

2025年 2月 11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接收收到  
申請的日期。  
This document is received on 11 FEB 2025  
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

2500209 27/1 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	A14C-PH/1051
	Date Received 收到日期	11 FEB 2025

- 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)	新界元朗八鄉打石湖 丈量約份第108約地段第159號(部分)、第160號(部分)、第162號(部分)、第163號(部分)及第164號(部分)和毗連政府土地
(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 4460 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 150 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)	845 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	臨時露天存放挖泥機及起重機  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified ..... "current land owner(s)"#  
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 03/01/2025 (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 07/01/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</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	擬議臨時露天存放建築材料和建築機械(危險品除外) 連附屬設施及相關填土工程(為期三年)  (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 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
(c) <u>Development Schedule 發展細節表</u>	
Proposed uncovered land area 擬議露天土地面積	4355 .....sq.m <input type="checkbox"/> About 約 105
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約 2
Proposed number of buildings/structures 擬議建築物／構築物數目	N/A
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約 150
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約 150
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) 詳情請參閱附帶規劃文件。	
..... ..... ..... .....	
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)	一個尺寸約11米x3.5米的上落貨車位，供 輕型/中型貨車使用。

Proposed operating hours 擬議營運時間 星期一至星期六、上午9時至下午6時，星期日及公眾假期不會開放。 ..... .....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input 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)) 粉錦公路經鄉村道路進入。	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	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	<input checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 4460 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.1 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input 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 checked="" 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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(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	<div style="border: 1px solid black; padding: 5px;"> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件           <input type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件           <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):          申請人仍未履行下列附帶條件：                   _____                   _____                   Reason(s) for non-compliance:          仍未履行的原因：                   _____                   _____                   (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....



**7. Justifications 理由**

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

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

*Cheng*

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

17/01/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請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。)	
<b>Application No.</b> 申請編號	(For Official Use Only) (請勿填寫此欄)
<b>Location/address</b> 位置／地址	新界元朗八鄉打石湖丈量約份第108約地段第159號(部分)、第160 號(部分)、第162號(部分)、第163號(部分)及第164號(部分)和毗連政府土地
<b>Site area</b> 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>4460 sq. m 平方米 □ About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地</span> <span>845 sq. m 平方米 □ About 約)</span> </div>
<b>Plan</b> 圖則	S/YL-PH/11
<b>Zoning</b> 地帶	住宅(丁類)
<b>Type of Application</b> 申請類別	<div> <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  <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <span><input type="checkbox"/> Year(s) 年 <u>3</u></span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div> <div style="margin-top: 10px;"> <input 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  <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <span><input type="checkbox"/> Year(s) 年 _____</span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div>
<b>Applied use/development</b> 申請用途/發展	擬議臨時露天存放建築材料和建築機械(危險品除外) 連附屬設施及相關填土工程(為期三年)





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 type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
場地設計圖則，美化環境圖則，渠務排水圖則，消防裝置圖則，行車通道圖則。		
<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，於新界元朗八鄉打石湖丈量約份第 108 約地段第 159 號(部分)、第 160 號(部分)、第 162 號(部分)、第 163 號(部分)及第 164 號(部分)和毗連政府土地，申請作為「擬議臨時露天存放建築材料和建築機械(危險品除外)連附屬設施及相關填土工程(為期三年)」用途。

地帶用途：住宅(丁類)

地盤面積：約 4460 平方米



## 行政摘要：

擬在新界元朗八鄉打石湖丈量約份第 108 約地段第 159 號(部分)、第 160 號(部分)、第 162 號(部分)、第 163 號(部分)及第 164 號(部分)和毗連政府土地，八鄉分區計劃大綱核准圖編號：S/YL-PH/11，「住宅(丁類)」地帶內，進行重新申請，作「擬議臨時露天存放建築材料和建築機械(危險品除外)連附屬設施及相關填土工程(為期三年)」用途。

申請地點位於新界元朗八鄉打石湖丈量約份第 108 約地段第 159 號(部分)、第 160 號(部分)、第 162 號(部分)、第 163 號(部分)及第 164 號(部分)和毗連政府土地，當中涉及政府土地約 845 平方米。

申請地點位於城規會規劃指引編號 13G「擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請」中第 1 至 4 類地區內的第 2 類地區中，位置屬於坐落或鄰近露天貯物、港口後勤或其他類型棕地／臨時用途的地點群的地區，如果政府部門沒有負面意見，而且附近居民不予反對，或各政府部門和附近居民所關注的問題均能透過實施規劃許可的附帶條件而獲得解決，則有關申請將會獲得有效期最長 3 年的臨時規劃許可。

是次申請是作為上次規劃許可編號 A/YL-PH/909 的重新申請，是次申請用途與前次的申請用途有所改變，由原先的「臨時露天存放挖泥機及起重機」用途的基礎上增加至「臨時露天存放建築材料和建築機械」，場地內的設施與上次申請時一樣，沒有任何改變。

上次申請期間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，亦在期限內完成所有的規劃附帶條件，因此希望城市規劃委員會及規劃署可以寬容處理時次的規劃申請。

詳情請參閱以下已履行附帶條件通知書。

## 規劃署

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



## Planning Department

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

來函編號 Your Reference :  
本署編號 Our Reference : TPB/A/YL-PH/909  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

先生/女士：

履行規劃許可附帶條件  
(h) 項 - 落實已獲接納的消防裝置建議

為批給在劃為「住宅(丁類)」地帶的  
元朗八鄉打石湖丈量約份第 108 約地段第 159 號(部分)、  
第 160 號(部分)、第 162 號(部分)、  
第 163 號(部分)及第 164 號(部分)和毗連政府土地  
作臨時露天存放挖泥機及起重機用途的規劃許可續期三年  
(規劃申請編號：A/YL-PH/909)

本處收到你於二零二二年六月十三日提交的資料以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

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

如你對部門意見有疑問，請直接聯絡消防處黃浩然先生（電話：2733 7737）。

規劃署  
粉嶺、上水及元朗東規劃專員

(陸國安 陸國安)

二零二二年七月八日

## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-PH/909  
電話號碼 Tel. No : 3168 4072  
傳真機號碼 Fax No : 3168 4074/ 3168 4075

先生/女士：

履行規劃許可附帶條件 (g) 項  
- 提供滅火筒和提交有效的消防證書 (FS 251)

為批給在劃為「住宅(丁類)」地帶的  
元朗八鄉打石湖丈量約份第108約地段第159號(部分)、  
第160號(部分)、第162號(部分)、  
第163號(部分)及第164號(部分)和毗連政府土地  
作臨時露天存放挖泥機及起重機用途的規劃許可續期為期三年  
(規劃申請編號：A/YL-PH/909)

本處收到你於二零二二年五月二十三日提交的資料，以履行上述規劃許可附帶條件。  
就你提交的資料，本處已諮詢有關部門，有關意見如下：

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

如你對部門意見有疑問，請直接聯絡消防處黃浩然先生(電話: 2733 7737)。

規劃署  
粉嶺、上水及元朗東規劃專員

(陸國安



)

二零二二年六月二日

**規 劃 署**

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

**Planning Department**

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, 'Tsuen Wan', N.T.

來函檔號 Your Reference :  
本署檔號 Out Reference : TPB/A/YL-PH/909  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

先生/女士：

**履行規劃許可附帶條件  
(f) 項 – 提交現有排水設施記錄**

為批給在劃為「住宅(丁類)」地帶的  
元朗八鄉打石湖丈量約份第 108 約地段第 159 號(部分)、  
第 160 號(部分)、第 162 號(部分)、  
第 163 號(部分)及第 164 號(部分)和毗連政府土地  
作臨時露天存放挖泥機及起重機用途的規劃許可續期三年  
(規劃申請編號：A/YL-PH/909)

本處收到你於二零二二年五月二十三日提交的資料以履行上述規劃許可附帶條件。  
就你提交的資料，本處已諮詢有關部門，有關意見如下：

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

如你對部門意見有疑問，請直接聯絡渠務署嚴國豪先生（電話：2300 1257）。

規劃署  
粉嶺、上水及元朗東規劃專員

(陸國安



)

二零二二年五月二十五日

## 場地設計：

申請地點主要用作臨時露天存放挖泥機及起重機之用，場地面積約 4460 平方米。

申請地點內有 2 個現有上蓋物：

構築物 A：臨時貨櫃辦公室及員工休息室，樓面面積約 145 平方米(上層約 45 平方米，下層約 100 平方米)，2 層。

構築物 B：更亭樓面面積約 5 平方米，1 層。

申請地點內露天存放建築機械區域面積約 605 平方米，存放的建築機械類型為「挖泥機」和「起重機」；露天存放建築材料區域面積約 2443 平方米，存放的建築材料類型為「泥土」和「石料」。申請地點內不會存放危險品。

