

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

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

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
  - (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
  - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with.

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

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous s.16 Applications covering the Application Site**

**Approved Applications**

	Application No.	Use/Development	Date of Consideration
1.	A/YL-PH/305	Temporary Open Storage of New Private Cars, Vehicle Parts and Construction Materials for a Period of Three Years	22.10.1999 (revoked on 22.7.2000)
2.	A/YL-PH/381	Temporary Open Storage of Vehicles (Private Cars Only) for a Period of Three Years	18.1.2002 (on review)
3.	A/YL-PH/574	Temporary Open Storage of Goods Vehicles for a Period of Three Years	9.1.2009
4.	A/YL-PH/646	Temporary Open Storage of Goods Vehicles for a Period of Three Years	7.9.2012
5.	A/YL-PH/718	Temporary Open Storage of Goods Vehicles for a Period of Three Years	17.7.2015
6.	A/YL-PH/781	Renewal of Planning Approval for Temporary Open Storage of Goods Vehicles for a Period of Three Years	1.6.2018
7.	A/YL-PH/883	Renewal of Planning Approval for Temporary Open Storage of Goods Vehicles for a Period of Three Years	9.7.2021

**Rejected Application**

	Application No.	Use/Development	Date of Consideration	Rejection reasons
1.	A/YL-PH/494	Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of Three Years	4.11.2005 (on review)	(1), (2), (3)

**Rejection Reasons**

- (1) The proposed use was not in line with the planning intention of the "Residential (Group D)" zone, which was intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It was also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.
- (2) The proposed use did not comply with the Town Planning Board Guidelines No. 13D for Application for Open Storage and Port Back-up Uses in that it was not compatible with the nearby residential structures and the rural character.
- (3) There was insufficient information in the submission to demonstrate that the proposed use would not have adverse environmental impacts on the surrounding areas.



**Similar s.16 Application within the same “R(D)” Zone in the Vicinity of the Site in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-PH/817	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Landscape Plant Materials for a Period of Three Years	1.11.2019
2.	A/YL-PH/855	Renewal of Planning Approval for Temporary Open Storage of Building Materials and Vehicles for a Period of Three Years	6.11.2020
3.	A/YL-PH/932	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Landscape Plant Materials for a Period of Three Years	9.12.2022
4.	A/YL-PH/965	Renewal of Planning Approval for Temporary Open Storage of Building Materials and Vehicles for a Period of Three Years	22.9.2023

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 101 S.J, 179 S.A RP, 179 S.E RP and 179 S.D & S.F & S.G & S.I all in D.D. 111 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;
- Lot No. 179 S.A RP in D.D. 111 and the adjoining Government Land are covered by Short Term Waiver (STW) No. 4337 and Short Term Tenancy (STT) No. 2903 for the purpose of temporary open storage of goods vehicles for sale;
- Building Licence No. 532 was issued to permit erection of one building which shall not contain more than two and a half storeys not exceeding a height of 25 feet with a built-over area not exceeding 700 square feet for non-industrial purposes to Lot No. 101 S.J in D.D. 111. As stipulated in the above Licence, except for the building site, the remainder of the lot shall not be built upon and shall continue to be used for agricultural or garden purposes; and
- if the planning permission is approved, the STW and STT holder(s) will need to apply to his office for modification of the STW and STT conditions where appropriate and the lot owners shall apply to his office for a STW to permit the structure(s) erected within Lot Nos. 101 S.J, 179 S.E RP and 179 S.D & S.F & S.G & S.I all in D.D. 111. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

**2. Traffic**

Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective.

### 3. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the application from public drainage point of view.

### 4. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

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

### 5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- the Site falls within “Residential (Group D)” zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

### 6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- there is no record of approval by the Building Authority for the existing structures at the Site.

### 7. **Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

### 8. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO/YL, HAD):

- his office has not received any local's comment on the application and he has no particular comment on the application.

9. **Other Department**

The following government department has no comment on the application:

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Short Term Waiver (STW) and Short Term Tenancy (STT) holder(s) will need to apply to his office for modification of the STW and STT conditions where appropriate and the lot owners shall apply to his office for a STW to permit the structure(s) erected within Lot Nos. 101 S.J, 179 S.E RP and 179 S.D & S.F & S.G & S.I all in D.D. 111. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
  - it is noticed that staff resting room was proposed. According to the established practice, application for STW of structures for domestic/residential uses on private agricultural lands will not be entertained. Hence, even if TPB approves the subject planning application, his office will not consider approving/regularising any structure(s) erected/to be erected on the lots for domestic/residential uses;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - the application site (the Site) is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - HyD shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (e) to note the comments of the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) that:
  - the applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the applied use would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation;

- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- part of the Site falls within the existing waterworks reserve (WWR) of the 48" diameter raw water trunk main;
  - WWR shall be provided to WSD within the Site. No structure shall be erected over this WWR and such area shall not be used for storage of material or car-parking purpose;
  - The Water Authority and his officer and contractors, his or their workmen shall have free access at all times to the said WWR with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the WWR are required to seek authorisation from the Water Authority;
  - No trees or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water main;
  - Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by DEP;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures are erected on leased land without the approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;
  - before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when

necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively; and
- if the Site does not abut on a specified street of less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage.

2024年 4月 24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。

Appendix I of RNTPC  
Paper No. A/YL-PH/1010

This document is received on 24 APR 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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



240984 1/4 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7C-M/1010
	Date Received 收到日期	24 APR 2024

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

### 1. Name of Applicant 申請人姓名/名稱

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

CHIEF FORCE LIMITED 志科有限公司

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗八鄉丈量約份第111約地段第101號J分段(部分)、第179號A分段餘段(部分)、第179號E分段餘段(部分)及第179號D分段及F分段及G分段及I分段(部分)和毗鄰政府土地	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1018 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 55 sq.m 平方米 <input checked="" type="checkbox"/> About 約	
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	43 sq.m 平方米	<input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	住宅(丁類)
(f) Current use(s) 現時用途	臨時露天存放待售貨車  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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



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

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

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

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

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

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

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於 05/04/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於 05/04/2024 (日/月/年)把通知寄往相關的業主立法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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





	<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>
--	--

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ YL-PH / 883
(b) Date of approval 獲批給許可的日期	09/07/2021 ..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	17/07/2024 ..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時露天存放待售貨車
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 3 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

詳情請參閱附帶規劃文件。



**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

  
.....  
鄭嘉翔

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

.....  
文員

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表



志科有限公司

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

Date 日期

19/04/2024

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

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

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



## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗八鄉丈量約份第111約地段第101號J分段(部分)、第179號A分段餘段(部分)、第179號E分段餘段(部分)及第179號D分段及F分段及G分段及I分段(部分)和毗鄰政府土地
Site area 地盤面積	1018 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 43 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	住宅(丁類)
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時露天存放待售貨車

(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	55 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 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		26
	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) _____ _____		1 18 7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
申請地點圖則，美化環境圖則，渠務排水圖則，消防裝置圖則，交通運輸圖則		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

# 附帶規劃文件

按城市規劃條例第 16 條於

新界元朗八鄉丈量約份第 111 約地段第 101 號 J 分段(部分)、第 179 號 A 分段餘段(部分)、第 179 號 E 分段餘段(部分)及第 179 號 D 分段及 F 分段及 G 分段及 I 分段(部分)和毗鄰政府土地，申請作「臨時露天存放待售貨車」用途，為期 3 年。

地盤面積：約 1018 平方米



## 行政摘要

按城市規劃條例第 16 條申請，擬在新界元朗八鄉丈量約份第 111 約地段第 101 號 J 分段(部分)、第 179 號 A 分段餘段(部分)、第 179 號 E 分段餘段(部分)及第 179 號 D 分段及 F 分段及 G 分段及 I 分段(部分)和毗鄰政府土地，申請作「臨時露天存放待售貨車」用途，為期 3 年。

