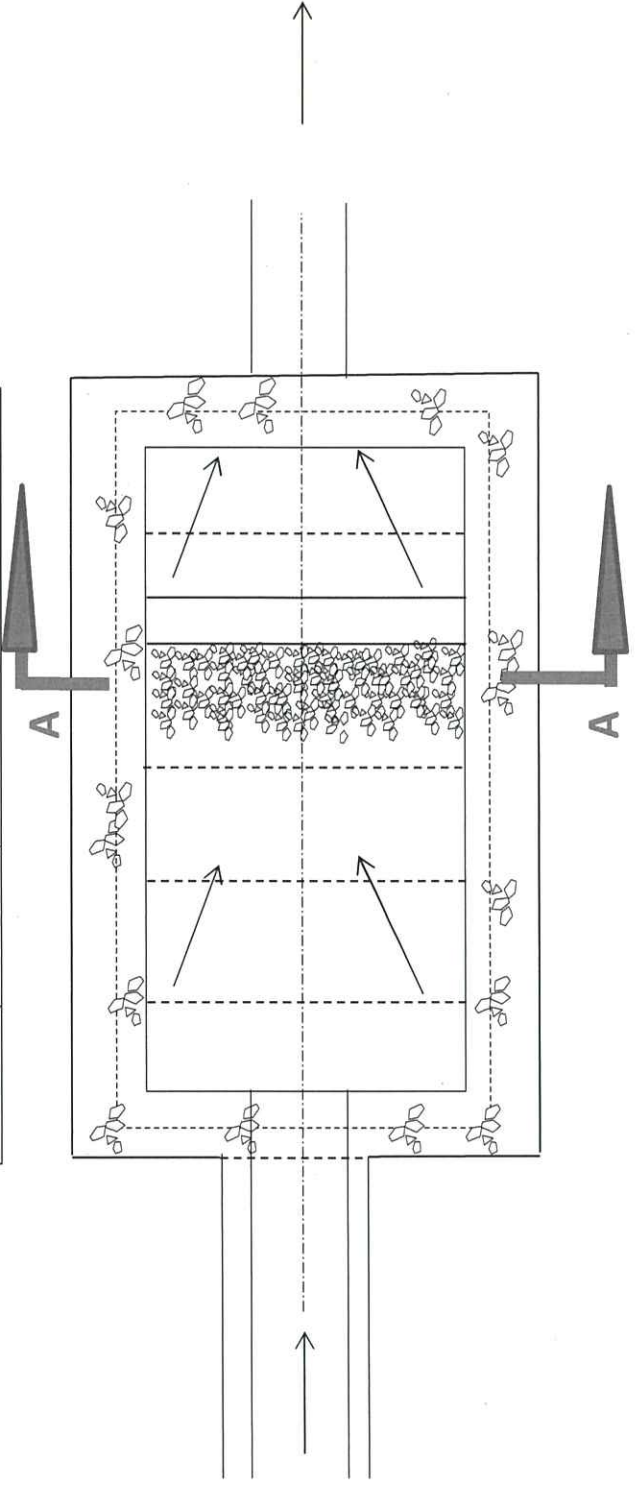


Details of Catchpit

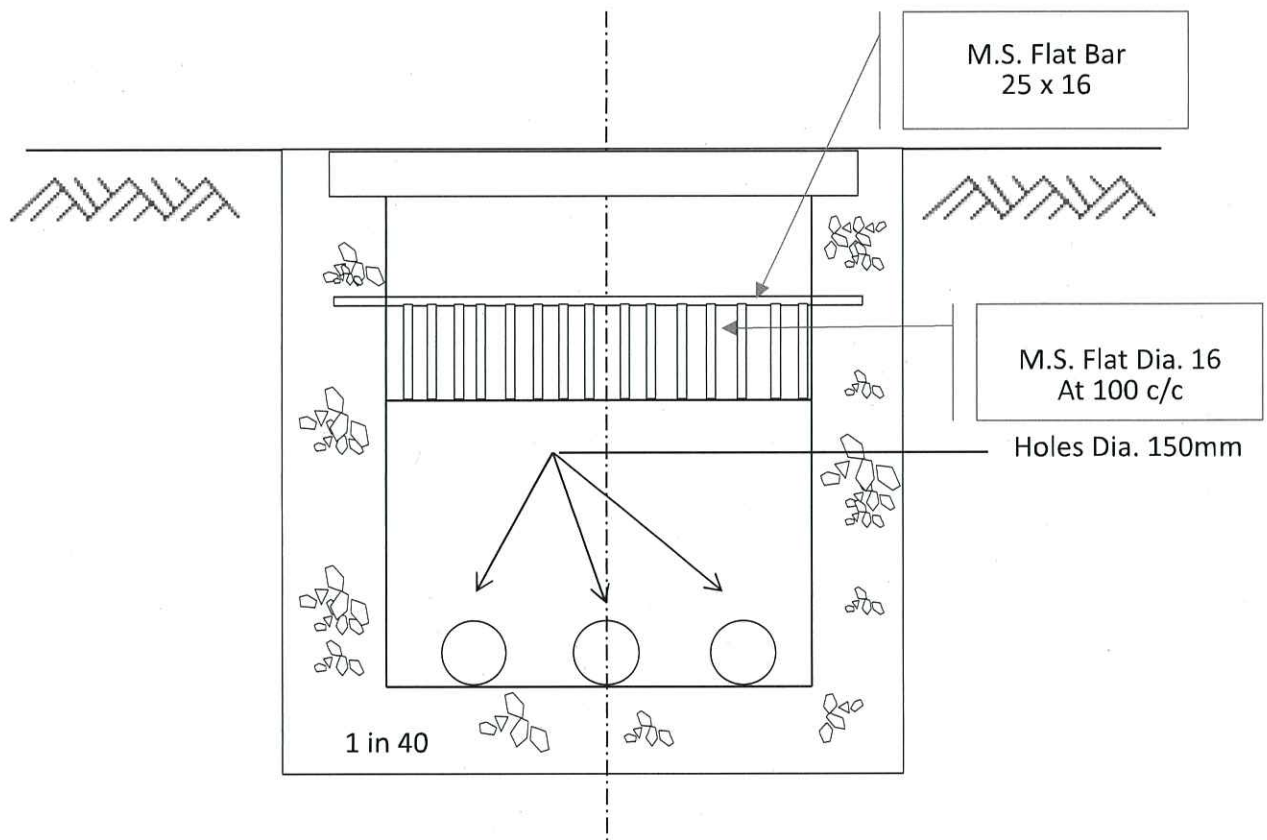
Longitudinal Section



Plan



Appendix F2



Section A - A

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



688SBKTS880 更生版
07/04/2021 19:35

From: Michael Tang < >

To: icycheung@pland.gov.hk

1 attachment



688SBKTS880_210407_193259.pdf

Dear Miss Cheung
Pls see attachment

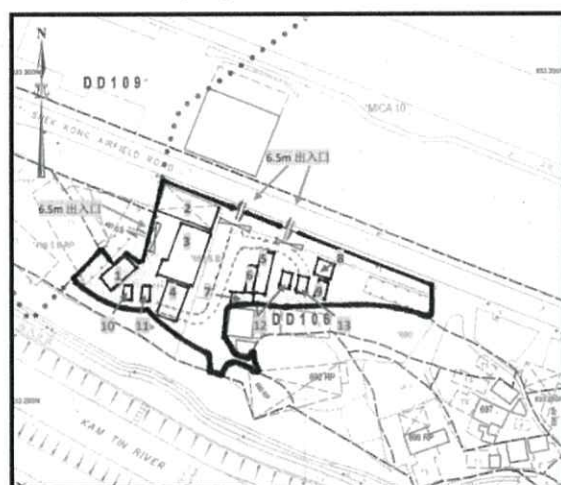
To Mr. Lee of TD

Application No. A/YL-KTS/880

- A. The applicant should justify the proposed parking and loading/ unloading considering the commute of staff/visitors and logistics.