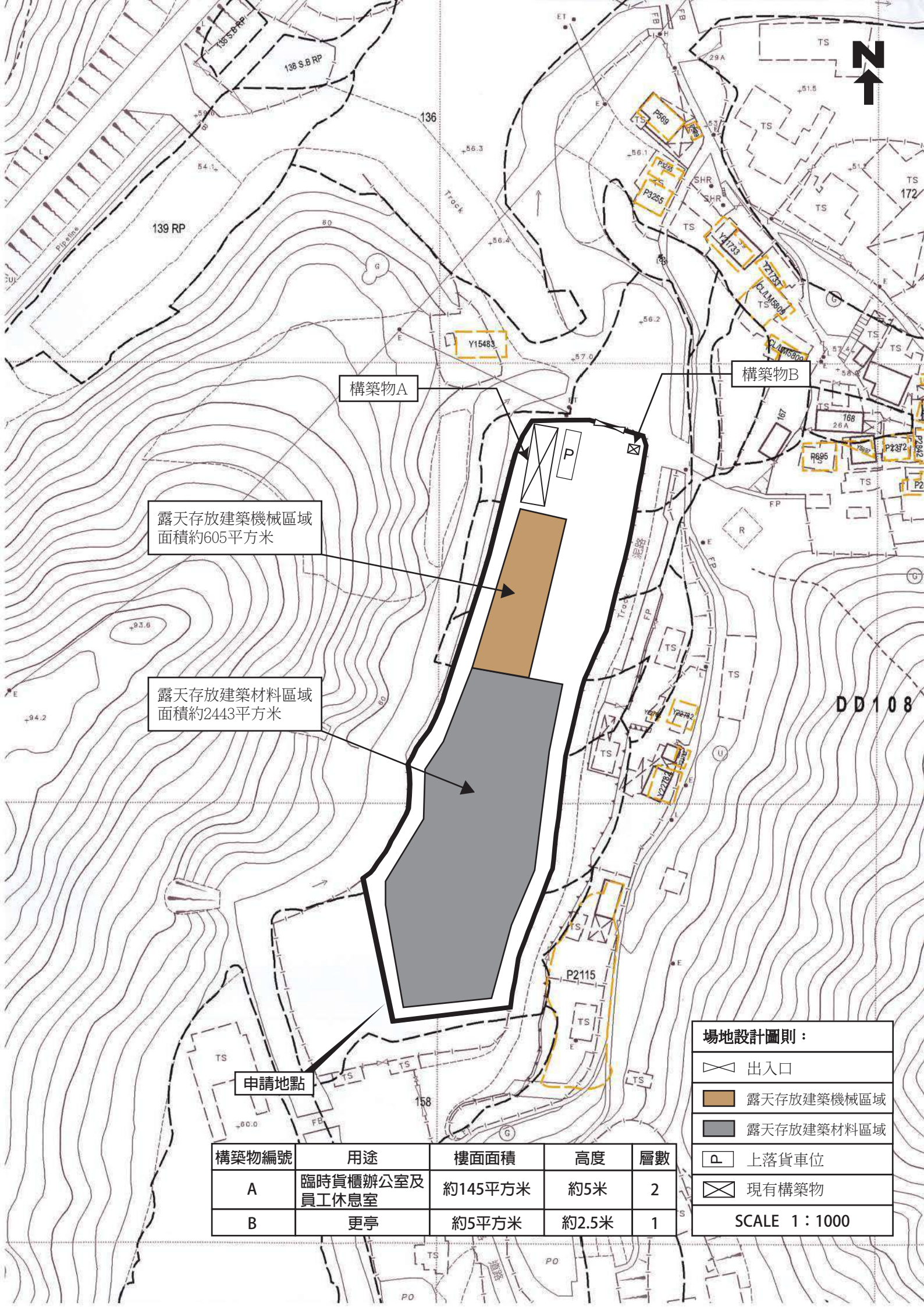
申請地點內設有一個尺寸約 11 米 x3.5 米的上落貨車位，供輕型/中型貨車作上落貨之用。

申請地點只為臨時性質，開放時間為星期一至星期六、上午 9 時至下午 6 時，星期日及公眾假期不會開放，申請地點內不會進行拆卸、保養、修理、清潔、噴漆或其他工場活動。

申請地點的填土工作已在多年前完成，翻查記錄，填土厚度約 0.1 米，場地內的香港主水平基准由+57.4mPD 增加至現時的+57.5mPD，填土材料為水泥和瀝青，場地內不涉及挖土。