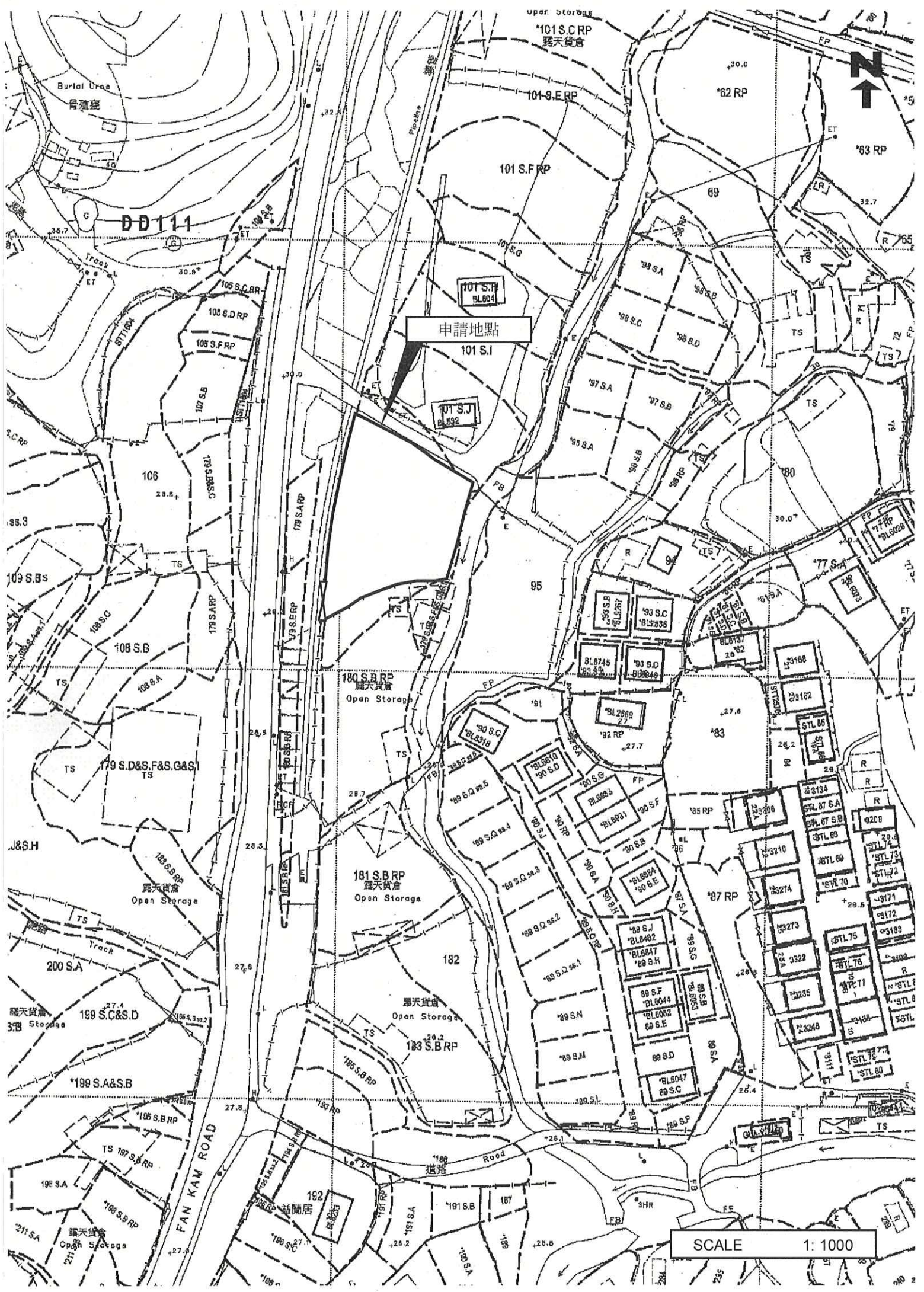
自 2012 年 09 月 07 日至今都沒有任何政府部門及附近市民的反映和投訴，土地使用者一直使用良好。因此申請人及土地使用者希望城市規劃委員會及規劃署可以接受今之續期申請。

## 申請地點

申請地點位於八鄉分區計劃大綱核准圖 S/YL-PH/11 的「住宅(丁類)」用途地帶、新界元朗八鄉丈量約份第 111 約地段第 101 號 J 分段(部分)、第 179 號 A 分段餘段(部分)、第 179 號 E 分段餘段(部分)及第 179 號 D 分段及 F 分段及 G 分段及 I 分段(部分)和毗鄰政府土地。申請地點面積約 1018 平方米，其中包含政府土地約 43 平方米。

詳情請參閱以下圖則。





申請地點

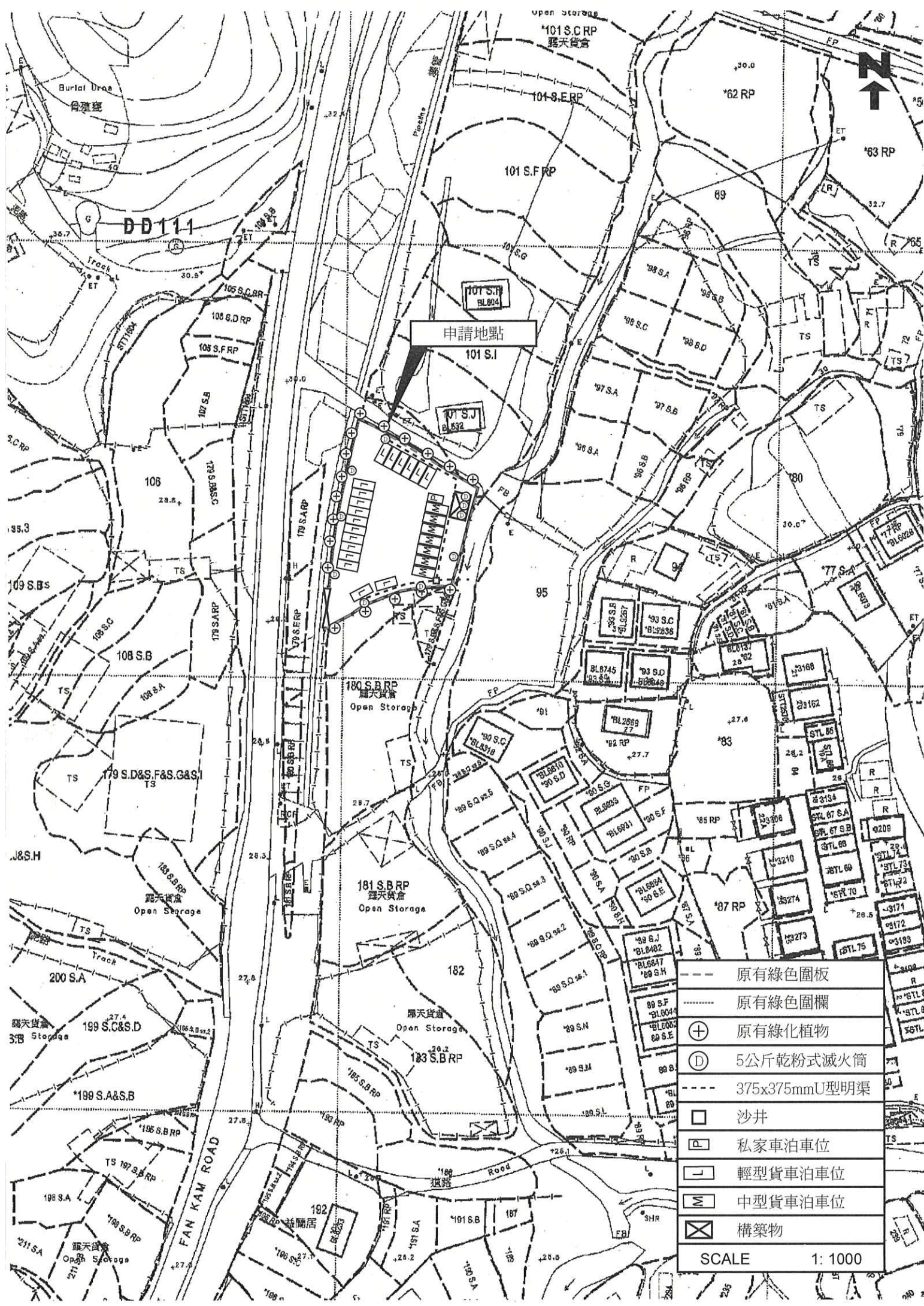
SCALE 1:1000

## 場地設計

1. 申請地點主要用作臨時露天存放待售貨車之用，不會進行拆卸、保養、修理、清洗、噴漆或其他的工場活動。
2. 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。
3. 申請地點內設有私家車停車位 1 個、輕型貨車泊車位 18 個、中型貨車泊車位 7 個。
4. 申請地點內共有構築物 1 個，該構築物高約 4.5 米，2 層，總樓面面積約 55 平方米，作升高員工休息室及辦公室用途。

詳細請參閱以下圖則。





申請地點

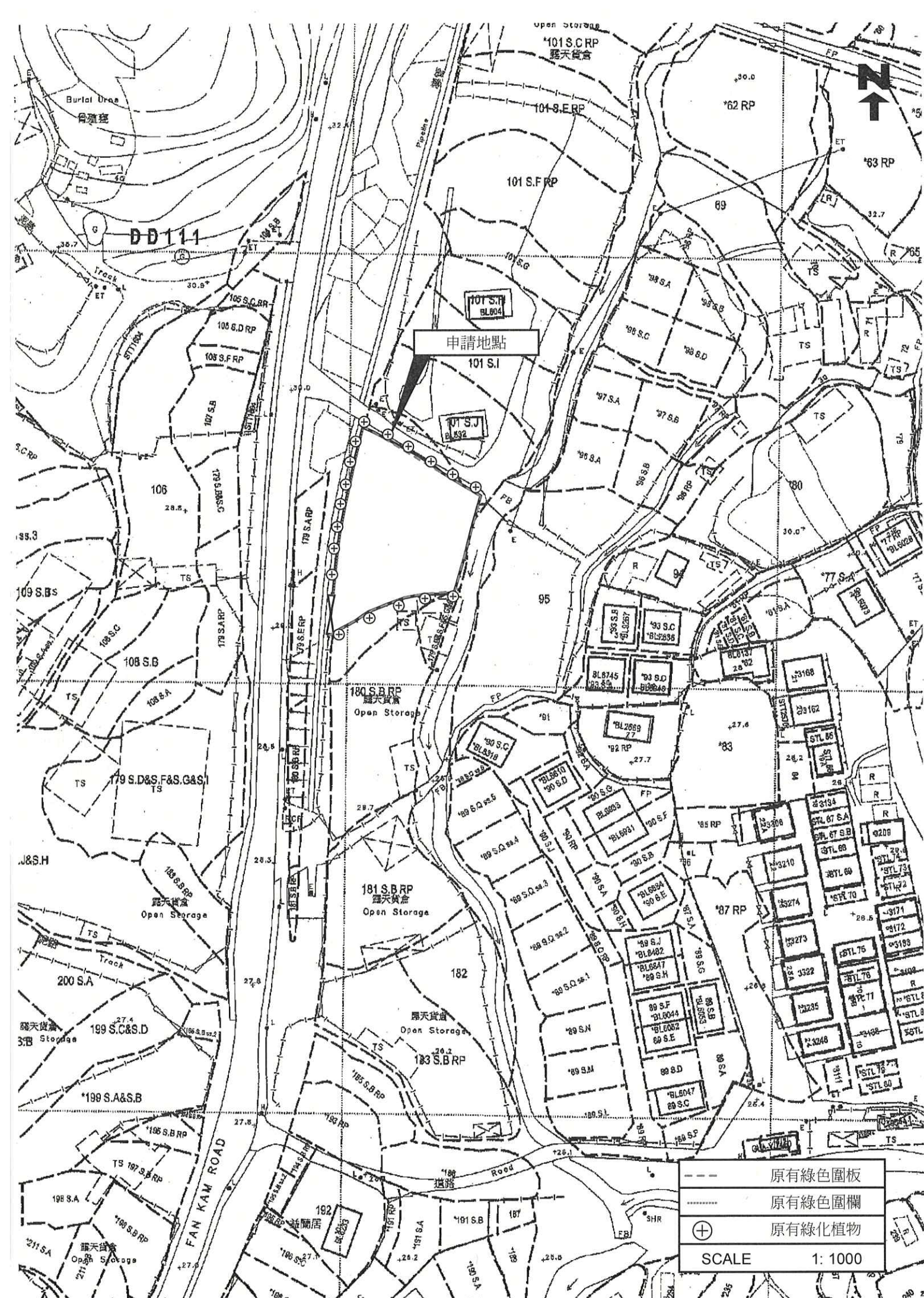
---	原有綠色圍板
-----	原有綠色圍欄
⊕	原有綠化植物
①	5公斤乾粉式滅火筒
---	375x375mm U型明渠
□	沙井
▢	私家車泊車位
▣	輕型貨車泊車位
▤	中型貨車泊車位
⊠	構築物
SCALE 1: 1000	