申請場地內已有 8~9 個車位提供給員工或訪客使用，而在 layout plan 10,11,12 及 13 號位置已說明給予上/落貨使用，而場內亦可讓輕型貨車使用。而 5.5 噸車則不允許駛入。

Layout plan of Lot6885.B. in DD106



LEGEND:

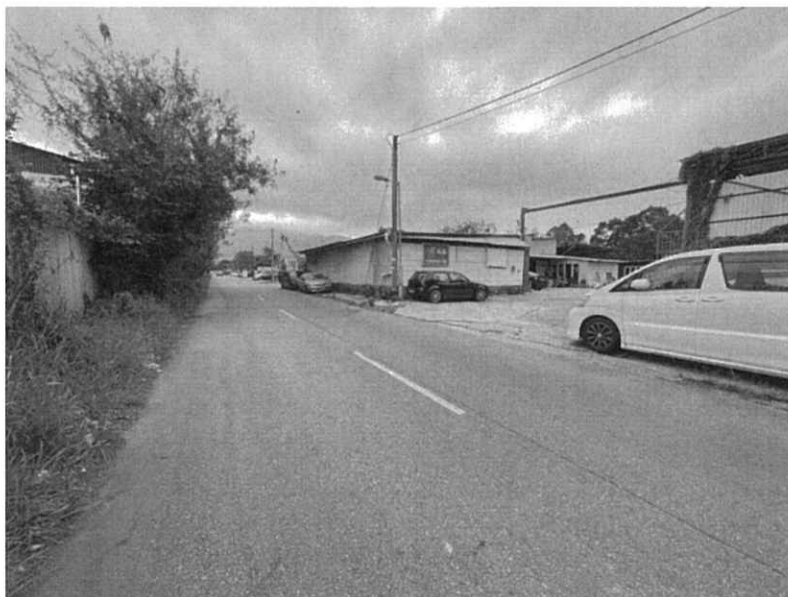
位置	長(m)	闊(m)	面積(m ²)	用途	層數
構築物 No.1	12	5	60	4個私家車位(每個5m x 3m)	單
構築物 No.2	15	9	135	儲存零件	單
構築物 No.3	21	12	252	儲存零件	單
構築物 No.4	13	8	104	4個私家車位及一條行車道 (車位每個8m x 2.5m; 行車道8m x 3m)	單
構築物 No.5	12	2.4	29	辦公室	單
構築物 No.6	3	1.2	4	儲存零件	單
構築物 No.7	6	2.4	14	辦公室	單
構築物 No.8	6	6	36	儲存零件	單
構築物 No.9	6.6	5	33	儲存零件	單
No.10	6	2.5	15	1個上落貨位	露天
No.11	6	2.5	15	1個上落貨位	露天
No.12	6	2.5	15	1個上落貨位	露天
No.13	6	2.5	15	1個上落貨位	露天

