

A/YL 11/11

Form No. S16-III
表格第 S16-III 號

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

2022年 6月 9日

此文件在 收到：城市規劃委員會
只會在收到所有必需的資料及文件後才正式處理收到
申請的日期。

9 JUN 2022

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

根據《城市規劃條例》
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17C-PH/923
	Date Received 收到日期	9 JUN 2022

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

1. Name of Applicant 申請人姓名/名稱

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

GREAT TREASURE INTERNATIONAL LIMITED 長富國際有限公司

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)	新界元朗八鄉橫台山永寧里 Lot 3017 S.B SS2, Lot 3017 S.B SS3(Part), Lot 3017 S.B SS4(Part), Lot 3017 S.B SS5, Lot 3017 S.B SS6(Part), Lot 3017 S.B SS7 (Part), Lot 3017 S.B SS8 (Part) in D.D.111 and Adjoining Government Land, Wang Toi Shan, Pat Heung, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 約 3156.38 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	約 384.50 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	Residential (Group D)
(f) Current use(s) 現時用途	Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials (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. 如上述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. 如上述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) 取得土地擁有人同意之合理步驟

- ☐ 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之合理步驟

- ☐ 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
08/06/2022 (DD/MM/YYYY)*
於 08/06/2022 (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 08/06/2022 (DD/MM/YYYY)*
於 08/06/2022 (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，或有關係的鄉事委員會*

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

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

Proposed operating hours 擬議營運時間																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地、池塘界線, 以及河道改道、填塘、填土及/或挖土的細圖及範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <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?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-PH / 814</u>
(b) Date of approval 獲批給許可的日期	<u>16/08/2019</u> (DD / MM / YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>16/08/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials for a Period of 3 Years
(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>(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 <u>3</u></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。

現時露天存放建築材料，露天場地可使入5.5噸以下的客貨車及貨車，不超過兩架(無固定車位)。
請查閱附帶規劃文件。

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

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

WONG HON FAI LOUIS 黃漢輝

DIRECTOR 董事

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

GREAT TREASURE INTERNATIONAL LIMITED 長富國際有限公司

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

Date 日期

18/05/2022

(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	新界元朗八鄉橫台山永寧里 Lot 3017 S.B SS2, Lot 3017 S.B SS3(Part), Lot 3017 S.B SS4(Part), Lot 3017 S.B SS5, Lot 3017 S.B SS6(Part), Lot 3017 S.B SS7(Part), Lot 3017 S.B SS8 (Part) in D.D.111 and Adjoining Government Land, Wang Toi Shan, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	約3156.38 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 約384.50 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	Residential (Group D)
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials

(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	326 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2 - 4.2 <div style="text-align: right;">m 米</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 - 2 <div style="text-align: right;">Storeys(s) 層</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		<hr/> <hr/>
	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) <u>5.5噸以下的客貨車及貨車</u> <u>不超過兩架 (無固定車位)</u>		2

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

附帶計劃文件

申請人擬在新界元朗八鄉橫台山永寧里 DD111 地段第 3017 號 B 段 SS2, DD111 地段第 3017 號 B 段 SS3 (部份), DD111 地段第 3017 號 B 段 SS4 (部份), DD111 地段第 3017 號 B 段 SS5, DD111 地段第 3017 號 B 段 SS6 (部份), DD111 地段第 3017 號 B 段 SS7 (部份), DD111 地段第 3017 號 B 段 SS8 (部份) 及毗鄰政府土地

申請「臨時露天存放汽車、汽車零件及建築材料」，為期三年

地盤面積：約 3156.38 平方米

按城市規劃條例／第 16 條提出申請

2022 年 5 月 18 日

行政摘要

申請人擬在新界元朗八鄉橫台山永寧里 DD111 地段第 3017 號 B 段 SS2, DD111 地段第 3017 號 B 段 SS3 (部份), DD111 地段第 3017 號 B 段 SS4 (部份), DD111 地段第 3017 號 B 段 SS5, DD111 地段第 3017 號 B 段 SS6 (部份), DD111 地段第 3017 號 B 段 SS7 (部份), DD111 地段第 3017 號 B 段 SS8 (部份) 及毗鄰政府土地，依據城規劃條例第 16 條，八鄉分區計劃大綱核准圖編號：S/YL-PH/11，「住宅（丁類）地帶內申請「臨時露天存放汽車、汽車零件及建築材料」，申請面積約 3156.38 平方米，為期三年」。

首先，申請地點沿用舊有申的設施供員工休息及作辦公室用途，不需另行興建，不會對環保造成影響；而且擁有現存的行車通道連接錦田公路，不需另行修建行車通道，不會影響當地環境。

其次，申請只作臨時露天存放汽車、汽車零件及建築材料用途，不會設置任何形式的工場，更不會有任何形式的工程進行，而運作時間將設定為星期一至六上午 9 時至下午 6 時，星期日及公眾假期休息。

最後，申請地點現存有於舊有申請 A/YL-PH/814 中已符合政府部門要求的綠化及渠務等工程，不會因額外的工程而影響附近原有的環境。

Executive Summary

I am here to apply for the Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials for a period of 3 years, located at Lot 3017 S.B. SS2, Lot 3017 S.B. SS3, Lot 3017 S.B. SS4, Lot 3017 S.B. SS5, Lot 3017 S.B. SS6 (Part), Lot 3017 S.B. SS7 (part), Lot 3017 S.B. SS8 (part) in D.D 111 and Adjoining Government Land, Wing Ning Lei, Wang Toi Shan, Pat Heung, Yuen Long, New Territories which area is about 3171m square. According to section 16 under Town Planning Ordinance, the captioned location is belonged to residential (Group D), Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11.