## 美化環境

申請地點與農地相關的地區將保留大部份原有植物，綠化工作會採用容易保養的設計，定時施肥及修剪、留意蟲害。而灌溉工作會由人手負責。申請人亦會依照城市規劃委員會所提供的「有關為履行根據城市規劃條例第16條獲批准的露天貯物及港口後勤用途的附帶條件而提交及落實美化環境建議的技術摘要」，在申請地點邊界加建漆上深綠色鋅板，令場地保持綠化外觀，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。

詳細請參閱以下圖則。



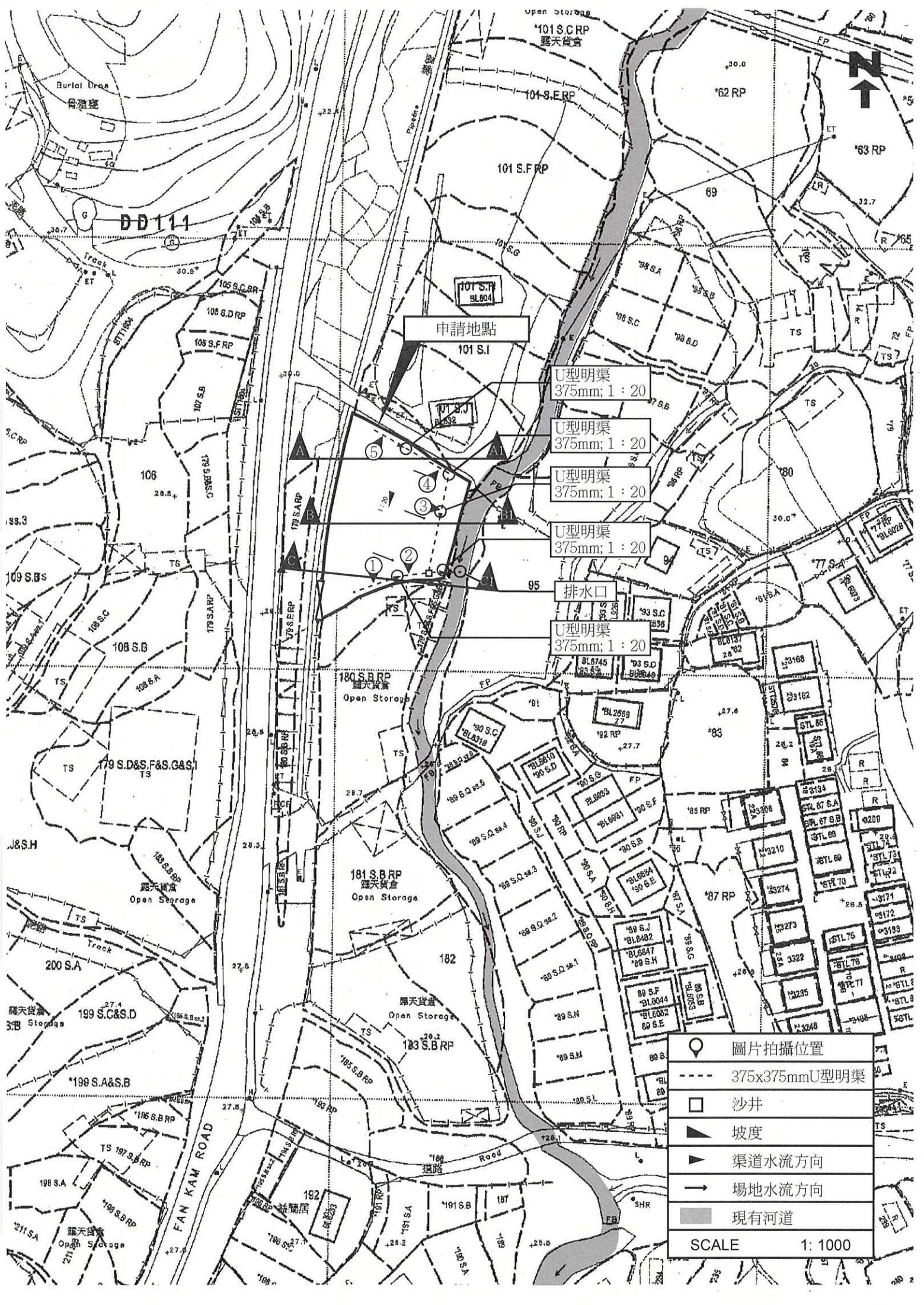


## 渠務排水

申請地點的四周設有 375x375mm U明型渠，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。





申請地點

101 S.I

U型明渠  
375mm; 1 : 20

U型明渠  
375mm; 1 : 20

U型明渠  
375mm; 1 : 20

U型明渠  
375mm; 1 : 20

排水口

U型明渠  
375mm; 1 : 20