----- 行車道寬度 3m
↔ 出入口寬度 6.5m

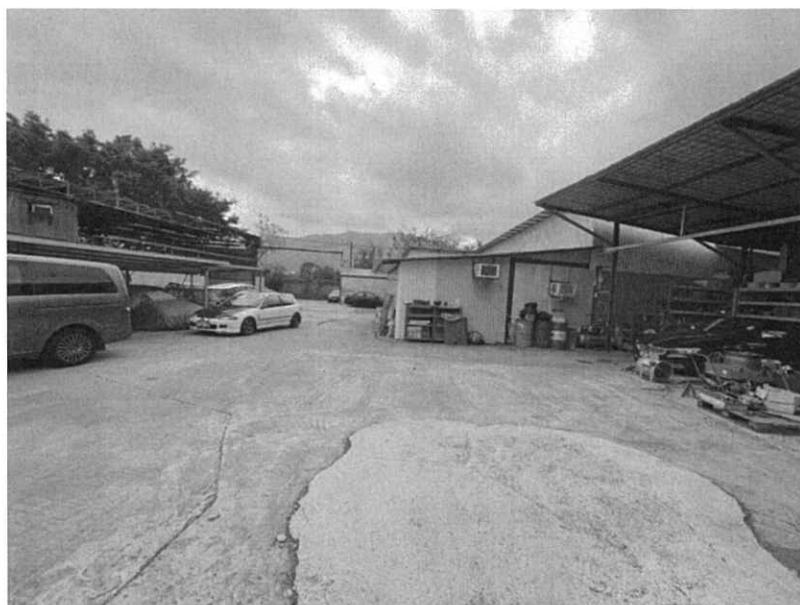
- B. The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Shek Kong Airfield Road and 申請場地內的車流量，估計每小時 4~5 架次進出場地，而場地對出的石崗機場路與金水北路連接，因此車輛亦可由左右兩方向進出申請場地。

C. The applicant should demonstrate the smooth maneuvering of vehicles to/from Shek Kong Airfield Road and within the site.

现附上有關場內及場外路面情況以作參考。



石崗機場路



申請場地內情況

申請場地內沒有洗車、拆車及噴油服務。

- D. The applicant should provide management measures in case walk-in visitors commute to site and
申請場地內參觀或購買零件必須預約，外來訪客恕不招待。
- E. The applicant should indicate the nearest public transport services on the layout plan.



A. 巴士站

B. Site(申請場地)

C. 西鐵錦上路站

由巴士站步行約 7 分鐘到達申請場地，而由西鐵錦上路站步行約 15 分鐘就能到達申請場地。

CHEUNG KA MING

7.4.2021

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RE: A/YL-KTS/880

08/04/2021 10:08

From: "Andy Lee" <andy.lee@pland.gov.hk>
To: <icycheung@pland.gov.hk>
Cc: <icycheung@pland.gov.hk>

4 attachments



Section AA.PDF Section BB.PDF Section CC.PDF Appendix A_Drainage Plan_Rev1.2 (for section).pdf

Dear Ms. Cheung,

Please kindly see the further reply to comments (the cross-section plans) made by DSD for the captioned case.

Many Thanks!

Best Regards,
Andy Lee

BMI Appraisals Limited

Suite 01-08, 27/F., Shui On Centre,
6-8 Harbour Road, Wanchai, Hong Kong.
Direct: (852) 2222 2222 Fax: (852) 2222 2222
Mobile: (852) 2222 2222

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Scan this or follow us on WeChat : BMIGroup
掃描微信二維碼，歡迎關注邦盟匯駿集團微信

From: Andy Lee [mailto:]
Sent: Wednesday, March 31, 2021 3:33 PM
To: icycheuna@nland.gov.hk
Cc:
Subject: A/YL-KTS/880

Dear Ms. Cheung,

Please kindly see the reply with appendices to comments made by DSD for the captioned case.