First, we will keep the existing facilities in the application site for staff office and rest room, so there will no alteration and will not create negative effect to the environment. Also there is an existing driveway connection Kam Tin Road so that it is not require constructing a new driveway and will not create negative effect to the environment.

Second, the application is simply apply for temporary unsheltered automotives, automotive parts and building material storage. It will not develop as workshop or any constructions. The working hour will be set as Monday to Saturday, from 0900 to 1800 and off duty at night and public holidays.

Lastly, the former application of A/YL-PH/814 is included in the application site which is tally with the landscape and drainage works requested by the government departments. Thus negative influences would not occur while further construction starts.

一、申請大綱

申請人：長富國際有限公司

現時用途：臨時露天存放汽車、汽車零件及建築材料

場地位置：新界新界元朗八鄉橫台山永寧里 DD111 地段第 3017 號 B 段 SS2, DD111 地段第 3017 號 B 段 SS3 (部份), DD111 地段第 3017 號 B 段 SS4 (部份), DD111 地段第 3017 號 B 段 SS5, DD111 地段第 3017 號 B 段 SS6 (部份), DD111 地段第 3017 號 B 段 SS7 (部份), DD111 地段第 3017 號 B 段 SS8 (部份)及毗鄰政府土地

申請年期：為期三年

場地面積：約 3156.38 平方米

城市規劃：八鄉分區計劃大綱核准圖編號：S/YL-PH/11

規劃分類：被規劃為，「住宅（丁類）」地帶



二、場地介紹

周邊環境： 擬議申請地點住於鄉郊地區，只作臨時露天存放汽車、汽車零及建築材料用途，過程中不會發出噪音，而且被不同露天貯存場地及合法的仙人墓地所包圍，能跟周邊環境融合。

運作性質： 擬議申請地點只作臨時露天存放汽車、汽車零及建築材料用途。

交通情況： 擬議申請地點有現有道路連接錦田公路，而申請地點只作臨時露天存放汽車、汽車零及建築材料用途，汽車流量少，亦屬舊有發展，故絕不會影響附近交通流量。

開放時間： 場地辦公時間：
星期一至星期六為上午九時至下午六時
星期日及公眾假期休息

場地劃分： 擬議申請範圍全部作臨時露天存放汽車、汽車零件及建築材料用途。

先前個案及 A/YL-PH/111 (08/1997) ; A/YL-PH/230 (10/1998) ;

批核年份： A/YL-PH/295 (09/1999) ; A/YL-PH/357 (03/2001) ;
A/YL-PH/547 (09/2007) ; A/YL-PH/589 (08/2009)
A/YL-PH/660 (01/2013) ; A/YL-PH/729 (06/2016)
A/YL-PH/814 (06/2019)

三． 背景資料

是次申請地點源於 90 年代已作出發展，並已有先弓的個案作參考。在 1997 年 8 月作出第一次的規劃申請（批准檔案編號：TPB/A/YL-PH/111），獲得城市規劃委員會的許可作臨時露天存放汽車及汽車零件修理工場用途。

於 1998 年 10 月作出第二次申請（批准檔案編號：TPB/A/YL-PH/230），獲得城市規劃委員會的許可作臨時露天存放建築材料用途。

於 1999 年 9 月作出第三次申請（批准檔案編號：TPB/A/YL-PH/295），獲得城市規劃委員會的許可作臨時露天存放新汽車、汽車零件及建築材料用途。

於 2001 年 3 月作出第四次申請（批准檔案編號：TPB/A/YL-PH/357），獲得城市規劃委員會的許可作臨時露天存放待售新汽車、汽車零件及建築材料用途。

於 2007 年 9 月作出第五次申請（批准檔案編號：TPB/A/YL-PH/547）及 2009 年 8 月作出第六次申請（批准檔案編號：TPB/A/YL-PH/589），均獲得城市規劃委員會的許可作臨時露天存放新汽車、汽車零件及建築材料（發電機）用途。

於 2013 年 1 月作出第七次申請（批准檔案編號：TPB/A/YL-PH/660，獲得城市規劃委員會的許可作臨時露天存放新汽車、汽車零件及建築材料用途。

是次申請是一次的延續，申請用途是臨時露天存放新汽車、汽車零件及建築材料，為期三年，而且申請地點附近四周的設施並沒有任何改變，一直源用批准檔案編號：TPB/A/YL-PH/660 所批核的所有建議方案，四周的設施亦保養得宜。

於 2016 年 6 月作出第八次申請（批准檔案編號：TPB/A/YL-PH/729，獲得城市規劃委員會的許可作臨時露天存放新汽車、汽車零件及建築材料用途。

是次申請是一次的延續，申請用途是臨時露天存放新汽車、汽車零件及建築材料，為期三年，而且申請地點附近四周的設施並沒有任何改變，一直源用批准檔案編號：TPB/A/YL-PH/729 所批核的所有建議方案，四周的設施亦保養得宜。