180 S.B.RP

露天貨倉

Open Storage

181 S.B.RP

露天貨倉

Open Storage

183 S.B.RP

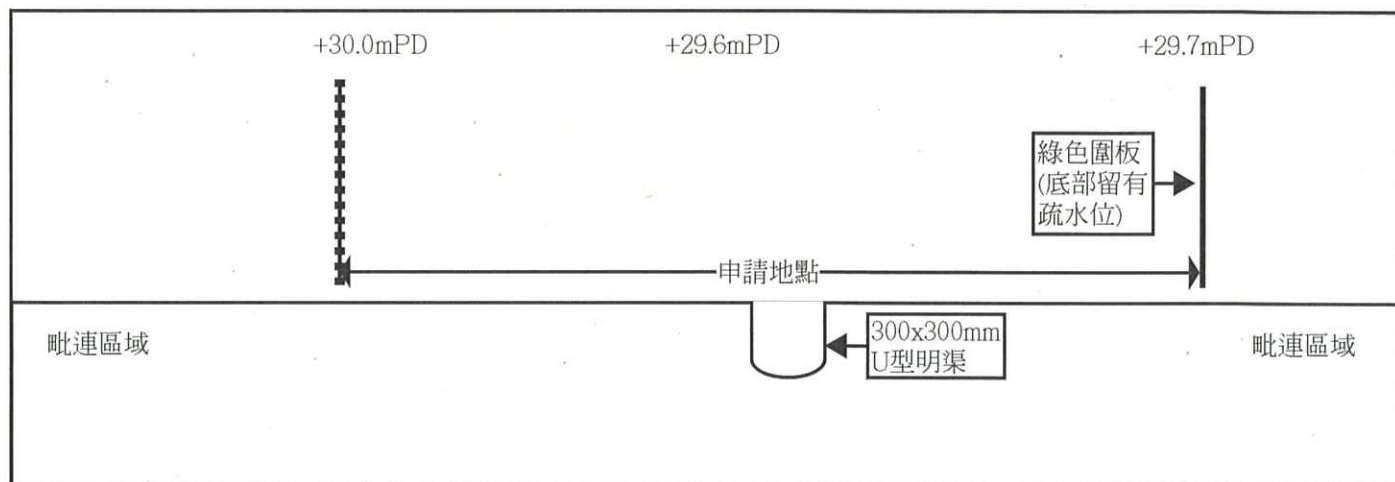
露天貨倉

Open Storage

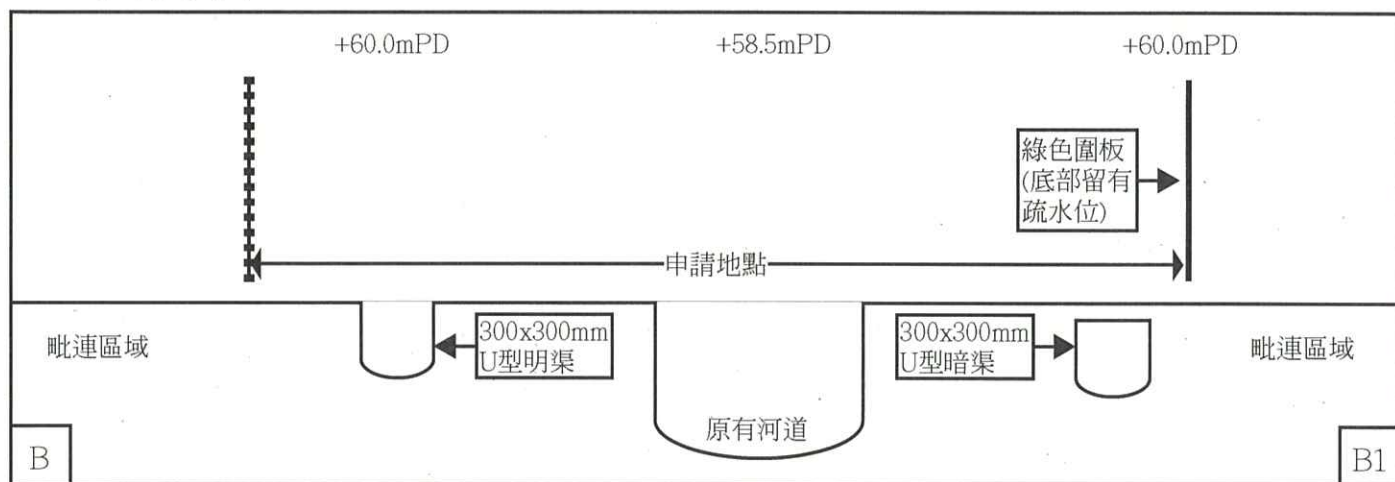
	圖片拍攝位置
	375x375mm U型明渠
	沙井
	坡度
	渠道水流方向
	場地水流方向
	現有河道
SCALE 1: 1000	



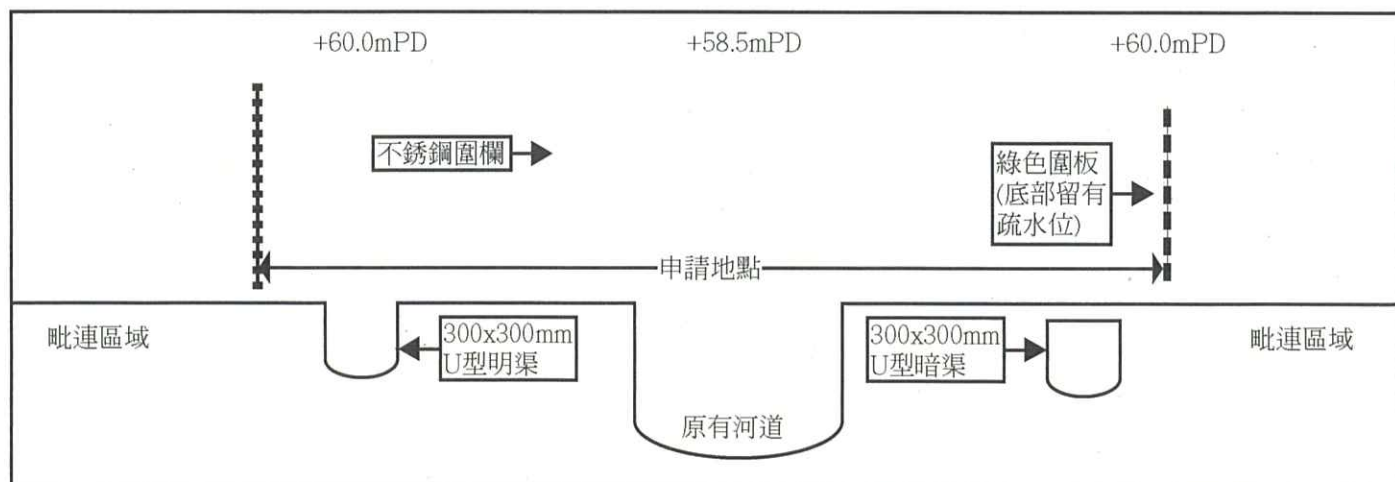
A—A1橫切面圖則



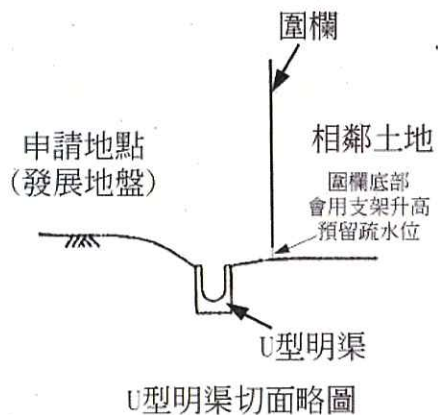
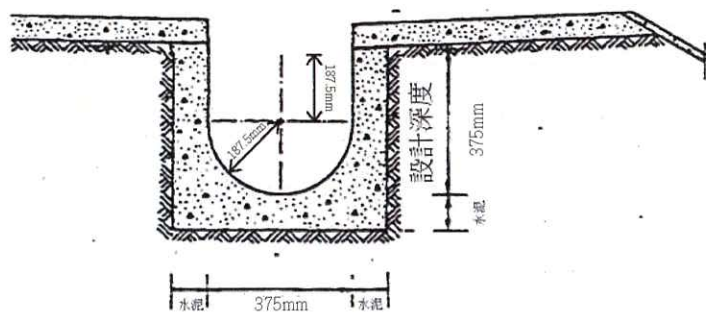
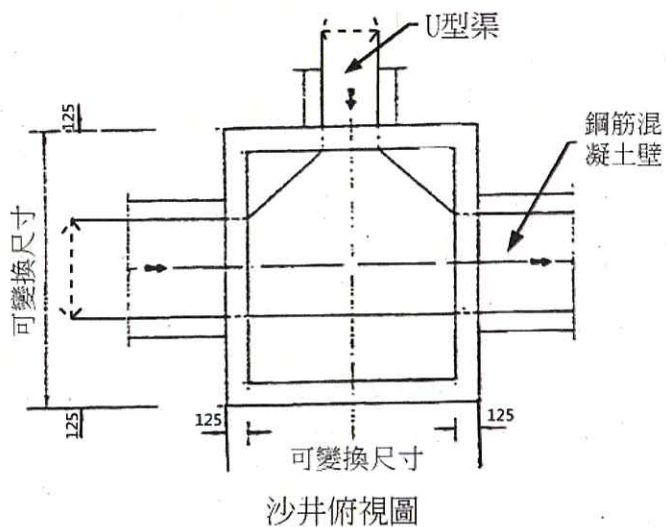
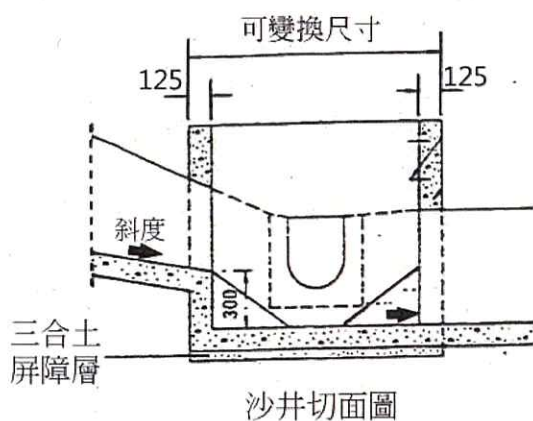
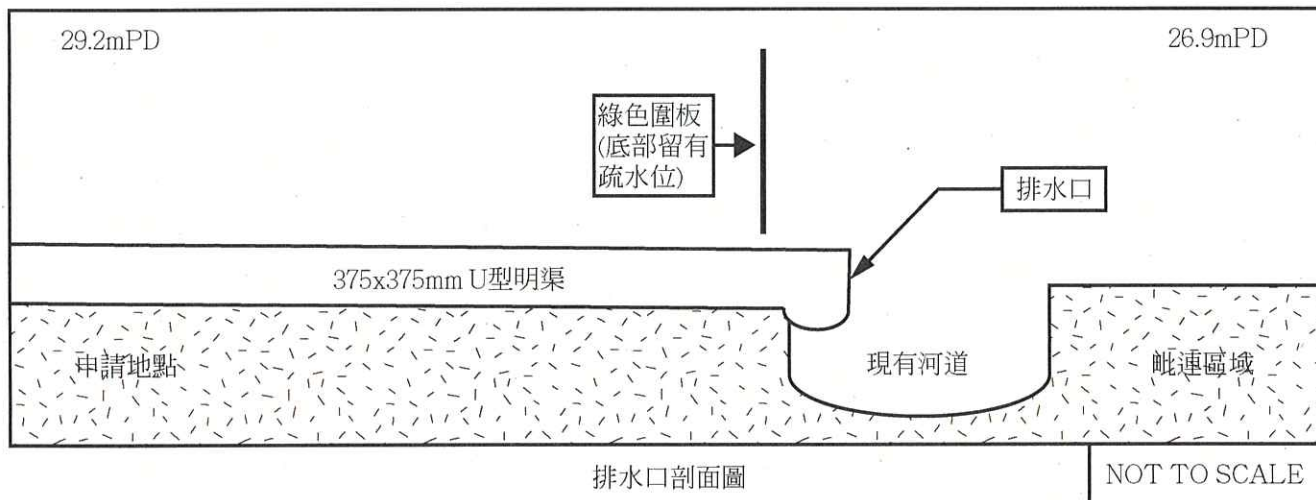
B—B1橫切面圖則