詳情請參閱以下圖則。





露天存放建築機械區域  
面積約605平方米

露天存放建築材料區域  
面積約2443平方米

申請地點

構築物編號	用途	樓面面積	高度	層數
A	臨時貨櫃辦公室及員工休息室	約145平方米	約5米	2
B	更亭	約5平方米	約2.5米	1

場地設計圖則：

出入口

露天存放建築機械區域

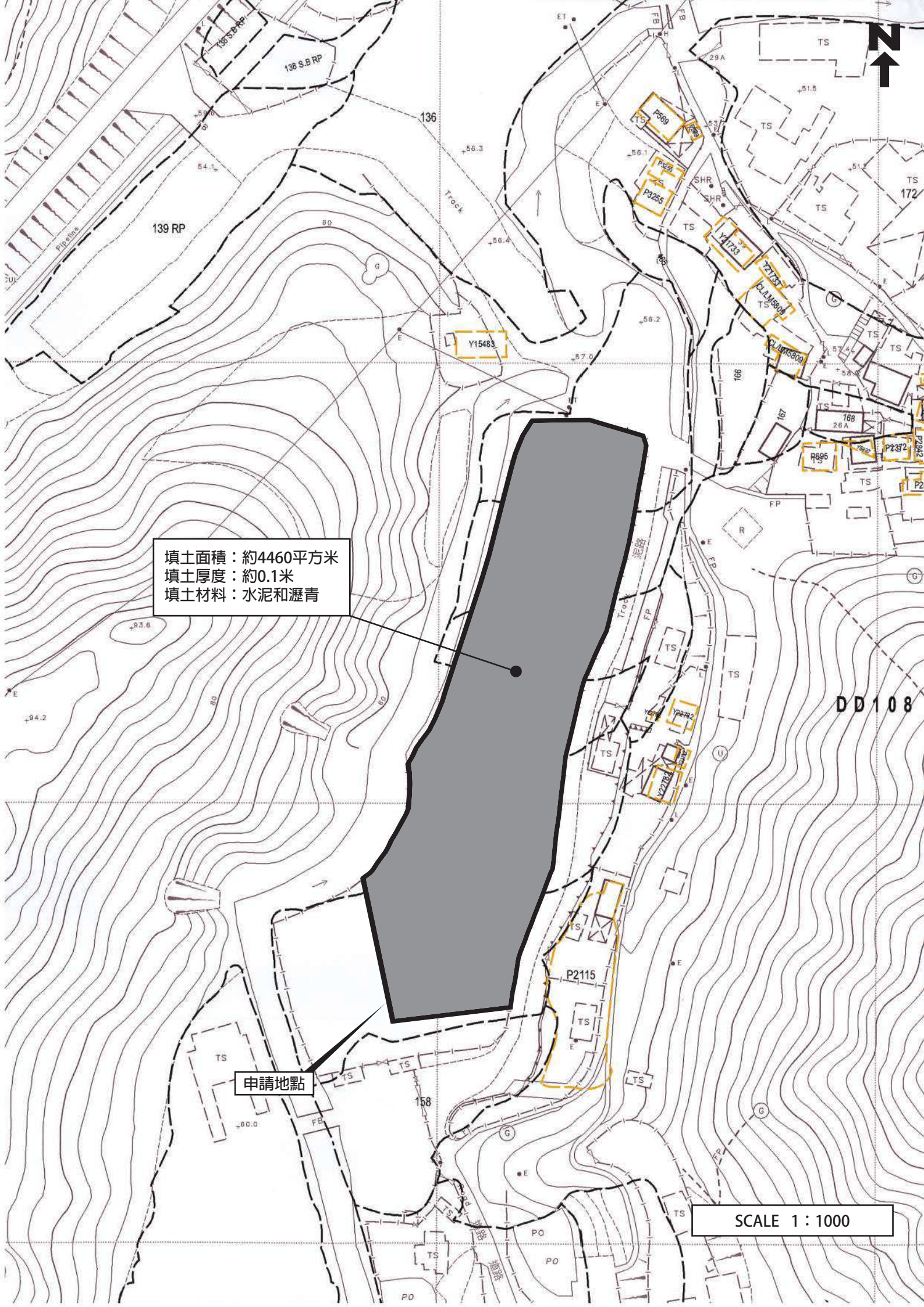
露天存放建築材料區域

上落貨車位

現有構築物

SCALE 1 : 1000





填土面積：約4460平方米  
填土厚度：約0.1米  
填土材料：水泥和瀝青

申請地點

SCALE 1 : 1000

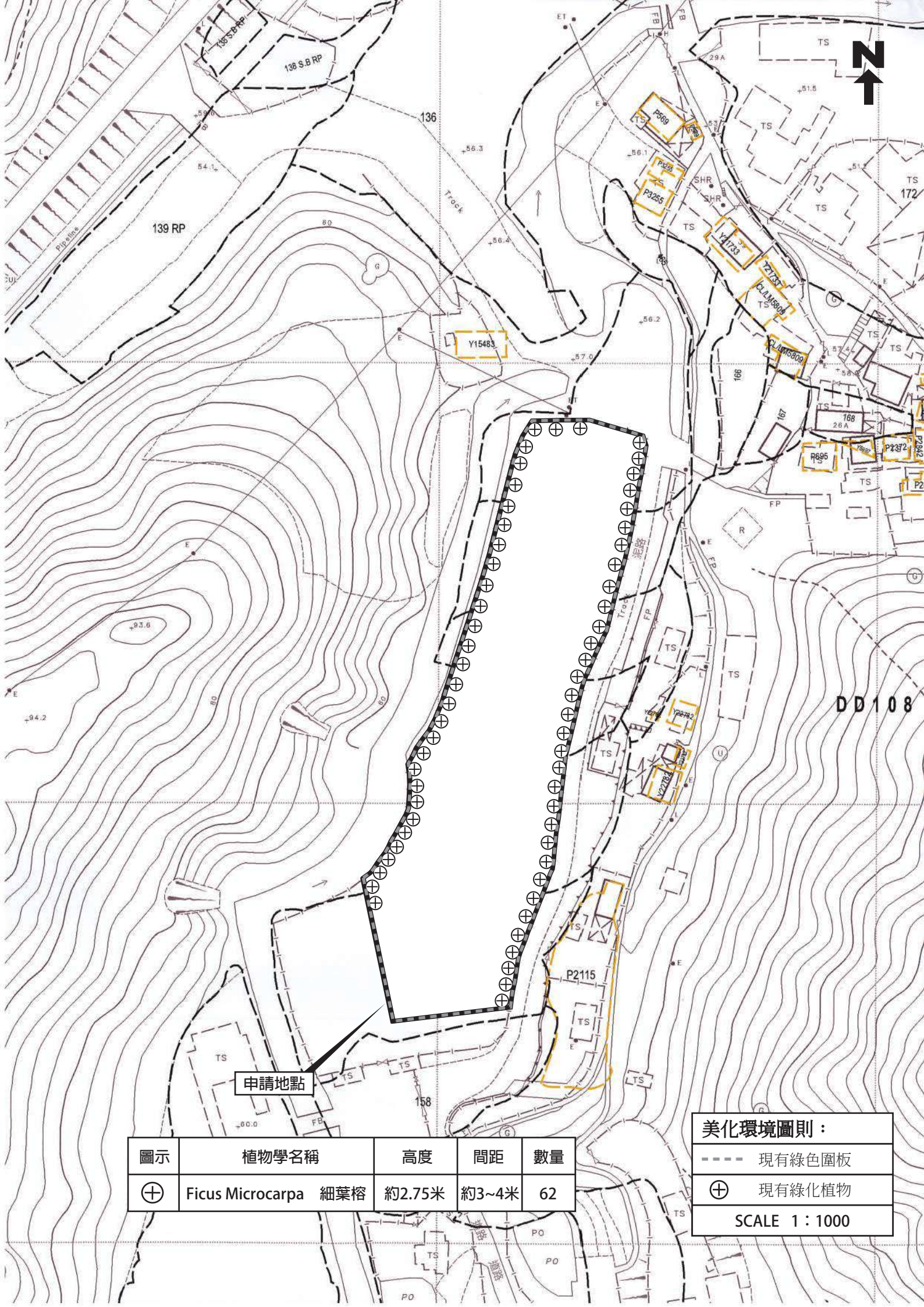
## 美化環境：

申請地點內的原有樹木和綠化植物會全部保留，申請人亦會依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」，對申請地點內的現有的 62 棵綠化植物進行保存和保護。

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」，為申請地點邊界所設置完成的綠色圍板和圍欄進行維護，令場地保持綠化、隔絕噪音，使場地與四周環境融為一體，美化環境。

詳情請參閱以下圖則。





申請地點

圖示	植物學名稱	高度	間距	數量
⊕	Ficus Microcarpa 細葉榕	約2.75米	約3~4米	62

美化環境圖則：

--- 現有綠色圍板

⊕ 現有綠化植物

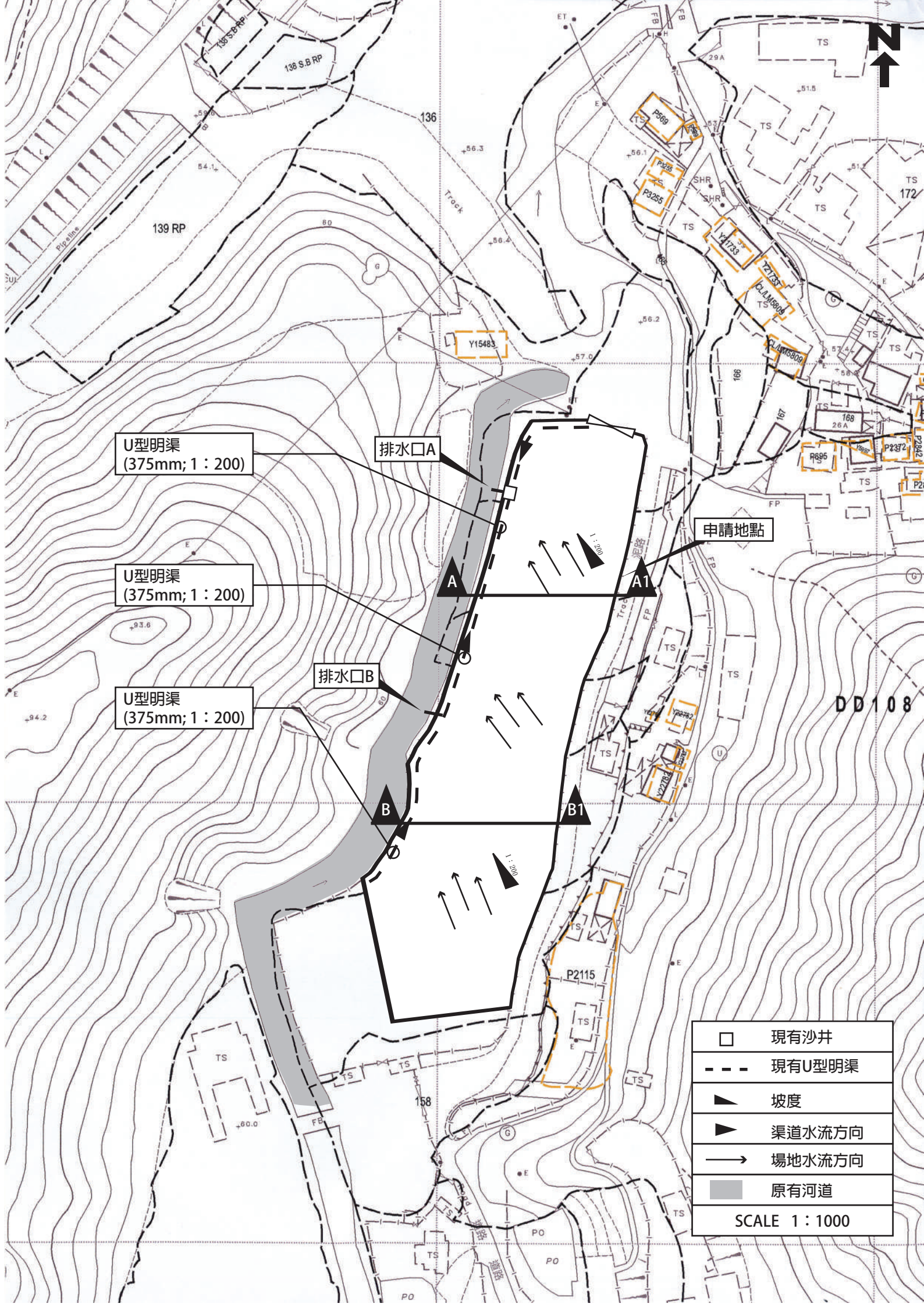
SCALE 1 : 1000

## 渠務排水：

申請人會依照渠務署所提供的排水系統設計建議書「有關城市規劃條例第16條申請臨時更改土地用途，如臨時貨倉、停車場、工場、小型工廠等」，對申請地點內的現有渠務排水設施進行維護及保養。

詳情請參閱以下圖則。





U型明渠  
(375mm; 1 : 200)

排水口A

U型明渠  
(375mm; 1 : 200)