於 2019 年 6 月作出第九次申請（批准檔案編號：TPB/A/YL-PH/814）獲得城市規劃委員會的許可作臨時露天存放新汽車、汽車零件及建築材料用途。

四． 土地用途及規劃意向

申請地點位於「八鄉分區計劃大綱核准圖編號：S/YL-PH/11」內的「住宅（丁類）」用途地帶，雖然地點上並非露天貯物及港口後勤用途，亦不屬於該地中的第一欄或第二欄用途，但根據「住宅（丁類）」用途地內的使用準則，任何土地或建築物的臨時用途或發展，均需向城規會申請規許可，而對有關用途發展則沒有作出規定。

其次根據規劃指引 13F 中的第三類地區，”「現有」和已獲規劃許可的露天貯物及港口後勤用途會局限於現有範圍，但進一步繁衍則不被接受。城規會通常不會從優考慮在第三類地區內的申請，除非申請地點先前曾獲批給規劃許可。在後者的情況下，如果申請人確曾盡力履行先前規劃許可的附帶條件，並因應需要在提交新申請書時一併付上相關的技術評估／建議，以證明擬議用途不會對附近地區的排水、交通、視覺、景觀和環境造成負面影響，城規會或會從寬考慮有關申請。”可以本申請用途符合規劃指引。

五． 現況、申請用途、位置、地型及面積

申請地點位於元朗八鄉橫台山永寧里，附近的土地均變成工場或類近的發展用途，並且有行車通道與錦田公路連接，直通元朗道路網。

申請地點佔一幅私人土地（「住宅（丁類）」用途地帶內）及政府土地，範圍總面積約 3156.38 平方米。其中露天部份約佔 2830.38 平方米，上蓋部份約佔 326 平方米。

由於申請地點已獲城市規劃委員會批准使用多年，因此基本設施齊備，而且地勢平坦及曾鋪設硬地表，能有效地去水；更可省略所有開闢工作（包括：斬樹、填池、鑽土及隔斷水源等多項工程），以盡量減少對環境的損害。