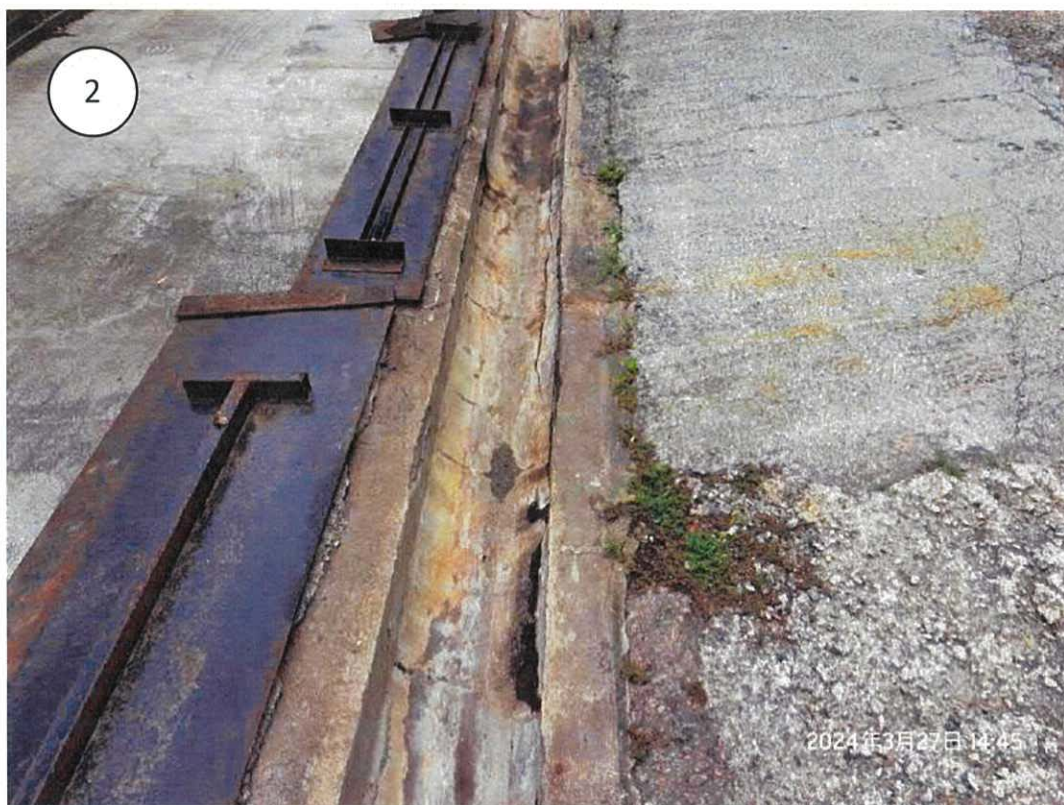
C—C1橫切面圖則



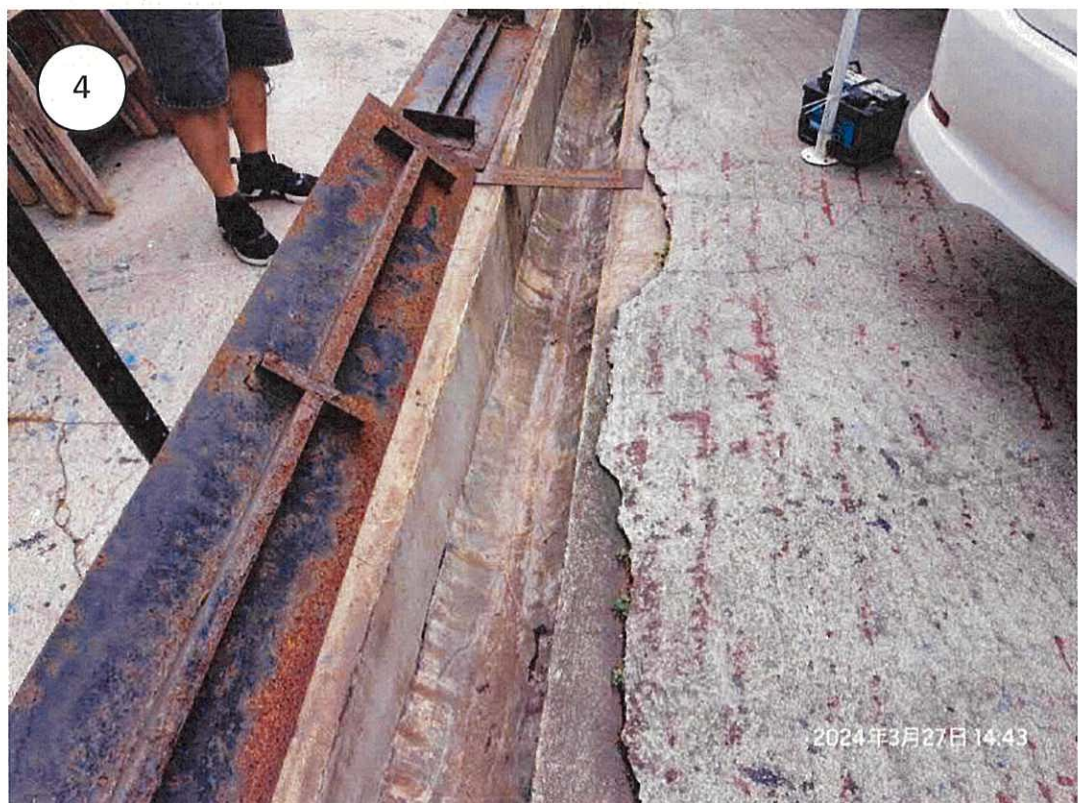
NOT TO SCALE



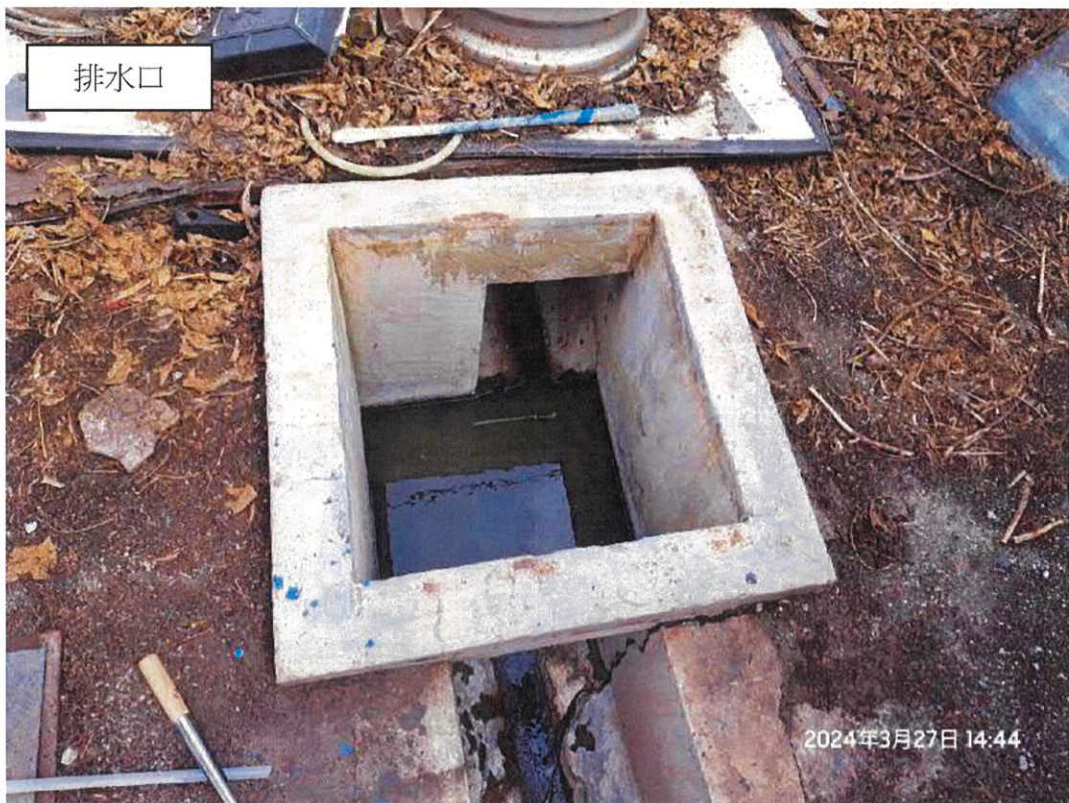










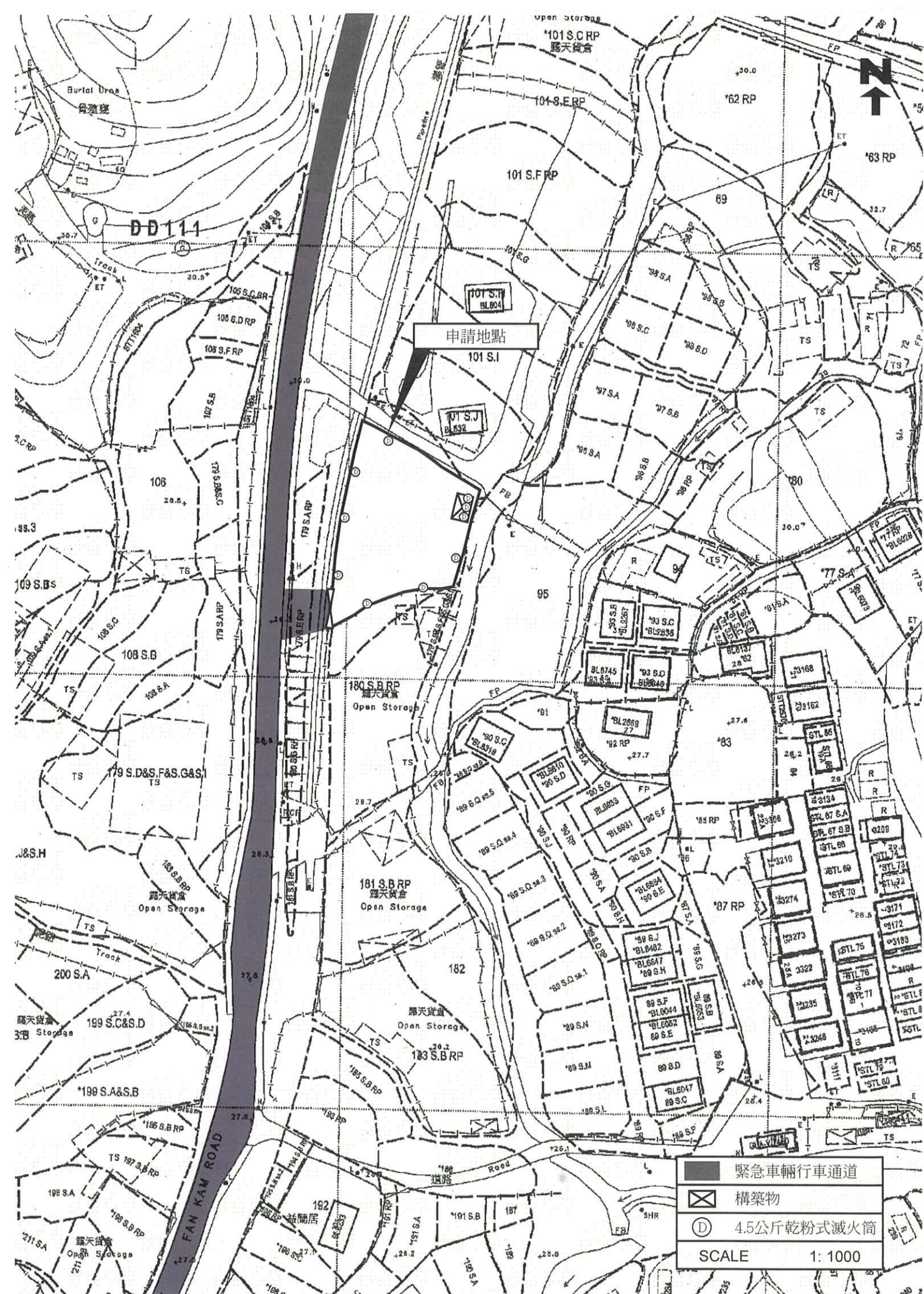


## 消防裝置

是次規劃申請是作為上次規劃申請A/YL-PH/883的續期申請，相關申請地點的用途和上次規劃申請A/YL-PH/883時一致，沒有任何改變；消防設備的數目和種類與A/YL-PH/883時一致，沒有任何改變。。

詳細請參閱以下圖則。







FSD Ref.:  
消防處編號

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

Name of Client:  
顧客姓名

積時汽車有限公司

Name of Building:  
樓宇名稱

Lots 101B, J(Part), 179 S.A RP(Part), 179 S.E RP(Part), and 179 S.D & S.F & S.G & S.I(Part) in D.D. 111 & Gwy. Land

Street No./Town Lot:  
門牌號數/市地段

Street/Road/Estate Name:  
街道/屋苑名稱

Pat Heung

Block:  
座

District:  
分區

Yuen Long, N.T.

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 機構

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 inspector 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)