Many Thanks!

Best Regards,
Andy Lee

BMI Appraisals Limited
Suite 01-08, 27/F., Shui On Centre,
6-8 Harbour Road, Wanchai, Hong Kong.
Direct: (852) Fax: (852)
Mobile: (852)
E-mail:
Website:

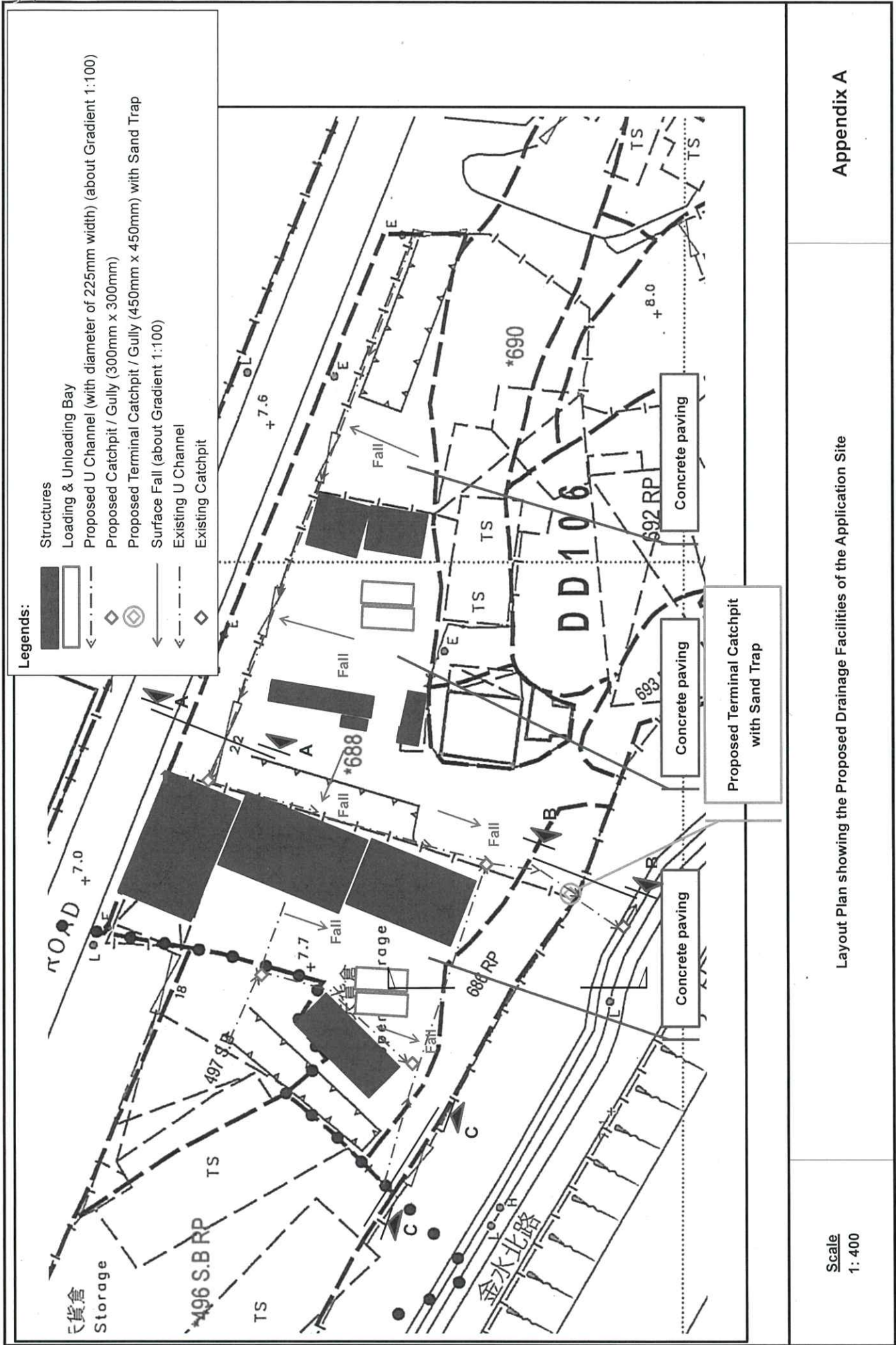
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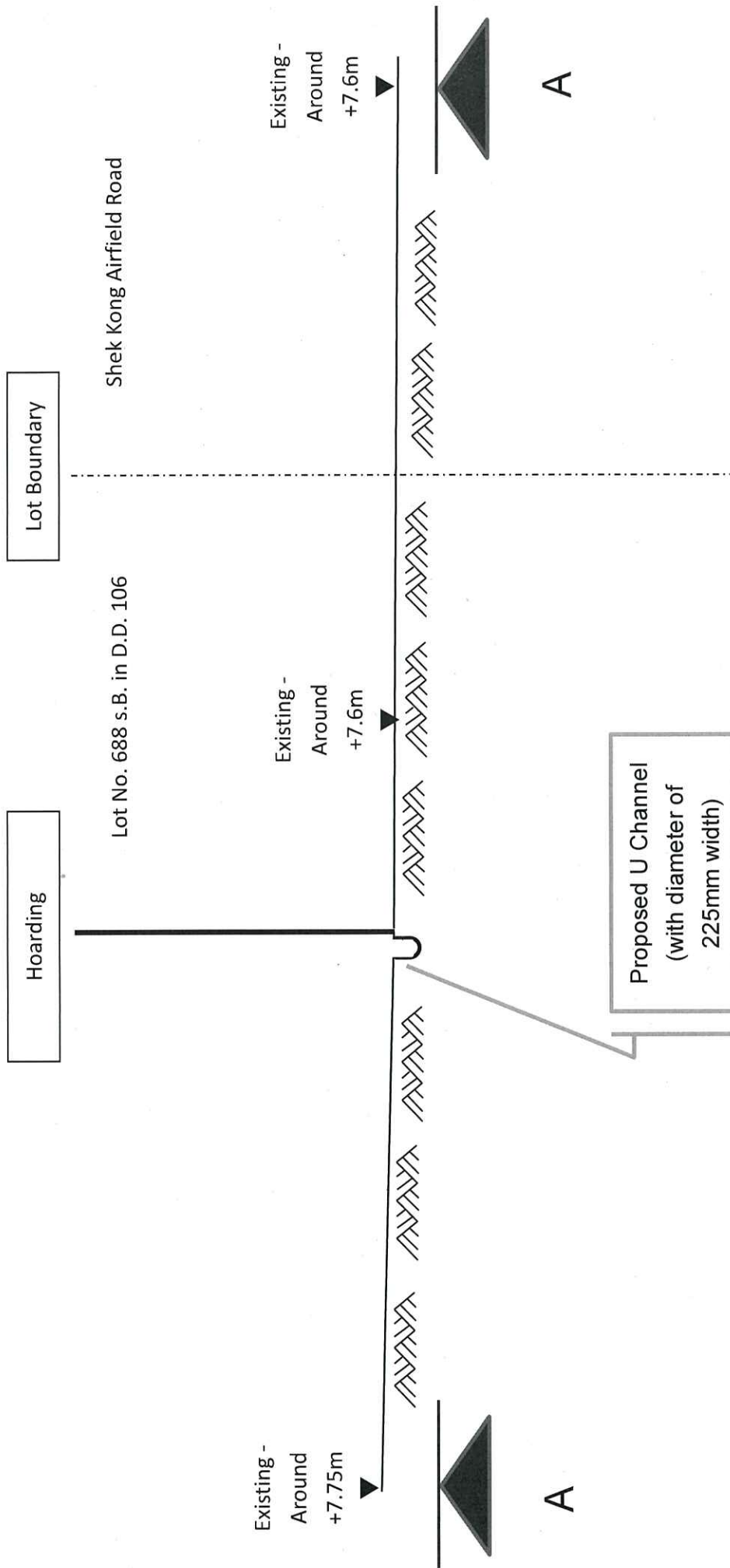
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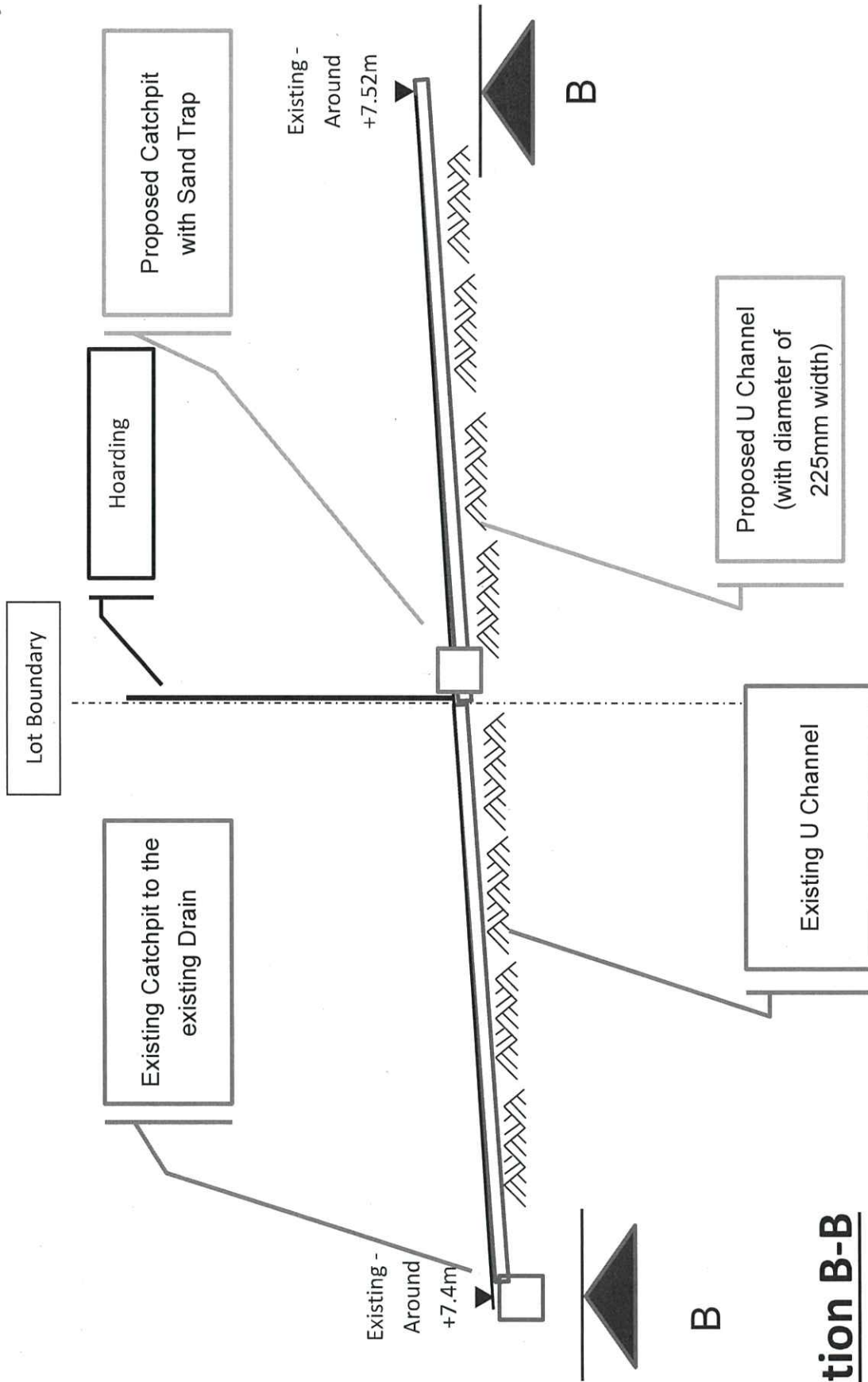