排水口B

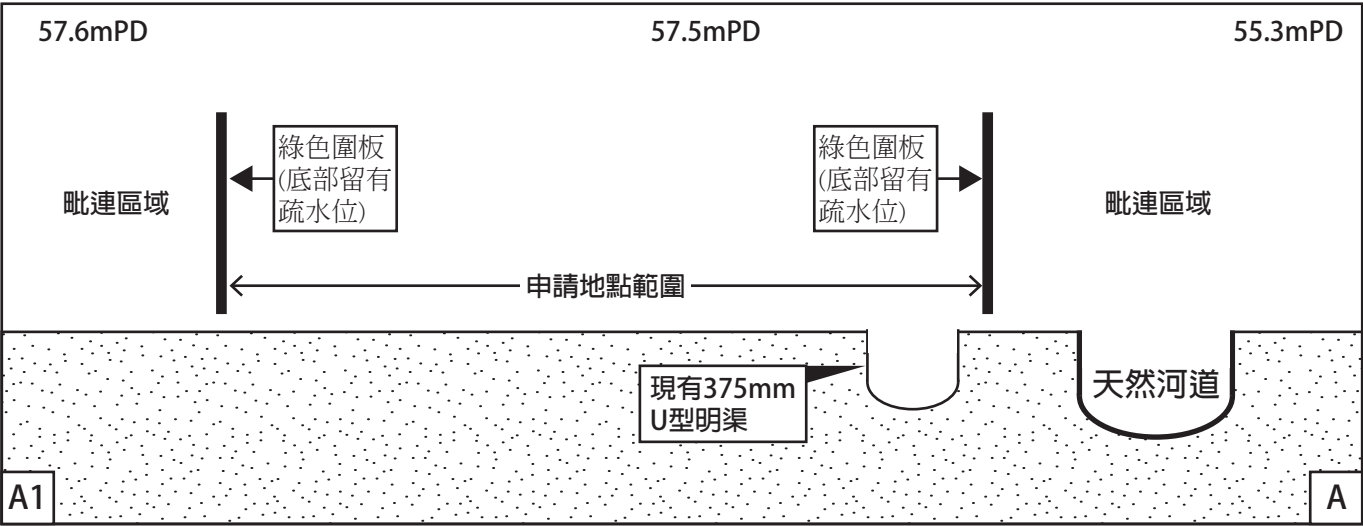
U型明渠  
(375mm; 1 : 200)

申請地點

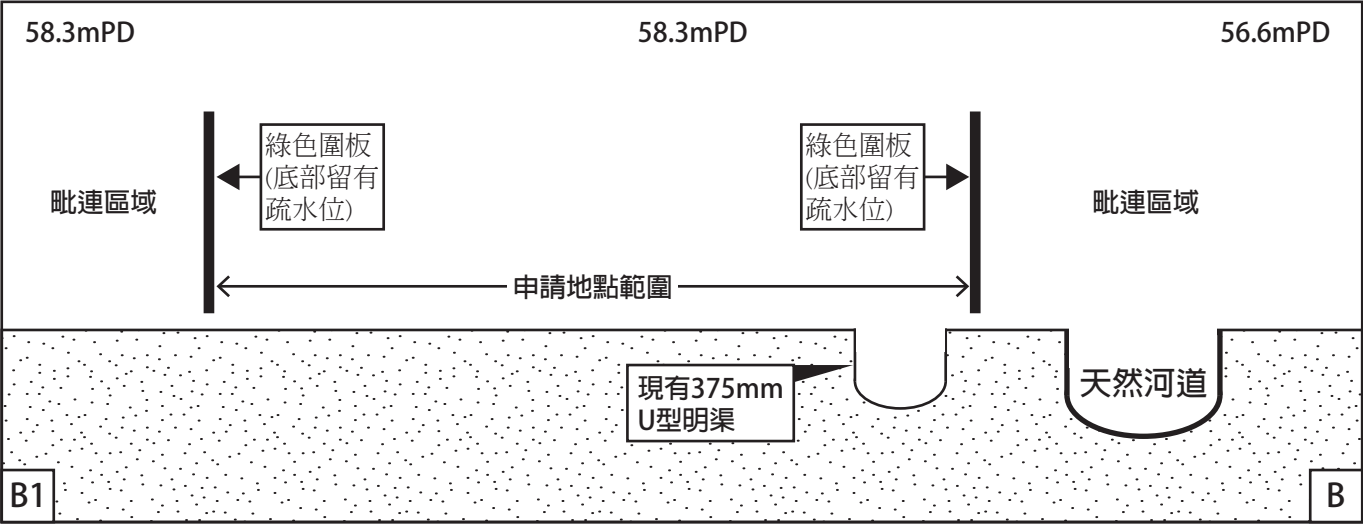
	現有沙井
	現有U型明渠
	坡度
	渠道水流方向
	場地水流方向
	原有河道
SCALE 1 : 1000	