申請場地現時主要露天存放汽車、汽車零件及建築材料，用途簡單明確，而且存放物品井井有條，更能保護環境。

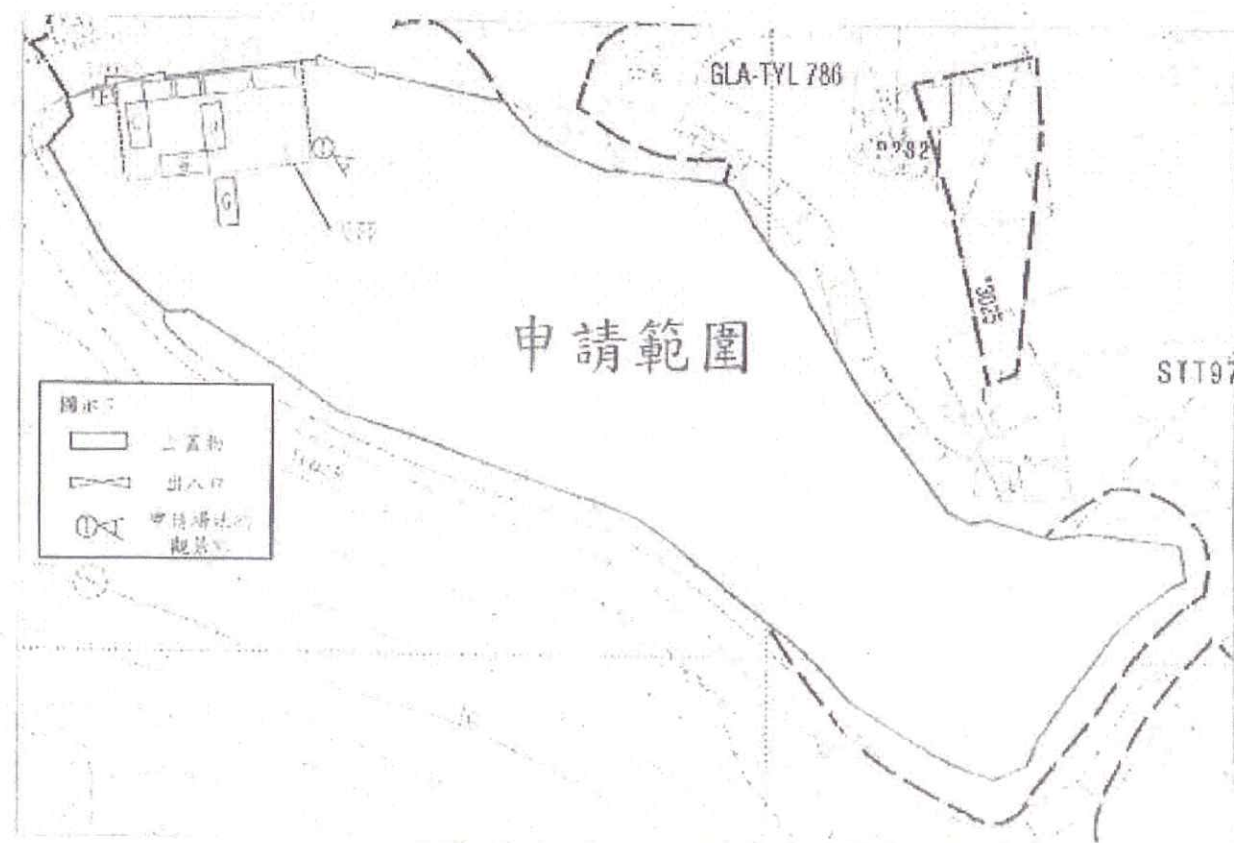
六． 場地設計

內設三個構築物：包括天幕面積為308平方米，高4.2米；構築物F面積為3平方米，高2米，用作洗手間及構築物G面積為15平方米，高2米，用作員工休息室。

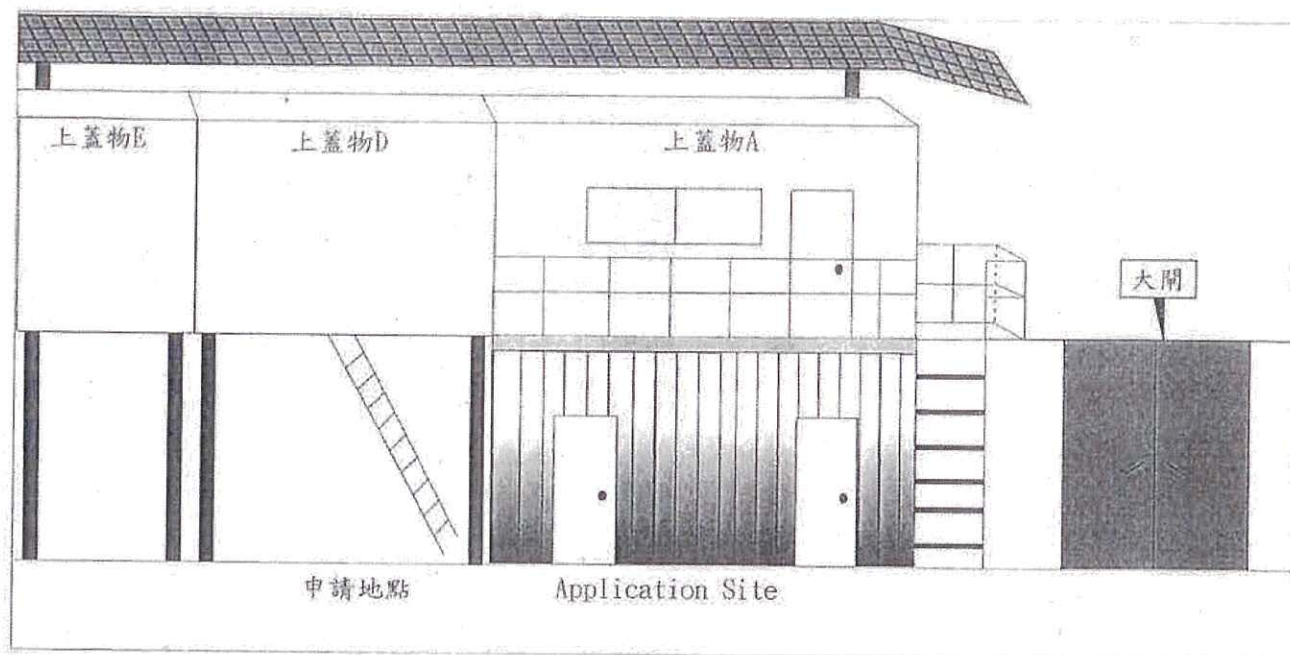
構築物A, B, C, D, E均覆蓋在天幕下，而F, G則為獨立的構築物，構築物B, C, D, E, G, F 均一層高。

構築物A有兩層，地下面積為20平方米，高2米，一樓面積為20平方米，高2米，兩層均用作會議室；構築物B面積為15平方米，高2米，用作辦公室；構築物C面積為15平方米，高2米，用作辦公室；構築物D面積為15平方米，高2米，用作辦公室；構築物E面積為15平方米高2米，用作辦公室。