24	10 x 5kg D.P.F.E.	Above address	In Good Condition	25/10/2023	24/10/2024

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

如證書涉及年檢事項，應張貼於大廈  
或處所當眼處以供消防處人員查核

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

Authorized  
Signature:  
授權人簽署

Name:  
姓名

CHEUNG WAI MAN

FSD/RC No.:  
消防處註冊號碼

Company Name:  
公司名稱

Shinning Trading & Manufacturing Co.

Telephone:  
聯絡電話

Date:  
日期

25-10-2023

For FSD  
use only:

Inspected

Key-in

Verified

## 交通運輸

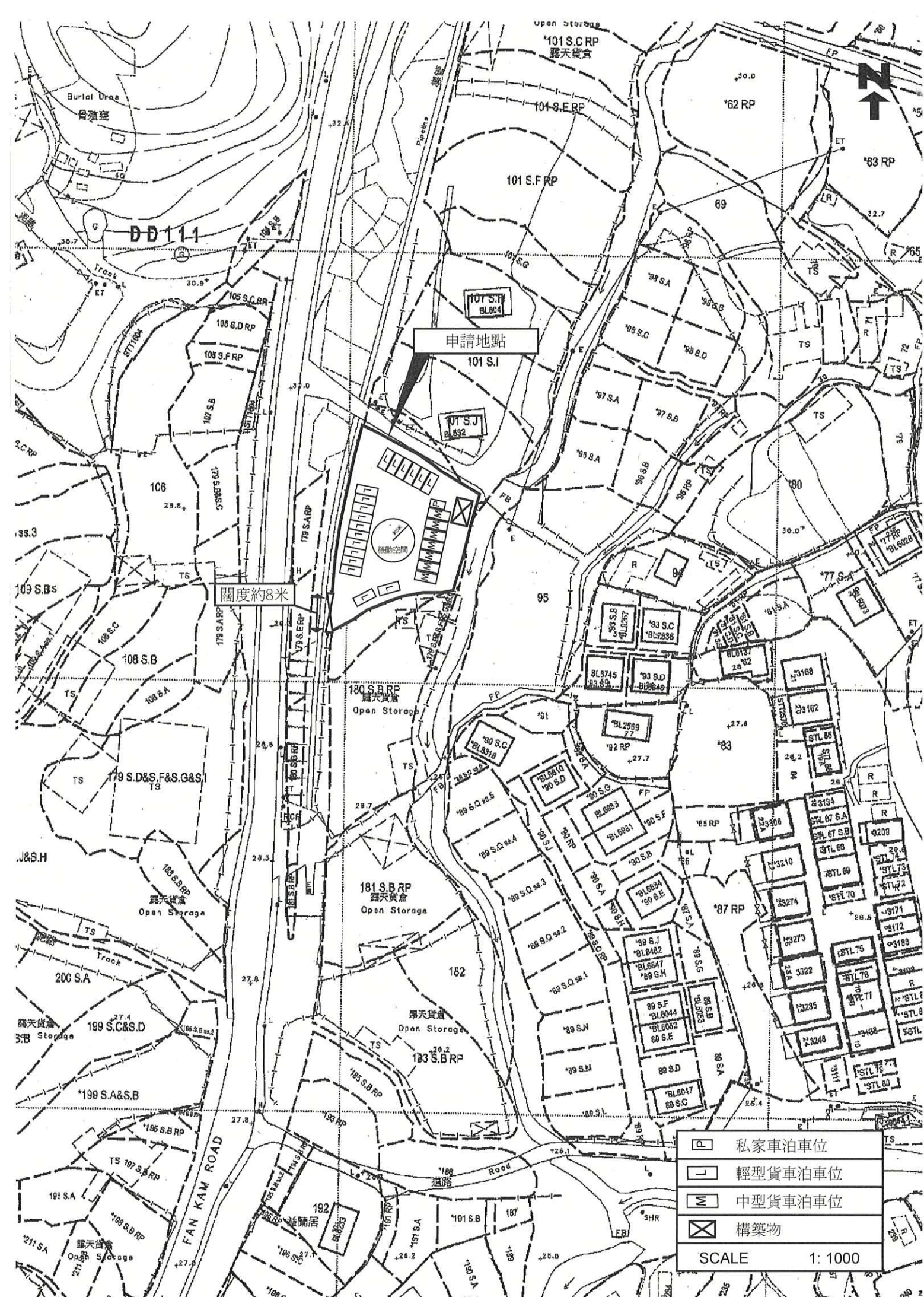
1. 申請地點西南面有一個明確的出入口，出入口闊度約8米，行車通道寬闊平坦，可供車輛安全使用，而且能與錦田公路連接，直通元朗道路網。
2. 申請地點內有足夠的空間，提供訪客車輛進行機動調頭。
3. 申請地點作為臨時露天存放待售貨車使用，中型和輕型貨車泊車位上的車輛不會經常性移動。
4. 申請地點預計平均每天進出私家車 1 輛，不會提高申請地點附近的汽車流量，就整體而言，不會對粉錦公路或附近交通造成影響，詳情請參閱下表：

預計申請地點內汽車流量時間表																								
時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0