A - A1橫切面圖

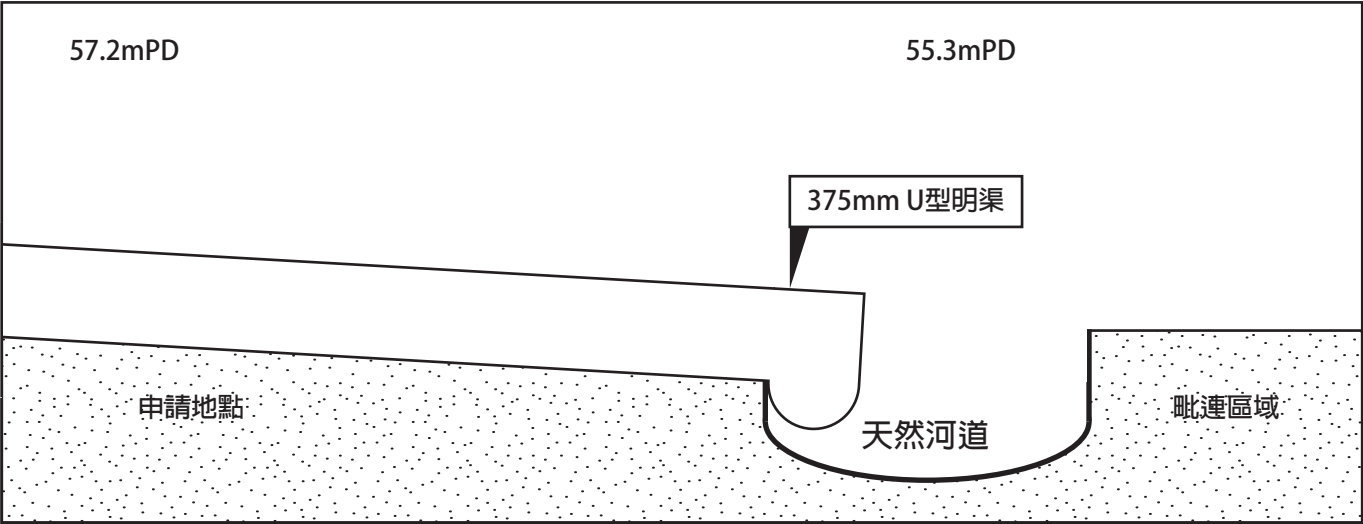


B - B1橫切面圖

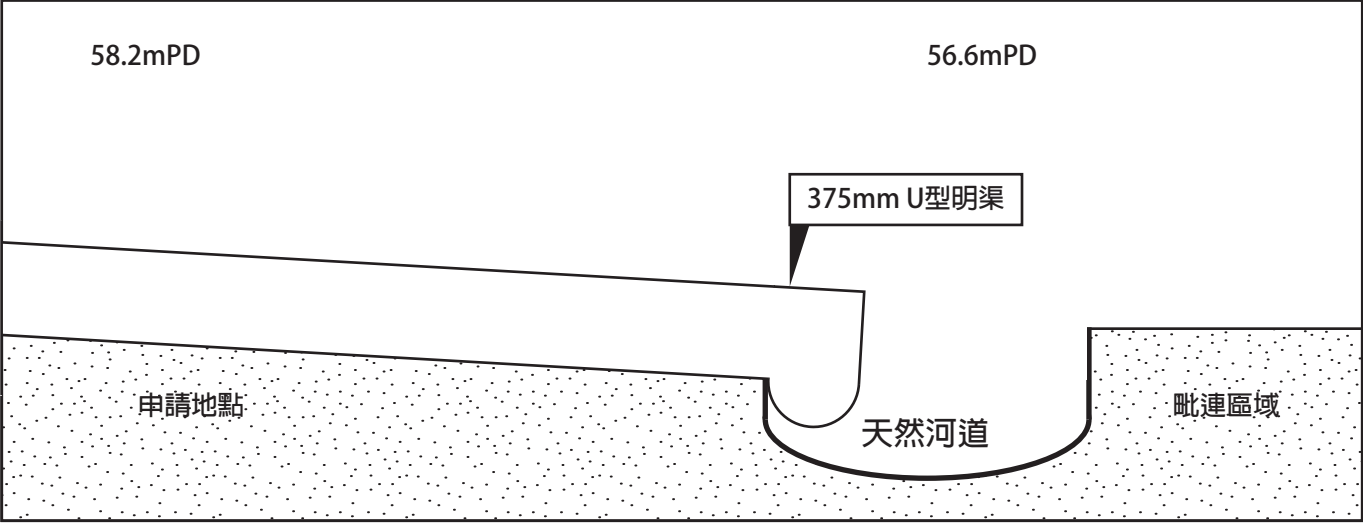


NOT TO SCALE

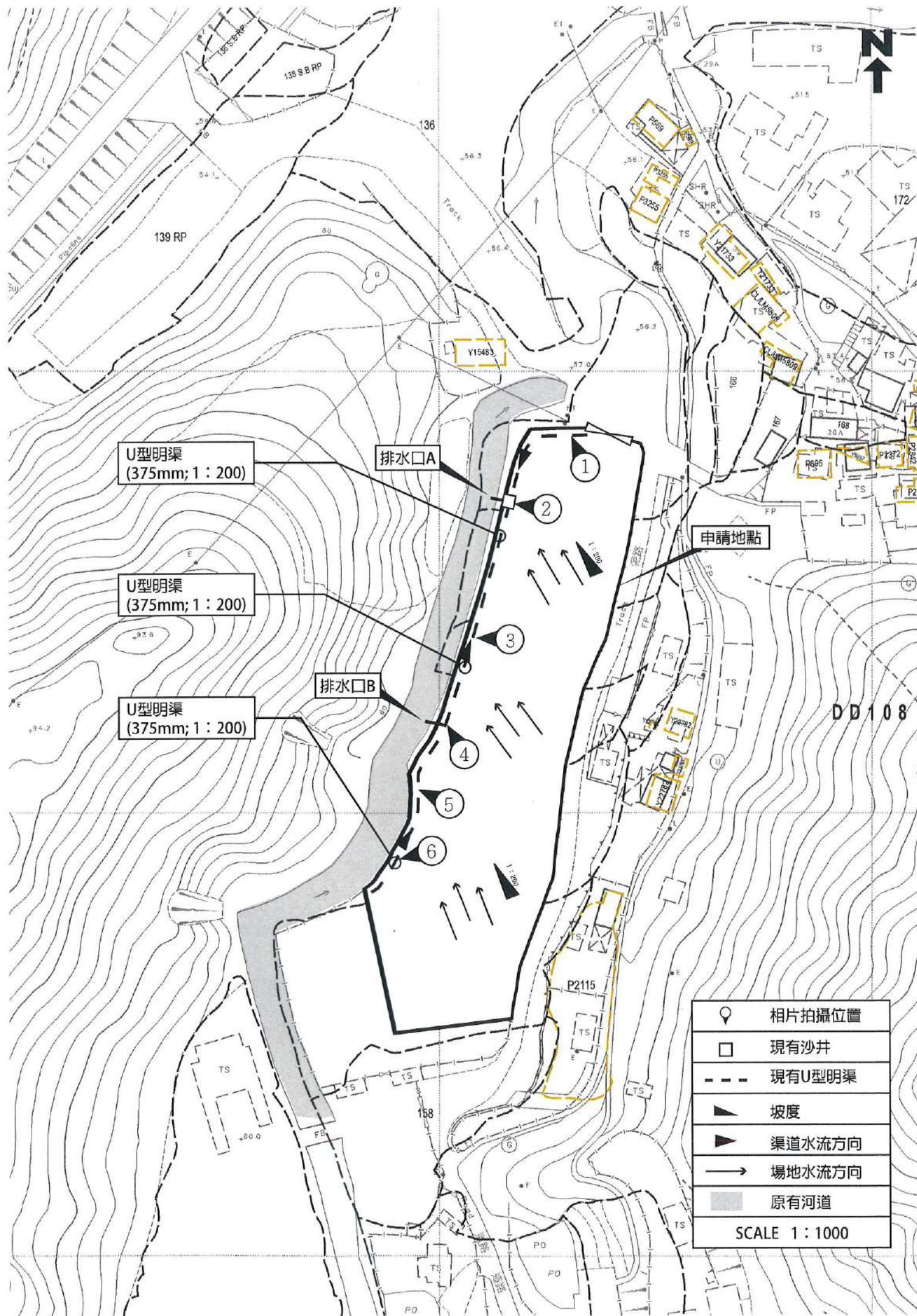
排水口A剖面圖



排水口B剖面圖



NOT TO SCALE















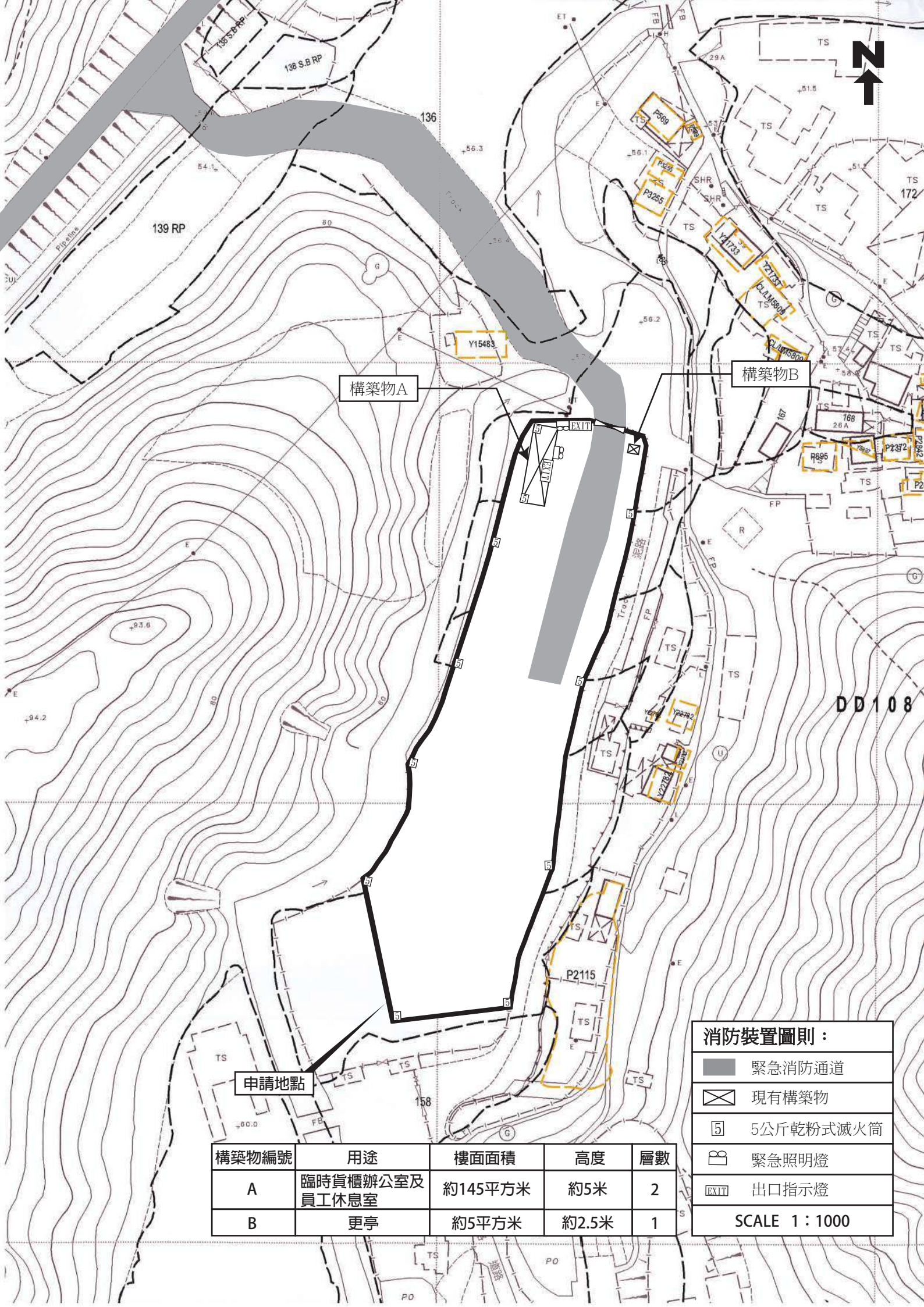
## 消防裝置：

申請人會依照消防處所提供的意見，為申請地點安裝適合的消防裝置，並會對申請地點內的消防裝置進行定期維護及保養。

是次規劃申請是作為上次規劃申請A/YL-PH/909的重新申請，相關申請地點的內部佈局和上次規劃申請A/YL-PH/909時一致，沒有任何改變；消防設備的數目和種類與A/YL-PH/909時一致，沒有任何改變。

詳情請參閱以下圖則。





構築物A

構築物B

申請地點

構築物編號	用途	樓面面積	高度	層數
A	臨時貨櫃辦公室及員工休息室	約145平方米	約5米	2
B	更亭	約5平方米	約2.5米	1

消防裝置圖則：

- 緊急消防通道
- 現有構築物
- 5公斤乾粉式滅火筒
- 緊急照明燈
- EXIT 出口指示燈

SCALE 1 : 1000



## 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.: \_\_\_\_\_

消防處檔號

A

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

DD 180 Lot 164, Ta Shek Tong

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Pat Heung, Yuen Long

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	10 x Emergency Light		Conforms With FSD Requirements	06-Jan-2025	05-Jan-2026
12	2 x Direction Sign		Conforms With FSD Requirements	06-Jan-2025	05-Jan-2026

**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)
			N/A		

**Part 3 第三部 Defects 損壞事項**

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

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

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

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized Signature:  
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱

Telephone:  
聯絡電話

Date:  
日期



Fong Chi Wah

WKS Fire Engineering Ltd.

06-Jan-2025

For FSD use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第9條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:  
消防處檔號

A

Name of Client :  
顧客姓名Name of Building :  
樓宇名稱

DD 180 Lot 164, Ta Shek Tong

Street No./Town Lot :  
門牌號數/市地段Street/Road/Estate Name :  
街道/屋苑名稱Block :  
座District :  
分區

Pat Heung, Yuen Long

Area :  
地區☐ HK  
香港☐ K  
九龍☒ NT  
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☒ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Inspection ONLY**  
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	13 x 5kg Dry Powder Type F.E.		defect see part 3	06-Jan-2025	NIL

**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)
			N/A		

**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
24	13 x 5kg Dry Powder Type F.E.		Over 5 year	Need replacement

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

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

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized  
Signature :  
受權人簽署Name :  
姓名

Poon Kin Keung

FSD/RC No :  
消防處註冊號碼Company Name :  
公司名稱

WKS Fire Engineering Co.