● 申請地點之場地設計圖則 1

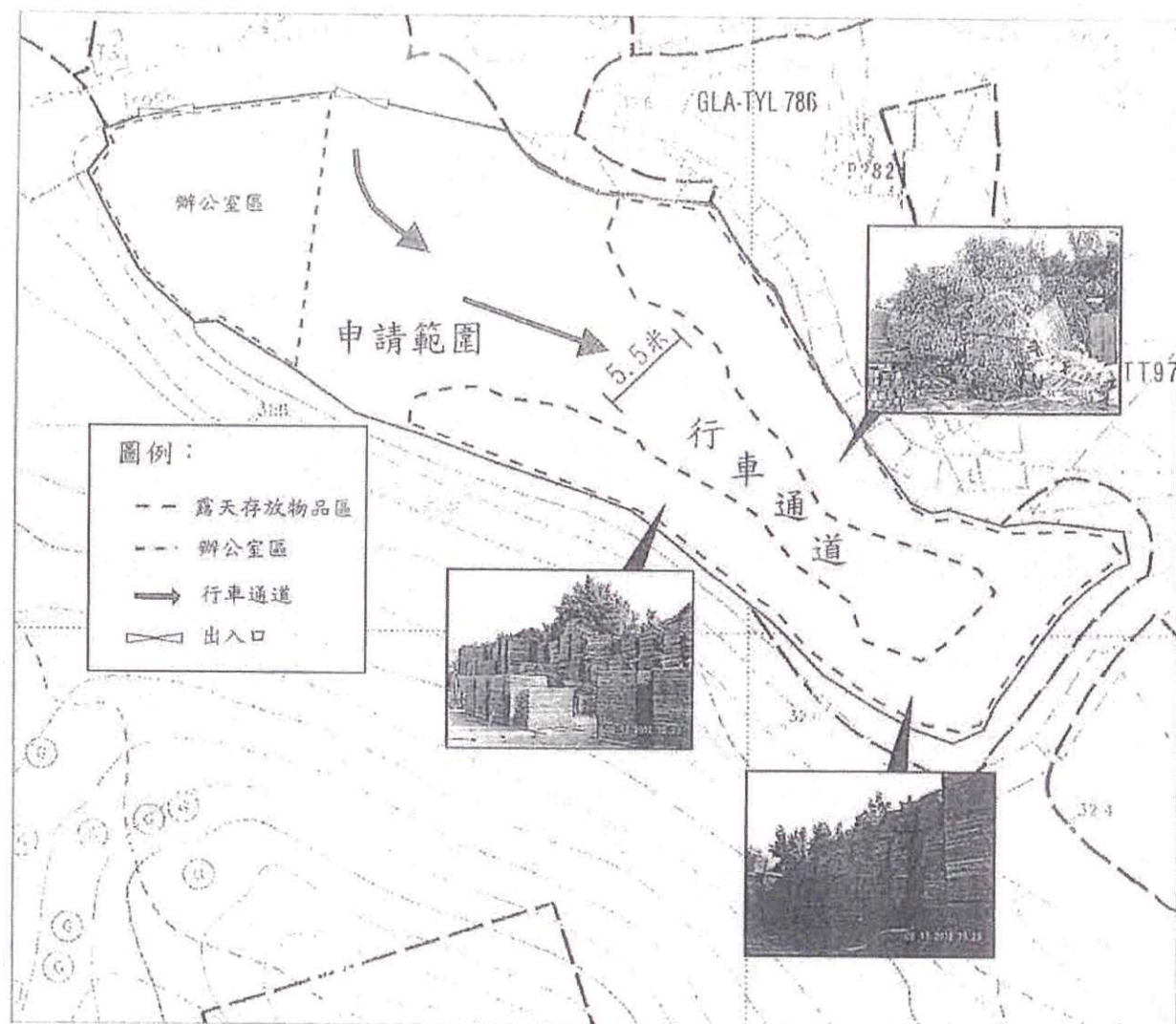


● 場地設計圖則 1 之觀景圖



申請地點約百分之八十為露天存放汽車、汽車零件及建築材料範圍；百分之十為上蓋物範圍；百分之五為附帶條件的工程項目（例如：美化環境、渠務建議、加設圍板等）；其餘則為一般活動範圍及場內行車通道。依據前次申請（批准檔案編號：TPB/A/YL-PH/814）作出場地設計。

● 申請地點之場地設計圖則 2



申請場地內的露天存放物品區有 5.5 米闊的通道，有足夠的空間給多車輪行駛。

七． 規劃許可附帶條件

申請人及土地使用者已依據城市規劃委員會及規劃署之要求，按照前次規劃許可（批准檔案編號：TPB/A/YL-PH/814）之附帶條件要求作出妥善安排及處理，包括下列條件：

- 按附帶條件（a）項的規定，按您所建議，在規劃許可有效期內，下午六時至翌日早上九時不得在申請地點進行夜間作業；
- 按附帶條件（b）項的規定，按您所建議，在規劃許可有效期內，星期日及公眾假期不得在申請地點進行作業；
- 按附帶條件（c）項的規定，在規劃許可有效期內，不得在申請地點進行車輛拆卸、保養、修理、清潔、噴漆和其他工場活動；
- 按附帶條件（d）項的規定，在規劃許可有效期內，申請地點不得停泊／存放《道路交通條例》所界定的重型貨車（即重量達 24 公噸以上）或貨櫃車拖架/拖頭；
- 按附帶條件（e）項的規定，在規劃許可有效期內，申請地點上根據編號：TPB/A/YL-PH/814 申請闢設的排水設施必須時刻保養；
- 按附帶條件（f）項的規定，在規劃許可有效期內，申請地點為美化環境而栽種的現有植物必須時刻妥為護理；
- 申請人已按照規定，提供消防裝置，及已符合消防處處長或城規會的要求。

基於申請場地已經多次的規劃許可的改善，場內的植物、鋅鐵圍板、渠道、消防設備及交通運輸都已符合許可指引。

植物方面，申請人會定期派專人灌溉和修剪植物，確保環境衛生和美觀。

渠道方面，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。

消防設備方面，申請人會在場內擺放適當數量的消防設備（見附件圖二），並定期為員工提供和更新現有的防火意識，更會張貼告示，加強員工在火警發生時的危機處理。



交通運輸方面，申請地點擁有現存的行車道路能與錦上路連接，能直通元朗道路網，不需另行修建行車道路，不會對環境造成任何影響。

八、消防裝置及設備

申請地點內的消防建議及設備，其實早於 2008 年 6 月 26 日（即於檔案編號：TPB/A/YL-PH/547）已獲消防處批准相關消防裝置建議。

除了一般的滅火筒外，申請者還加設了緊急照明裝置、緊急出口指示牌和逃生路線圖，還有定期為員工進行防火演習，提高火警意識。

申請地點內所有消防設備，一直沿用 TPB/A/YL-PH/547 的設置和建議，因此希望城規會可以以 TPB/A/YL-PH/547 批准時一樣，批准今次的規劃許可申請。