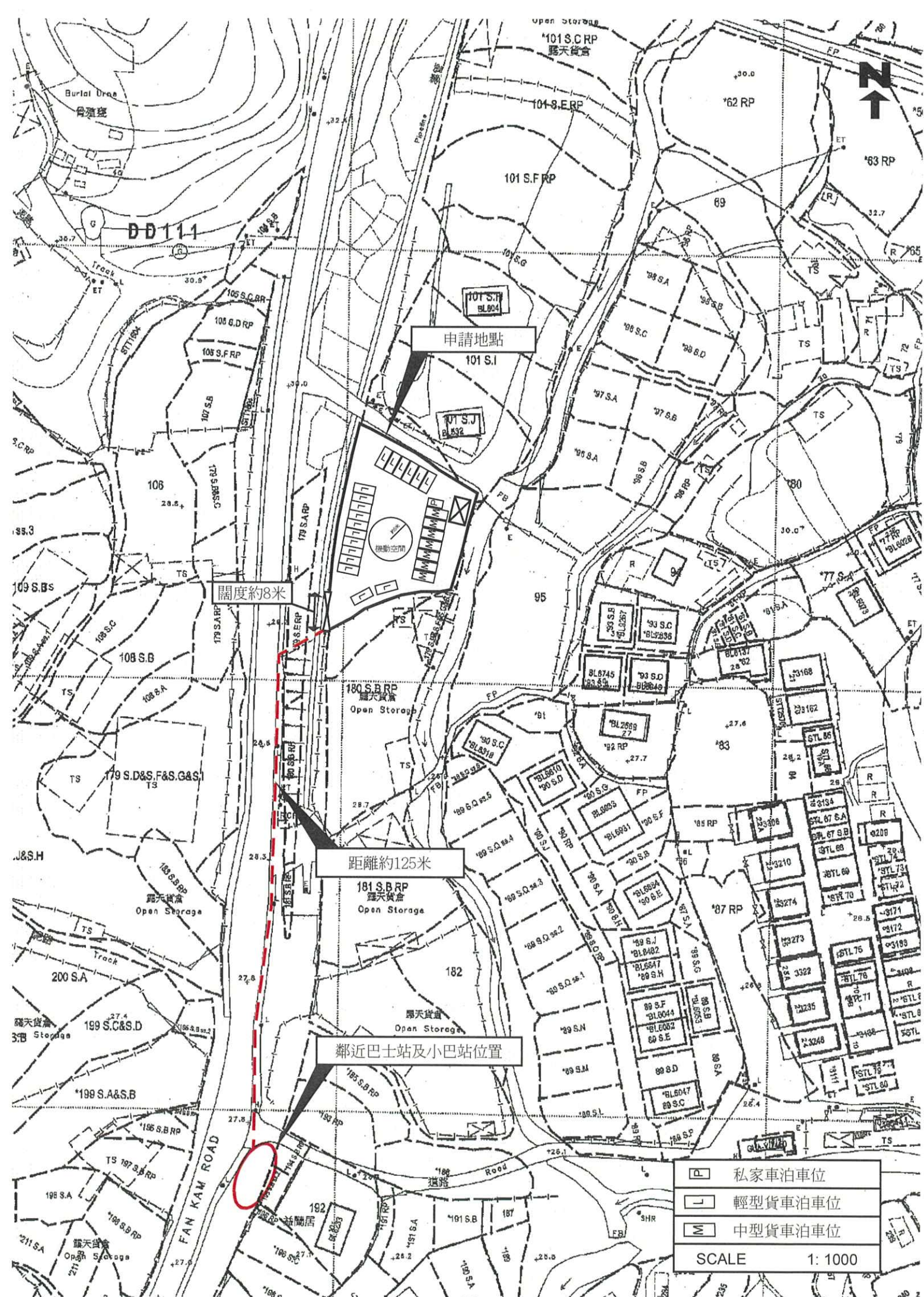
5. 申請地點內的私家車泊車位只供給訪客使用，由於申請地點附近有巴士站及小巴站，因此申請地點內並不會設有員工泊車位。

詳細請參閱以下圖則。













**From:**  
**Sent:** 2024-06-18 星期二 14:14:47  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 有關A/YL-PH/1010 規劃續期申請補充資料  
**Attachment:** 2024-06-18\_PH1010補充資料.pdf

煩請閣下檢閱，並以本次補充資料內容為準，如造成不便，敬請原諒。

致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

**有關 A/YL-PH/1010**  
**規劃續期申請補充資料**

申請人現就近日政府部門人員的意見，作出以下補充/澄清：

1. 澄清申請地點內有足夠的空間，提供訪客車輛進行機動調頭(見附件 A)。
2. 申請人和土地使用人承諾在申請獲批准後，會自行維修和維護申請地點附近的道路。
3. 現有行車通道所需要穿越至錦田公路的私人地段，土地使用人已取得相關地段的道路使用權，並已經運作多年。
4. 澄清申請地點西面邊界處沒有任何建築物，亦不會泊車或儲存材料(見附件 B)。
5. 澄清相關政府部門人員可以隨時自由進入申請地點西面邊界進行任何工程，申請人和土地使用人承諾相關部門人員可以隨時進入場地內，對供水管進行維修保養等工作。
6. 澄清申請地點西面邊界的植物為原有綠化植物，申請地點內不會種植有穿透性根部的植物。
7. 修正 S16-III 申請表格及附帶規劃文件部份內容(見附件 C)。