Telephone :  
聯絡電話Date :  
日期

06-Jan-2025

For FSD  
use only:

Inspected

Key-in

Verified



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS  
消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)

A

FSD Ref.:  
消防處編號

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

Name of Client:  
顧客姓名

鴻信建業有限公司

Name of Building:  
樓宇名稱

Street No./Town Lot:  
門牌號數/市地段

DD 108 Lot 164

Street/Road/Estate Name:  
街道/屋苑名稱

Ta Shek Tong

Block:  
座

District:  
分區

Pat Heung / Yuen Long

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9(1)條，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)
			NIL		

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)
24	13nos x 5kg Dry Powder F.E.	地下	Newly Supply	Conforms with FSD requirements	10-Jan-2025

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
			NIL	

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

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

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱

Telephone:

聯絡電話

Date:

日期

CHARM Sze Wah

SMARTEAM ENGINEERING LTD

10-January-2025

For FSD  
use only:

Inspected

Key-in

Verified

## 行車通道：

申請地點北面有一個明確的出入口，可以直通粉錦公路。

申請地點的出入口寬度為大約 7 米。

申請地點內設有一個尺寸約 11 米 x3.5 米的上落貨車位，供輕型/中型貨車作上落貨之用。

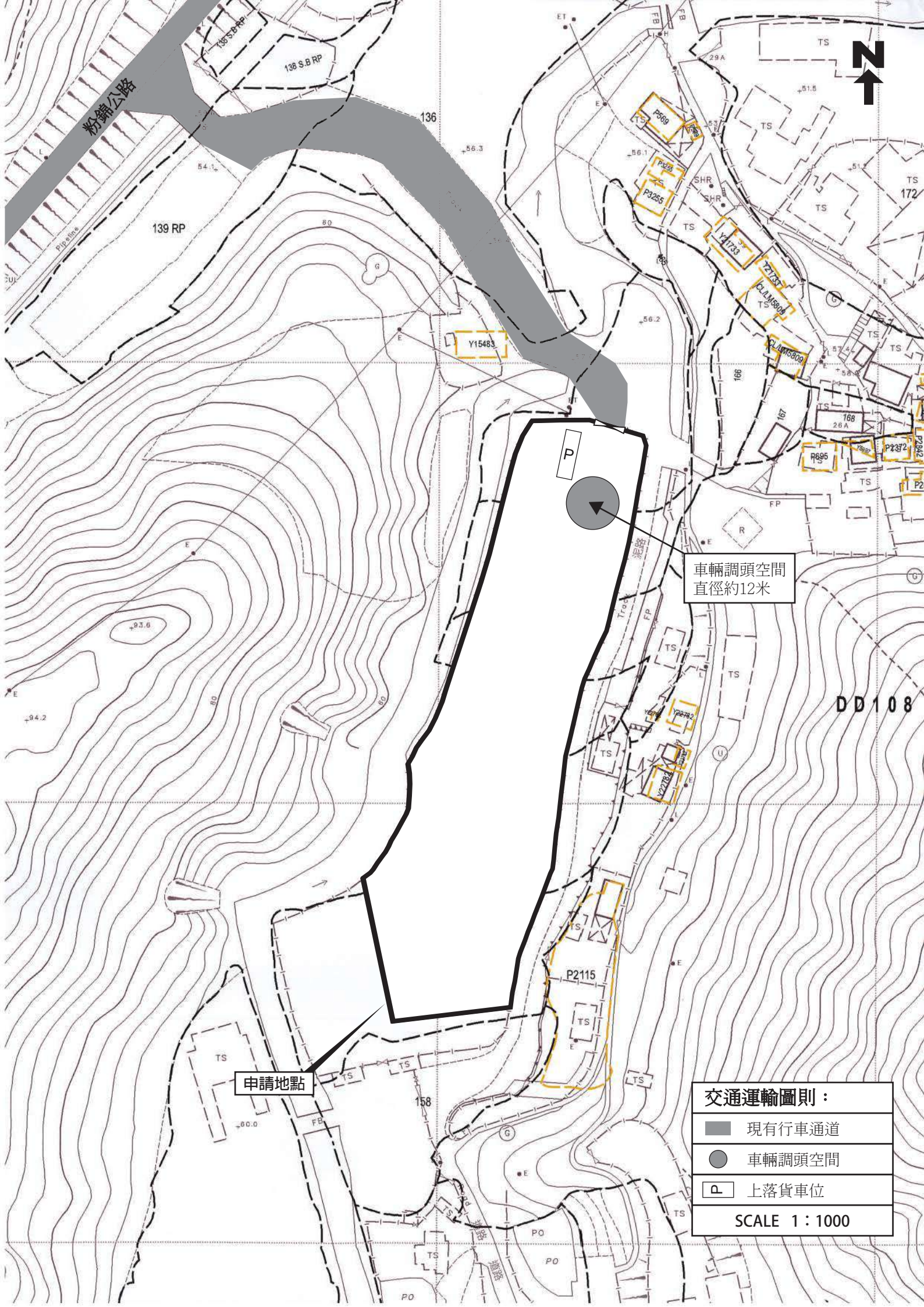
申請地點內有一個直徑約 12 米的車輛調頭空間，供車輛進行調頭。

申請地點預計每天約有 1 輛車輛進出，在將物品存入申請地點後，就會馬上離開不作停留。每次進出均於下午非繁忙時間，不會提高申請地點附近的汽車流量，就整體而言，不會對粉錦公路或附近交通造成影響。

申請人承諾如是次規劃申請獲批許可，會定期保養申請地點附近的通道。

詳情請參閱以下圖則。





粉嶺公路



車輛調頭空間  
直徑約12米

申請地點

交通運輸圖則：

■ 現有行車通道

● 車輛調頭空間

□ 上落貨車位

SCALE 1 : 1000

致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

**有關 A/YL-PH/1051 規劃申請補充資料**

申請人現就政府部門人員的查詢/意見，作出以下補充/澄清：

- 1) 澄清申請地點會有中型貨車進出。
- 2) 申請地點內會定期進行灑水，並在出入口附近安排工作人員清洗來往車輛，露天存放的建築材料場地使用者也會用不滲透帆布蓋上，同時申請地點地面覆蓋有瀝青，可以有效減少塵土飛揚的情況。
- 3) 澄清申請地點內存放的建築機械類型為「挖泥機」(最多約 12 台)和「起重機」(最多約 8 台)。
- 4) 提供場地規劃申請告示文件及其張貼的位置圖(見附件 A)，當中包括打石湖村所屬的八鄉鄉事委員會大廈/辦事處的告示牌等(見附件 B)。