規 劃 署 中區及上環區辦事處 新和中心大廈四樓一號 新和中心大廈四樓一號		Planning Department 新和中心大廈四樓一號 新和中心大廈四樓一號 新和中心大廈四樓一號
申請人: Your Name 申請號碼: A/YL-PH/547 查詢電話: 2158 6286 傳真號碼: 2435 9711		
劉先生先生		
劉先生：		
在郵局「包地(丁類)」地帶的地點八號聯合山 新和中心大廈四樓一號(即新和中心大廈四樓一號) 臨時及永久性的新建築，汽車庫及商業用途(附設機房)(附設三年) (附設申請編號: A/YL-PH/547)		
有關閣下於本年六月五日來電就上述地點申請附設機房(a) 附設機房的申請，消防處及貴局滿意，貴局，從前附設機房 附設機房(a)項已獲准。有關閣下於接獲有關附設機房(a)項的消防裝置， 如有任何疑問，請聯絡本署代理人。		
規劃署及消防處代理人		
(已簽署)  (代印)		
二零零八年六月二十六日		
凡附片附片：「(或附片附片)」。請參閱附片：「(或附片附片)」。 Other Notes: "The plan to amend the Planning Department's plan".		

於規劃許可：A/YL-PH/547 申請時，
消防處及規劃署的認可消防建議信件。

現附上消防證書以供參閱

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

GREAT TREASURE INTERNATIONAL LIMITED

Name of Building:
樓宇名稱

Street No./門牌號碼/地段號碼/地段名稱/地段地址
Street/Road/Estate Name:
街道/路名/屋苑名稱

Block:
座

District:
地區

元朗, 八鄉

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					
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)
	*****		*****		*****

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)
24	4 NOS X 5KG DRY POWDER TYPE F.E.	****	TO SUPPLY & REPLACE	CONFORMS WITH FSD REQUIREMENTS	25/9/2019
24	2 NOS X 5KG CO2 GAS TYPE F.E.	****			

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
	*****		*****	*****

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

本人特此證明以上之消防裝置及設備經測試，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可時時裝置及設備之檢查測試及保養守則的規條。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

WU KIN FUN

Company Name:
公司名稱

TAI HING FIRE ENGINEERING LTD
大興消防工程有限公司

Telephone:
聯絡電話
Date:
日期

26-9-2019

For FSD use only.

Inspected

Key-in

Verified

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

GREAT TREASURE INTERNATIONAL LIMITED

Name of Building:
樓宇名稱

Street No./Block/Flat No.:
門牌號碼/座/座號

Street/Road/Estate Name:
街道/屋苑名稱

Block:
座

District:
地區

元朗, 八鄉

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 持牌場所

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 the 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 installations 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, 擁有安裝在任何處所的任何消防裝置或設備的人, 須每12個月內, 至少讓承辦商檢查該等消防裝置或設備一次。)

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)
11	應急照明系統:	****	已附合消防處之規定	4/10/2019	3/10/2020
12	3套X掛牆式緊急照明燈	****	新參照第二部份已維修妥當之項目	.	.
13	出口指示牌:	****	.	.	.
16	2套X出線燈箱	****	已附合消防處之規定	.	.
	火警警報系統:	****	請參照第三部份已填填之事項	.	.
	2套X防水警鐘連抄手掣	****	.	.	.
	消防梯/喉籠系統:	****	.	.	.
	1套X消防喉籠	****	.	.	.
	1套X 5A叉咀插線電池	****	.	.	.
	2台X消防正/副泵	****	新參照第二部份已維修妥當之項目	.	.
	1套X消防控制指示箱	****	.	.	.

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)
11	應急照明系統:	****	已更換	已附合消防處之規定	4/10/2019
12	3套X牌子: A & B 型號: TS-EL2053	****	.	.	.
16	出口指示牌:	****	.	.	.
	2套X牌子: A & B 型號: LED-66	****	.	.	.
	消防梯/喉籠系統:	****	已跟查妥當	.	.
	2台X消防正/副泵	****	.	.	.
	1套X消防控制指示箱	****	.	.	.

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
13	火警警報系統:	****	已跟查	須更換
16	2套X防水警鐘連抄手掣	****	.	.
	消防梯/喉籠系統:	****	.	.
	1套X消防喉籠	****	.	.
	1套X 5A叉咀插線電池	****	.	.

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.