Scale
1: 400

Layout Plan showing the Proposed Drainage Facilities of the Application Site



Section A-A



Section B-B

686 R.P. in
D.D. 106

Hoarding

Existing -
Around
+7.5m

C

Existing -
Around
+7.53m

Proposed U Channel
(with diameter of
225mm width)

496 S.B. R.P. in
D.D. 109

Existing -
Around
+7.6m

C

Site Boundary

Section C-C

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A/YL-KTS/880

08/04/2021 12:24

From: Michael Tang
To: icycheung@pland.gov.hk

Dear Miss Cheung

有關DD106 Lot688SB 的規劃申請，場內地方是不准許5.5噸或以上車輛進出。

CHEUNG KA MING

8.4.2021

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

1. On 27.3.2020, 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. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: 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. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation.

No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) The use of sites less than 1,000m² for open storage uses and 2,000m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimizing sprawl over countryside areas and reducing travel trips;
 - (b) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

Appendix III of RNTPC
Paper No. A/YL-KTS/880

Previous Applications covering the Application Site

Approved Applications

	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration By RNTPC/TPB	Approval Conditions
1	A/YL-KTS/125	Temporary open storage of motor vehicles with ancillary repairing workshop for a period of 12 months	19.6.1998	(2), (4), (6)
2	A/YL-KTS/151	Temporary open storage of construction equipment for a period of 12 months	22.1.1999	(2), (4), (6)
3	A/YL-KTS/161	Temporary open storage of vehicles and vehicles parks with vehicle workshop for 12 months	12.3.1999	(2), (4), (6)
4	A/YL-KTS/170	Temporary open storage of motor vehicles with ancillary repairing workshop for a period of 12 months	16.7.1999	(2), (4), (6)
5	A/YL-KTS/206	Temporary open storage of construction equipments, construction materials, vehicles and vehicle parts with vehicle workshop for a period of 3 years	17.3.2000 [Revoked on 17.9.2001]	(1), (2), (4), (6), (7)
6	A/YL-KTS/274	Temporary open storage of construction equipment for a period of 3 years	31.5.2002 [Revoked on 31.5.2003]	(2), (3), (4), (6), (7)
7.	A/YL-KTS/794	Temporary Open Storage of Vehicles and Vehicle Parts with ancillary Office for a Period of 3 Years	17.8.2018 [Revoked on 17.1.2021]	(2), (4), (5), (6), (7), (8), (9), (10), (11)