申請人： 志科有限公司

通訊地址：

電郵：

傳真號碼：

聯絡電話：

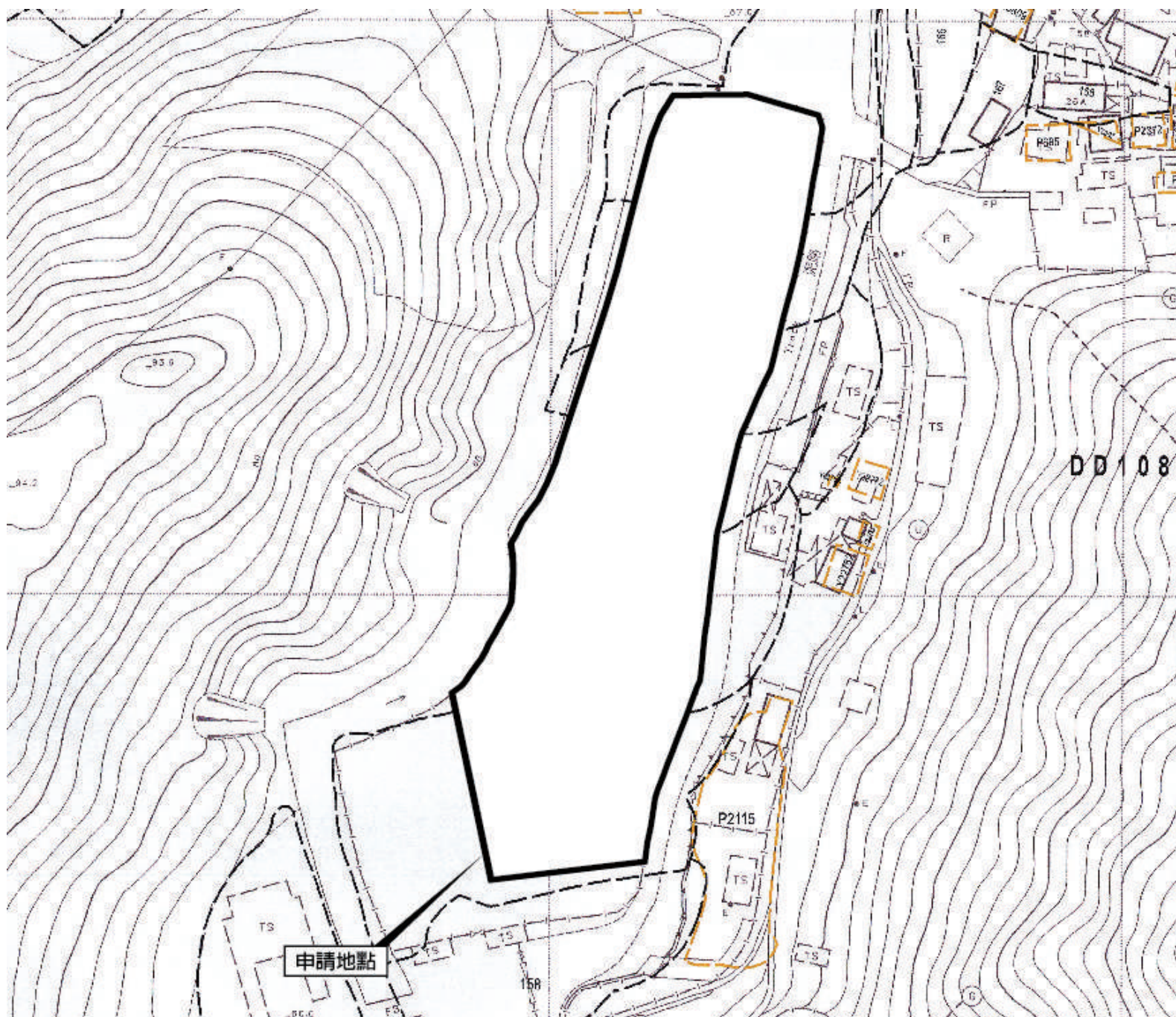
日期：

2025 年 04 月 02 日

# 附件A



# 有關規劃許可申請的通知



現特通知新界元朗八鄉打石湖丈量約份第108約地段第159號(部分)、第160號(部分)、第162號(部分)、第163號(部分)及第164號(部分)和毗連政府土地的擁有人：

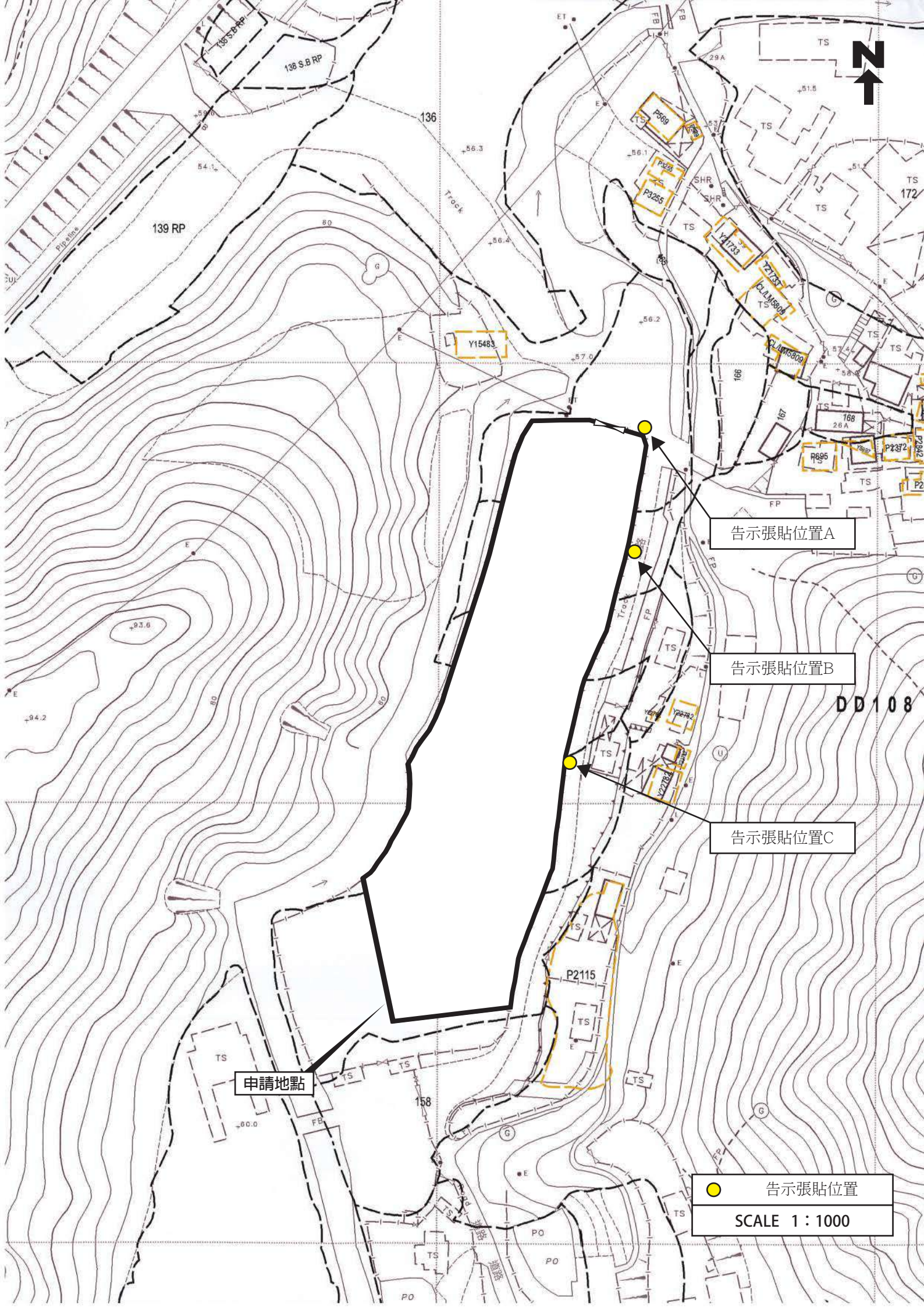
本人計劃根據城市規劃條例第16條，於你所擁有的以上地段，進行規劃申請，作「擬議臨時露天存放建築材料和建築機械(危險品除外)連附屬設施(為期三年)及相關填土工程」用途。

本通知的張貼期由03/01/2025至17/01/2025止。



申請人： 志科有限公司  
聯絡電話： [REDACTED]





申請地點

告示張貼位置A

告示張貼位置B

告示張貼位置C

● 告示張貼位置  
SCALE 1 : 1000



告示張貼位置 A，拍攝於 03/01/2025





告示張貼位置 A，拍攝於 10/01/2025





告示張貼位置 A，拍攝於 17/01/2025





告示張貼位置 B，拍攝於 03/01/2025





告示張貼位置 B，拍攝於 10/01/2025





告示張貼位置 B，拍攝於 17/01/2025





告示張貼位置 C，拍攝於 03/01/2025





告示張貼位置 C，拍攝於 10/01/2025





告示張貼位置 C，拍攝於 17/01/2025

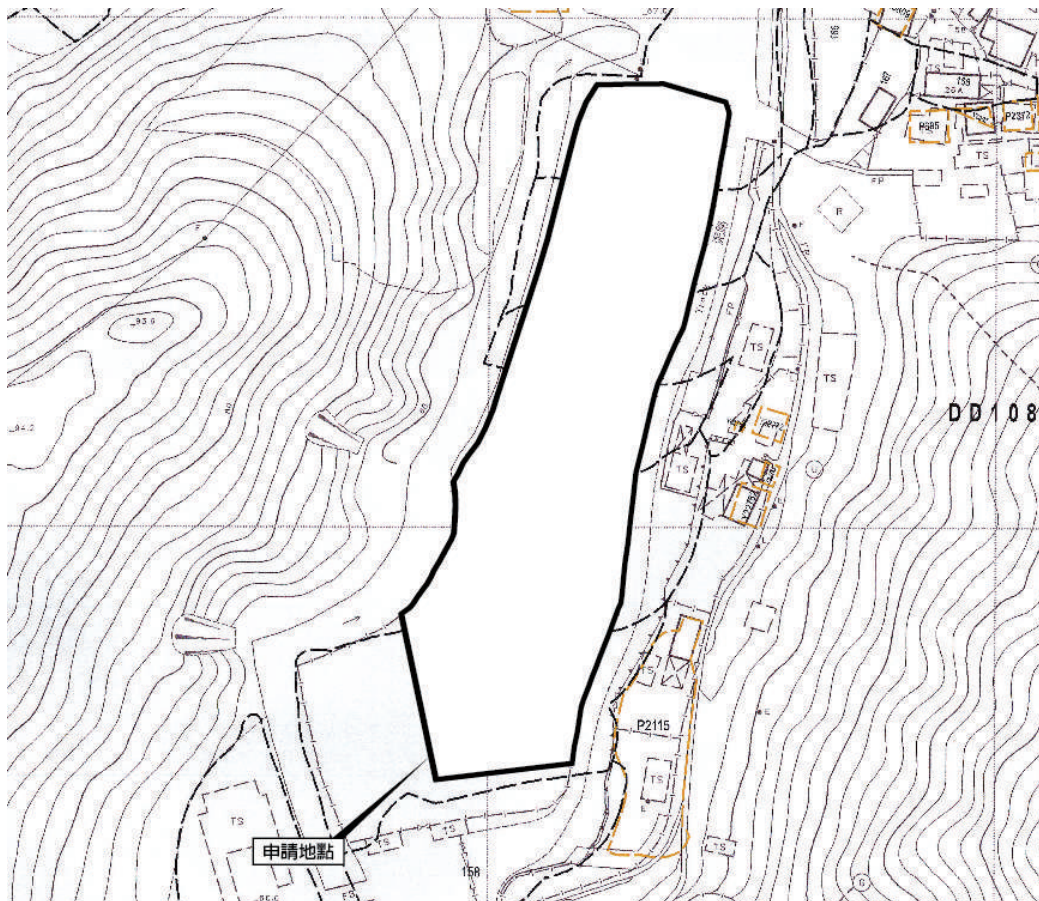


# 附件B



致：八鄉鄉事委員會

## 有關規劃許可申請的通知



現特通知新界元朗八鄉打石湖丈量約份第108約地段第159號(部分)、第160 號(部分)、第162號(部分)、第163號(部分)及第164號(部分)和毗連政府土地的擁有人：