本人謹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標準之消防裝置及設備守則內裝置及設備之檢查測試及保養守則之規條。損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

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

Authorized Signature
簽署人簽名
Name
姓名
FSD/RC No.
消防處註冊號碼

CHAN KWAN

Company Name
公司名稱
TAI HING FIRE ENGINEERING CO.
大興消防工程公司

Telephone
聯絡電話
Date
日期
9-10-2019

For FSD use only

Inspected

Key-in

Verified

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

GREAT TREASURE INTERNATIONAL LIMITED

Name of Building:
樓宇名稱

Street No. 門牌號碼: 元朗八鄉路111號8樓801室
Street/Road/Estate Name: 街道/屋苑名稱: 元朗八鄉

Block:
座

District:
分區

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 混合 ☐ Licensed premises 持牌處 ☐ Institutional 社團

Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項					
Code 號碼 (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)

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作					
Code 號碼 (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)
13	火警警報系統				
16	2套X防水警鐘連沖手車 消防栓/喉轆系統 1套X消防喉轆 1套X 5A叉咀短連電池		"已更換"	已符合消防處之規定 CERT NO. A3194090	15/10/2019

Part 3 第三部 Defects 損壞事項				
Code 號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

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

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

F.S. 751 (Rev. 02/2015)

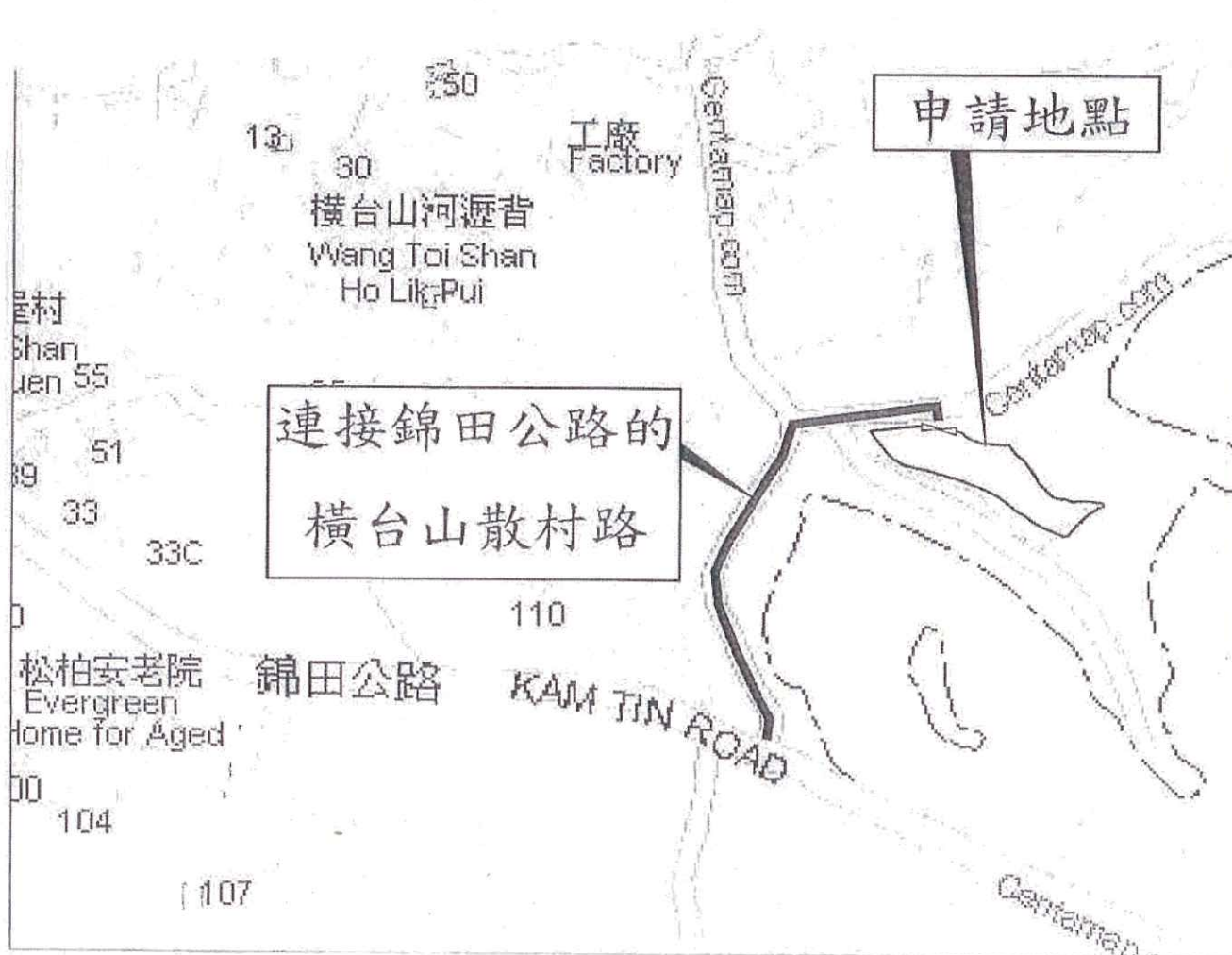
Authorized Signature 授權人簽署	For FSD use only: 消防處專用:
Name 姓名	Inspected
FSD/RC No. 消防處註冊號碼	Key-in
Company Name 公司名稱	Verified
Telephone 聯絡電話	
Date 日期	

WU KIN YUN
大興消防工程公司
16-10-2019

九．運輸及交通

申請地點北面有一個月確的出入口（閘門），可供緊急車輛出入；行車通道寬闊平坦，可供車輛安全使用，而且能與錦田公路連接，直通元朗道路網。依據前次申請（批准檔案編號：TPB/A/YL-PH/814）作出運輸及交通建議。