Approval Conditions

- (1) Setting back of the boundary of the site
- (2) The submission and implementation of landscaping/tree preservation proposals/ maintenance of the landscape plantings/all existing trees on the site
- (3) The submission and provision of environmental mitigation measures
- (4) Maintenance of the drainage facilities on the site/ submission of drainage record/ drainage proposal/ provision of drainage facilities
- (5) Provision of fire extinguisher in the site office/ submission and implementation of fire service installations
- (6) Reinstatement of the site to an amenity area upon expiry of the planning permission
- (7) If any planning condition is not complied with at all time during the approval period or by a specified date, the approval shall cease to have effect and be revoked without further notice
- (8) Restriction on operation hours
- (9) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the Site
- (10) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site
- (11) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period

Similar Applications within the Same and the Adjoining “R(D)” Zones
on Kam Tin South OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	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	(1), (3), (4), (6), (7), (8), (9), (10), (15)
2.	A/YL-KTS/463	Renewal of planning approval for Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	8.5.2009	(1), (2), (3), (4), (5), (6), (7), (8), (15)
3.	A/YL-KTS/482	Renewal of planning approval for temporary open storage of vehicle parts for a period of 3 years	18.12.2009	(1), (2), (3), (6), (7), (8), (10), (14), (15)
4.	A/YL-KTS/528	Temporary open storage of used motor vehicles for export, used electrical appliances and children's toys for a period of 3 years	1.4.2011	(1), (2), (3), (4), (5), (6), (11), (12), (13)
5.	A/YL-KTS/563	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	18.5.2012	(1), (2), (3), (4), (5), (6), (7), (8), (15)
6.	A/YL-KTS/584	Renewal of planning approval for temporary open storage of vehicle parts for a period of 3 years	7.12.2012 [Revoked on 18.6.2013]	(1), (2), (3), (5), (6), (7), (8), (14), (15), (16)
7.	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	(1), (2), (3), (4), (5), (6), (15), (16)

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
8.	A/YL-KTS/611	Temporary open storage of vehicle parts for a period of 3 years	25.10.2013 [Revoked on 25.1.2014]	(1), (2), (3), (4), (5), (6), (7), (8), (14), (15), (16)
9.	A/YL-KTS/637	Temporary open storage of construction materials with ancillary site office and staff restrooms for a period of 3 years	4.4.2014	(1), (2), (3), (4), (5), (6), (11), (13)
10.	A/YL-KTS/655	Temporary open storage of metal and construction materials with ancillary office	2.1.2015	(1), (2), (3), (4), (6), (7), (8), (13), (14), (16), (16)
11.	A/YL-KTS/665	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	22.5.2015	(1), (2), (3), (4), (5), (6), (7), (8), (15)
12.	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	(1), (2), (3), (5), (6), (7), (8), (15), (16)
13.	A/YL-KTS/730	Renewal of Planning Approval for Temporary Open Storage of Construction Materials with Ancillary Site Office and Staff Restrooms for a period of 3 years	3.3.2017	(1), (2), (3), (4), (5), (6), (7), (8), (11), (13), (15), (16)
14.	A/YL-KTS/763	Temporary open storage of metal and construction materials with ancillary office for a period of 3 years	22.12.2017	(1), (2), (3), (4), (5), (6), (7), (8), (13), (15), (16)
15.	A/YL-KTS/776	Renewal of Planning Approval for Temporary open storage of Vehicle and Vehicle Parts with ancillary office for a period of 3 Years	16.3.2018	(1), (2), (3), (4), (5), (6), (7), (8), (15), (16)
16.	A/YL-KTS/804	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Modification Workshop for Vans and Lorries for a Period of 3 Years	16.11.2018	(1), (2), (3), (5), (6), (7), (11), (13), (16)

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
17.	A/YL-KTS/844	Renewal of Planning Approval for Temporary Open Storage of Construction Materials with Ancillary Site Office and Staff Restrooms for a Period of 3 Years	26.5.2020	(1), (2), (3), (5), (6), (7), (11), (13), (16)

Approval Conditions:

- (1) Restriction on operating hours
- (2) No medium or heavy good vehicles exceeding 5.5 tonnes were allowed for the operation
- (3) No dismantling, maintenance, repairing, cleansing, paint spraying or workshop activities were allowed
- (4) The submission and/or implementation of tree preservation proposal and/or maintenance of the landscape plantings on the site
- (5) The submission of the existing drainage record and/or maintenance of the drainage facilities on the site
- (6) The submission and implementation of fire service installation proposal/ or the maintenance of existing fire service installations
- (7) If the planning condition is not complied with at all time during the approval period or by a specified date, the approval shall cease to have effect and be revoked without further notice
- (8) Reinstatement of the site to an amenity area upon expiry of the planning permission
- (9) Iron fence erected against the existing trees and materials stored against the tree trucks must be removed
- (10) The submission and implementation of drainage proposals
- (11) No disturbance to the mitigation planting areas to preserve and protect the vegetation of the site
- (12) No storage or handling of electronic and computer waste
- (13) Maintenance of existing fencing
- (14) No heavy vehicles exceeding 24 tonnes were allowed
- (15) The provision of fire extinguishers
- (16) No vehicle is allowed to queue back to/or reverser onto/from public road