本人計劃根據城市規劃條例第16條，於你所擁有的以上地段，進行規劃申請，作「擬議臨時露天存放建築材料和建築機械(危險品除外)連附屬設施(為期三年)及相關填土工程」用途。

請將本通知張貼於 貴大廈 / 辦事處的告示板，或你認為合適的當眼處，以告知擁有人這宗申請。

本通知的張貼期由07/01/2025至21/01/2025止。

申請人： 志科有限公司  
聯絡電話： [REDACTED]





錦田郵政局  
Kam Tin Post Office

日期 / 時間: 07-01-2025 11:00

Date / Time

掛號郵件 Registered Mail

郵件 編號	目的 地	投寄 方式	類別	重量 公斤	掛號 費用	全數 應付
Item No.	DES	CAT	TYPE	WGT	FEE	Postage
	HK	L	P	0.011	\$15.5	\$2.2

郵件總額 Item Total \$17.7

郵件總數 / Total Number of Items: 1

實付金額 Net Amount \$17.7

總額 Total \$17.7

八達通付款 Octopus Payment

八達通號碼 Octopus No.

機號 Device No.

扣除金額 Amount Deducted \$17.7

餘額 Remaining Value \$127.8

上一次於 2025-01-04 現金增值

Last add value by Cash on 2025-01-04

寄件資料 Posting Information

新界元朗八鄉上村 4V

八鄉鄉事委員會

歡迎大熊貓郵票及精品

WELCOME GIANT PANDAS stamps and souvenir products



備註: CAT投寄方式: "L"為本地, "A"為空郵, "S"為平郵

Remarks: CAT: "L" for Local, "A" for Air and "S" for Surface

多謝惠顧 Thank You

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會再發出其他收據。

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八鄉鄉事委員會位置：



**Relevant Extracts of Town Planning Board Guidelines for  
Application for Open Storage and Port Back-Up Uses  
under Section 16 Of The Town Planning Ordinance (TPB PG-No.13G)**

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 the 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, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., 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 or if required, 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 application, 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 summarised as follows:
- (a) 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;
  - (b) port back-up uses are major generators of traffic, with container trailer/ tractor parks generating the highest traffic per unit area. In general, therefore, 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;
  - (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, the Board may refuse to grant permission, notwithstanding other criteria set out in this Guidelines are complied with; and
  - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
    - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
    - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

**Previous Applications involving the Site**

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-PH/404	Proposed Temporary Open Storage of Excavators and Loaders for a Period of 3 Years	15.11.2002 (Upon review for 2 years)
2.	A/YL-PH/487	Temporary Open Storage of Excavators and Loaders for a Period of 3 Years	28.1.2005
3.	A/YL-PH/556	Temporary Open Storage of Excavators and Loaders for a Period of 3 Years	7.3.2008 (Revoked on 7.3.2009)
4.	A/YL-PH/602	Temporary Open Storage of Excavators and Loaders for a Period of 3 Years	29.1.2010
5.	A/YL-PH/664	Temporary Open Storage of Excavators, Loaders and Construction Materials for a Period of 3 Years	19.4.2013
6.	A/YL-PH/731	Temporary Open Storage of Excavators and Loaders for a Period of 3 Years	22.4.2016
7.	A/YL-PH/801	Renewal of Planning Approval for Temporary Open Storage of Excavators and Loaders for a Period of 3 Years	8.3.2019
8.	A/YL-PH/909	Renewal of Planning Approval for Temporary Open Storage of Excavators and Loaders for a Period of 3 Years	6.5.2022

**Rejected Application**

<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>	<b>Rejection Reasons</b>
A/YL-PH/240	Temporary Open Storage of Construction Materials (Iron Frames) for 12 Months	13.11.1998	(1) to (5)

**Rejection Reasons**

- (1) The proposed development is not in line with the planning intention of the “Residential (Group D)” zone which is to improve and upgrade the existing domestic accommodations and to cater for low-rise, low-density residential development. No strong justification has



been given in the submission for departure from such planning intention, even on a temporary basis.

- (2) The proposed development is not compatible with the nearby village houses.
- (3) There is insufficient information in the submission to demonstrate that a proper vehicular access road could be provided to connect the application site with Fan Kam Road.
- (4) There is no information in the submission to demonstrate that the development would not have adverse drainage impact on the surrounding areas.
- (5) Approval of the application would set an undesirable precedent for other similar applications and the cumulative impact of approving such similar applications would result in a general degradation of the environment of the area.

**Similar Applications within the “Residential (Group D)” Zone  
in the Vicinity of the Site in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>
1.	A/YL-PH/869	Proposed Temporary Open Storage of Construction Machinery for a Period of 3 Years	22.1.2021 (Revoked on 22.4.2023)
2.	A/YL-PH/933	Proposed Temporary Vehicle Park (Medium and Heavy Goods Vehicles) and Open Storage (Cleansing Tools and Materials) for a Period of 3 Years and Filling of Land	14.7.2023 (Revoked on 14.11.2024)
3.	A/YL-PH/953	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Filling of Land	23.6.2023 (Revoked on 4.8.2023)
4.	A/YL-PH/957	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.7.2023
5.	A/YL-PH/1015	Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	22.11.2024



**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lot Nos. 159,160,162, 163 and 164 all in D.D. 108 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. 164 in D.D. 108 and GL within the Site are covered by Short Term Waiver (STW) No. 3983 and Short Term Tenancy (STT) No. 2812 for the purpose of Open Storage of Excavators, Loaders and Construction Materials respectively; and
- advisory comments are at **Appendix VI**.

**2. Traffic**

(i) Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix VI**.

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

- no adverse comment on the application from highways maintenance perspective; and
- advisory comments are at **Appendix VI**.

**3. Drainage**

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

- no adverse comment on the application from public drainage point of view;
- the submitted drainage proposal with photo record of the implemented drainage facilities is considered acceptable; and
- should the application be approved, approval conditions requiring the implementation of the accepted drainage proposal and maintenance of the proposed drainage facilities for the development should be included in the planning permission.

#### 4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department;
- the approval condition on the provision of fire extinguisher(s) within six weeks from the date of planning approval to his satisfaction should be included; and
- advisory comments are at **Appendix VI**.

#### 5. **Landscape Aspect**

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

- the Site falls within an area zoned “Residential (Group D)” which is a non-landscape sensitive zoning, and no significant landscape impact arising from the applied use is anticipated; and
- advisory comments are at **Appendix VI**.

#### 6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix VI**.

#### 7. **District Office's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no particular comment on the application and no comment received from the locals upon close of consultation.



## **8. Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the applied use with the concerned owner(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the Short Term Waiver (STW) and Short Term Tenancy (STT) holder(s) will need to apply to this office for modification of the STW and STT conditions where appropriate and the lot owner(s) shall apply to this office for a STW to permit the structure(s) erected within Lot Nos. 159, 160, 162 and 163 all in D.D. 108. The application(s) for STW and/or STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW and/or STT, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) the proposed access routing to the Site should be clarified and the access arrangement of the Site should be commented and approved by TD;
  - (ii) HyD is not responsible for the maintenance of proposed access connecting the Site to Fan Kam Road; and
  - (iii) adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public road and drains;
- (f) to note the comments of the Director of Environmental Protection that the applicant shall:
  - (i) follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimise any potential environmental nuisance;
  - (ii) follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;



- (iii) provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
- (iv) meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
  - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
  - (iii) the applicant is required to submit a valid fire certificate (F.S. 251) to his department for approval to address the approval condition on the provision of fire extinguisher(s);
  - (iv) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan; and
  - (v) the applicant should adhere to the Good Practice Guidelines for Open Storage Sites as follows:

		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.

- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval; and

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) it is noted that two structures and associated filling of land are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) 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;
  - (iii) 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 building plan submission stage;
  - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the captioned application;
  - (v) 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;
  - (vi) 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; and
  - (vii) detailed checking under the BO will be carried out at building plan submission stage.



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates  
A/YL-PH/1051



意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人是打石湖村代表，現代表本村反對申請，理由：

一、申請人未有諮詢本村意見；

二、申請涉及鄰近政府土地是本村寶貴公共资源；

三、申請存放建築材料及機械對本村環境及交通造成影響。

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

打石湖村代表

簽署 Signature

張少堅  
(張少堅)

日期 Date

2024-3-3