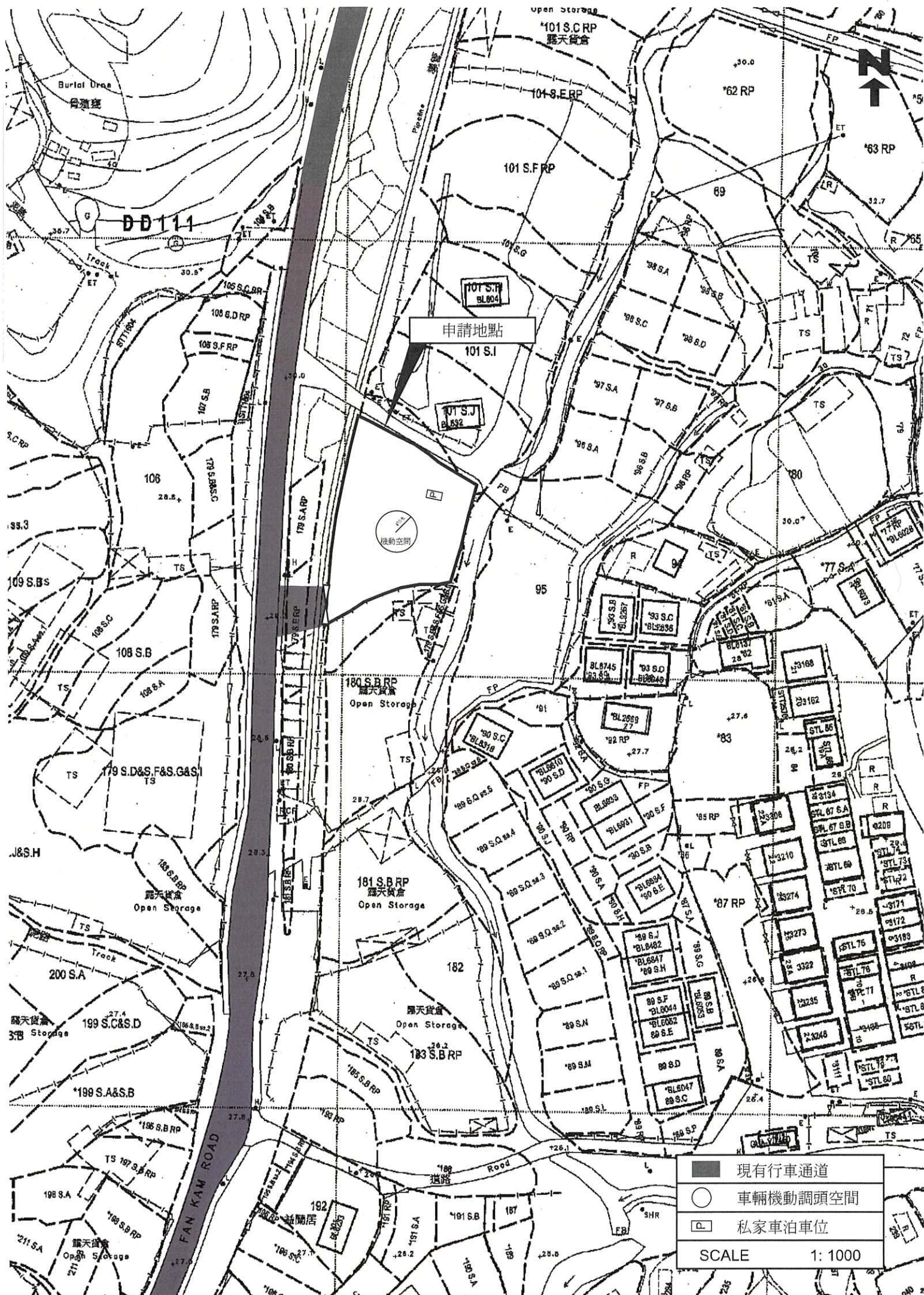
隨件附上相關文件，以供參考。

申請人： 志科有限公司

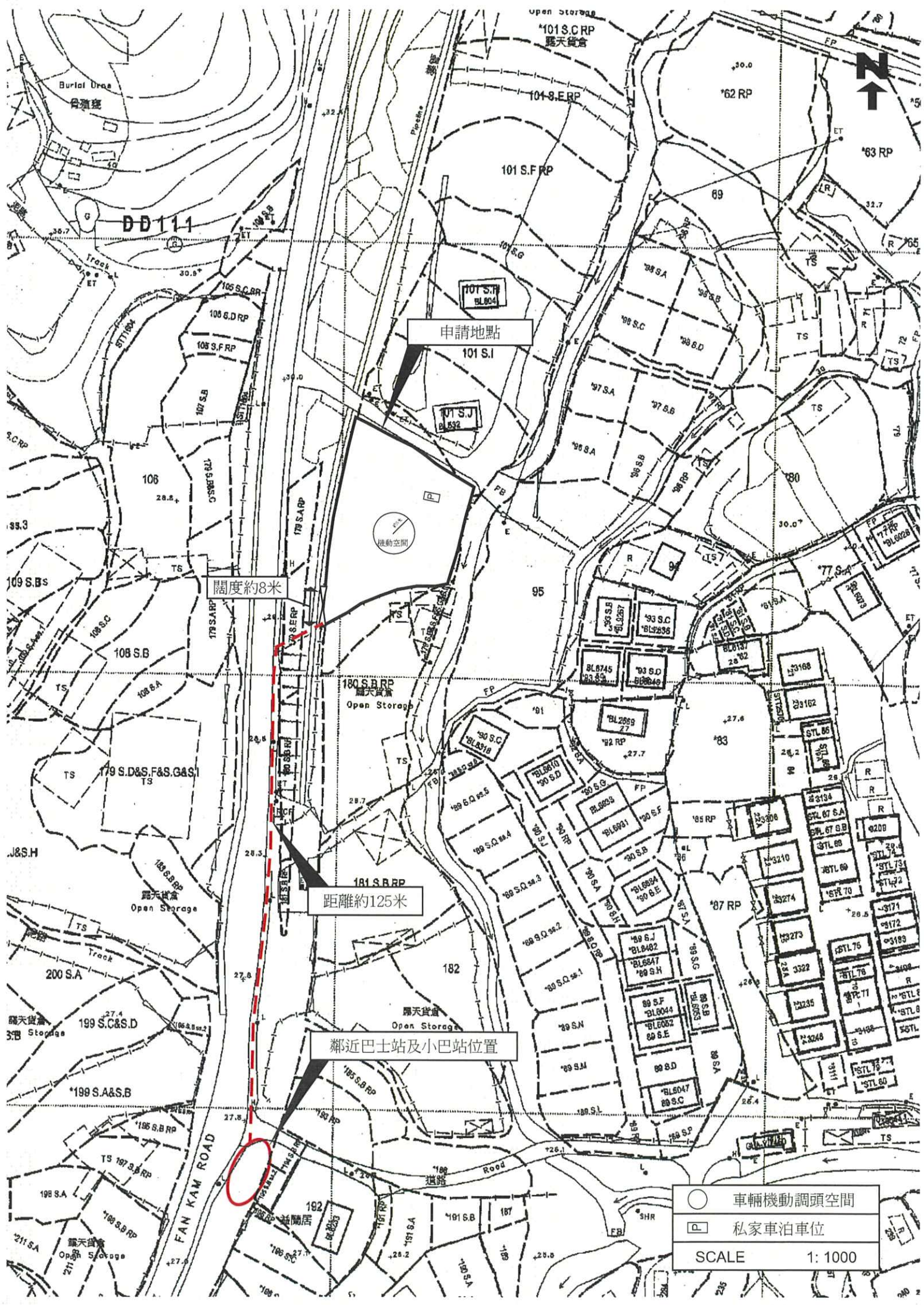
日期： 2024 年 06 月 18 日

# 附件A









申請地點

101 S.I

101 S.J

101 S.K

闊度約8米

距離約125米

鄰近巴士站及小巴站位置

車輛機動調頭空間

私家車泊車位

SCALE 1: 1000

# 附件B







# 附件C

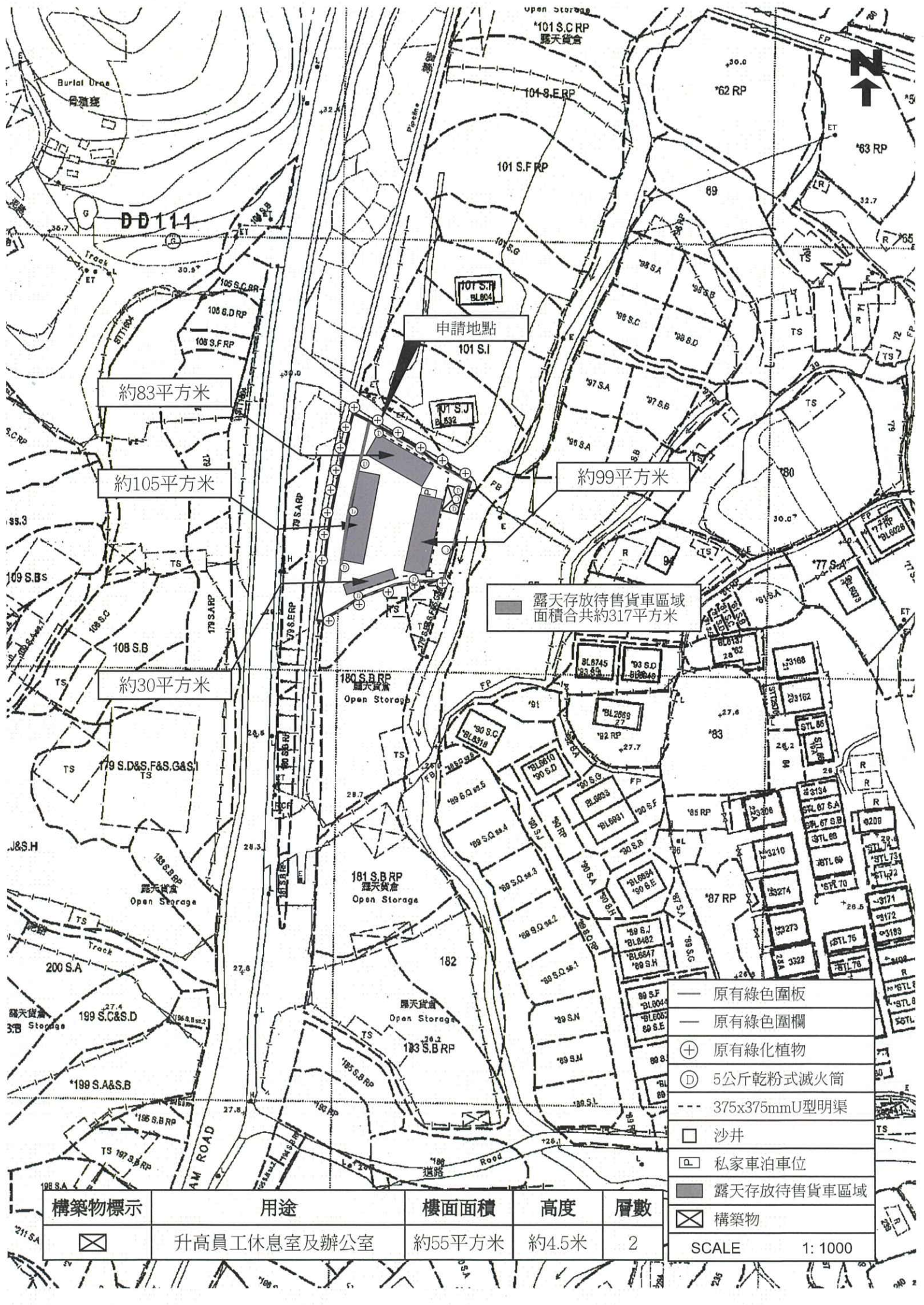
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	55 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.05 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> (Not more than 不多於) m 米	
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	4.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	3 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	1  1	
	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) _____ _____		

## 場地設計

1. 申請地點主要用作臨時露天存放待售貨車之用，不會進行拆卸、保養、修理、清洗、噴漆或其他的工場活動。
2. 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。
3. 申請地點內設有私家車停車位 1 個，供訪客使用。
4. 申請地點內露天存放待售貨車區域面積約 317 平方米，可以供給 18 輛待售輕型貨車和 7 輛待售中型貨車進行存放。
5. 申請地點內共有構築物 1 個，該構築物高約 4.5 米，2 層，樓面面積約 55 平方米，作升高員工休息室及辦公室用途。

詳細請參閱以下圖則。





約83平方米

約105平方米

約30平方米

申請地點

約99平方米

露天存放待售貨車區域  
面積合共約317平方米

- 原有綠色圍板
- 原有綠色圍欄
- ⊕ 原有綠化植物
- Ⓢ 5公斤乾粉式滅火筒
- 375x375mm U型明渠
- 沙井
- ▢ 私家車泊車位
- 露天存放待售貨車區域
- ⊗ 構築物

構築物標示	用途	樓面面積	高度	層數
⊗	升高員工休息室及辦公室	約55平方米	約4.5米	2

SCALE 1: 1000



## 交通運輸

1. 申請地點西南面有一個明確的出入口，出入口闊度約8米，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。
2. 申請地點內有足夠的空間，提供訪客車輛進行機動調頭。
3. 申請地點作為臨時露天存放待售貨車使用，中型和輕型貨車車輛不會經常性移動。
4. 申請地點預計平均每天進出私家車 1 輛，不會提高申請地點附近的汽車流量，就整體而言，不會對粉錦公路或附近交通造成影響，詳情請參閱下表：

預計申請地點內汽車流量時間表																								
時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛數	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0

5. 申請地點內的私家車泊車位只供給訪客使用，由於申請地點附近有巴士站及小巴站，因此申請地點內並不會設有員工泊車位。

詳細請參閱以下圖則。