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-KTS/536	Temporary Car Breaking Workshop and Open Storage of Vehicles and Vehicle Parts with Ancillary Office for a Period of 3 Years	20.5.2011	(1), (2), (3)
2	A/YL-KTS/599	Temporary Warehouse and Ancillary Office and Open Storage (Power Generator, Machinery and Parts) Use for a Period of 3 Years	13.9.2013 (on review)	(1), (2), (3)

Rejection Reasons

- (1) Not in line with the planning intention of the zone.
- (2) The application did not comply with the Town Planning Board PG-No. 13E in that there was no previous approval for workshop and open storage use granted at the site and there were adverse departmental comment and local objections against the application
- (3) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications

Good Practice Guidelines for Open Storage Sites

Good Practice Guidelines for Open Storage Sites

		Internal access for fire appliances	Lot boundaries (clear width)	Distance between storage cluster and temporary structure	Cluster size	Storage height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of non-combustibles or limited combustibles	4.5m	2m	4.5m		
3.	Open Storage of combustibles	4.5m	2m	4.5m	40m x 40m	3m

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

5-1

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

210305-153354-10097

提交限期**Deadline for submission:**

23/03/2021

提交日期及時間**Date and time of submission:**

05/03/2021 15:33:54

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

A/YL-KTS/880

「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，鄉郊設臨時露天存放汽車及汽車零件連附屬辦公室（為期3年）將會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

5-2

tpbpd@pland.gov.hk

寄件者: [REDACTED]
 寄件日期: 2021年03月23日星期二 4:06
 收件者: tpbpd
 主旨: A/YL-KTS/880 DD 106 Shek Kong Airfield Road
 附件: Shek Kong Barracks - Google Maps.pdf

Dear TPB Members,

Ten extensions of time and approval finally revoked, but no problem, make another application but this time for 12 vehicles only but according to Google Maps there are many more than that.

Will the applicant be rewardedagain?

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, July 31, 2018 2:20:37 AM
Subject: A/YL-KTS/794 DD 106 Shek Kong Airfield Road

A/YL-KTS/794
 Lot 688 S.B in D.D.106, Shek Kong Airfield Road, Kam Tin
 Site area 2,510m²
 Zoning ; "Res (Group D)"
 Applied Use Open Storage / 23 Vehicle Parking

Dear TPB Members,

We are assailed every day with pleas to support reclamation, destruction of country parks, rezoning of green belt and recreational facilities BECAUSE THERE IS NO LAND FOR HOUSING, or so they say.

So here is a large site zoned Res D being USED TO PARK 23 VEHICLES and obviously been used for unapproved operations for many years.

AM I MISSING SOMETHING???????????

And how can we be expected to take charades like the ongoing Land Task Force fake consultation seriously.

And then TPB members play their role in the circus by approving frivolous and inefficient land use applications like this.

Mary Mulvihill

Google Maps Shek Kong Barracks



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 20 m

Advisory clauses

- (a) should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) note DLO/YL's comments that the Site comprises an Old Schedule Agricultural Lot 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 STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (d) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and Shek Kong Airfield Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) 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" issued by DEP to minimize any potential environmental nuisances;
- (f) note CTP/UD&L, PlanD's comments the applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate. The applicant is advised to observe relevant guidelines on tree care at the website https://www.greening.gov.hk/en/tree_care/tree_maintenance.html to maintain the existing tree in good health;

- (g) note CE/MN, DSD's comments that the applicant should note the following: (i) the applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal; (ii) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system; (iii) the proposed development would neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas; and (iv) the applicant should consult DO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works;
- (h) note DAFC's comments that there is an ecological mitigation planting area between the Site and Kam Shui North Road. The applicant shall be reminded to adopt necessary measures to avoid damaging the trees and understory vegetation in the mitigation planting area;
- (i) note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. Also, good practice guidelines for open storage at **Appendix V** of this RNTPC paper should be adhered to. Moreover, to address the condition on provision of fire extinguisher(s), the applicant should submit a valid fire certificate (FS 251) to his department for approval. The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. He has the following comments on the submitted FSIs proposal: (i) sprinkler system, emergency lighting, directional and exit sign, fire alarm system and modified hose reel system shall be provided for enclosed structures with total floor area greater than 230m²; (ii) a layout plan with the indication of related FSIs and dimension of proposed structures/buildings shall be provided; and (iii) relevant FS Notes with all standards and specifications of the proposed FSIs shall be provided to indicate the FSI proposed; and
- (j) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any

existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator 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 (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.