● 申請地點之交通道路圖則

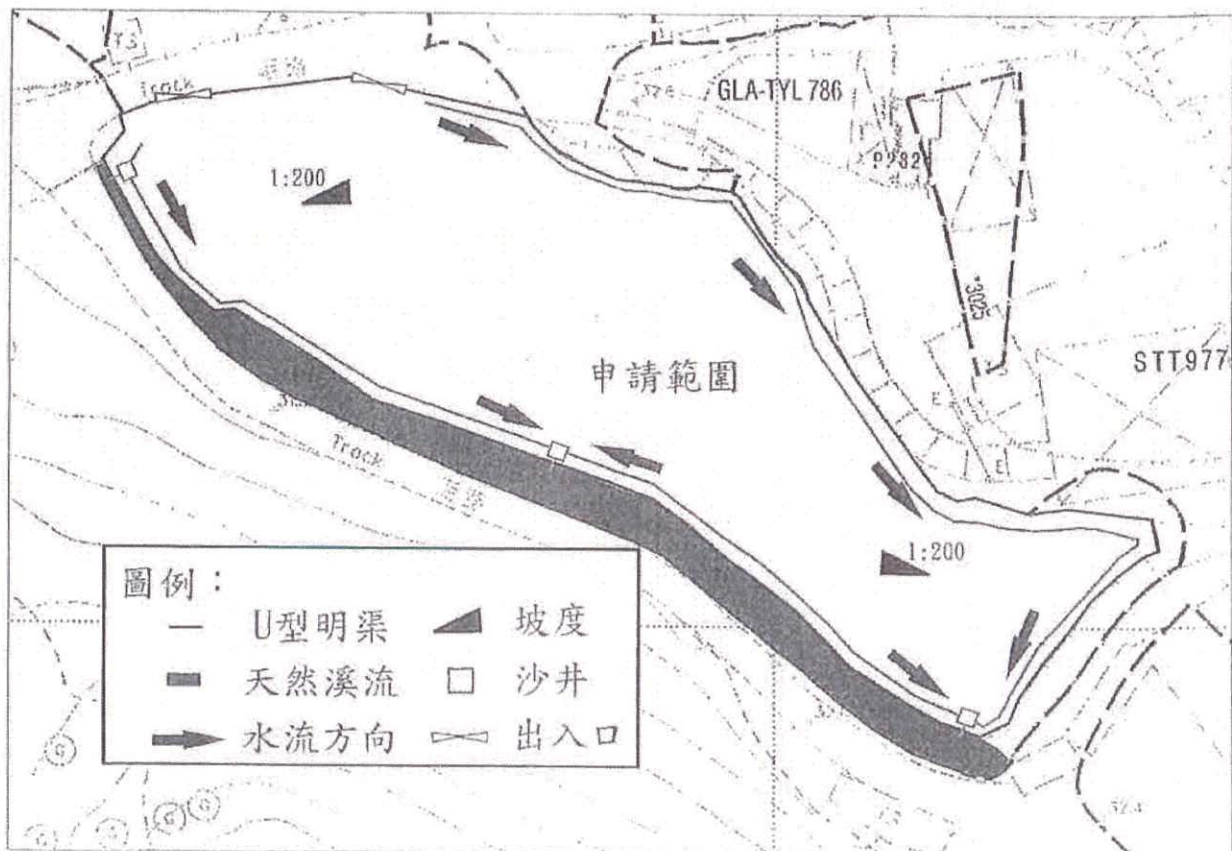


十、渠務建議

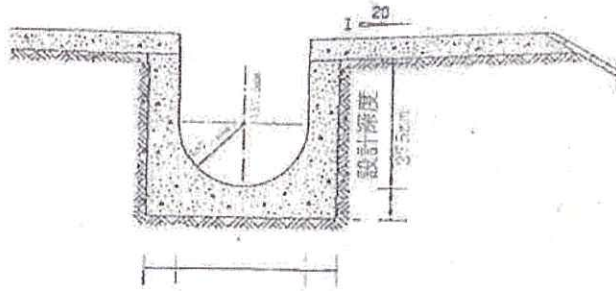
申請人會定期派專人清理渠道內的污物，避免阻塞，減低水浸的機會。

依據前次申請（批准檔案編號：TPB/A/YL-PH/814）作出渠務建議。

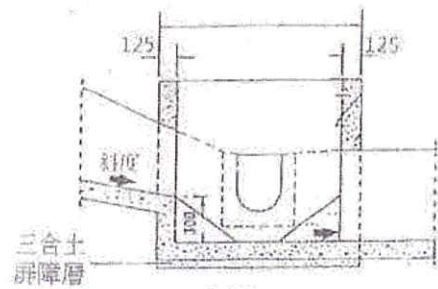
● 申請地點之排水設施圖則



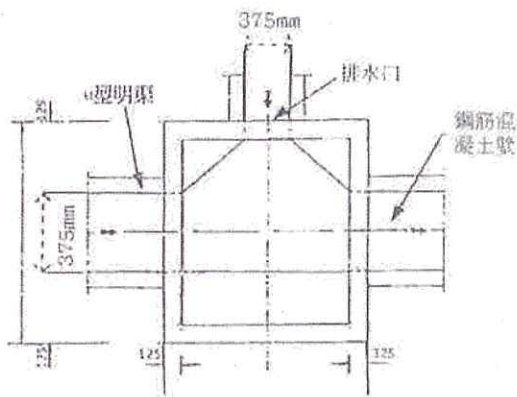
● 申請地點之 U 型明渠及沙井切面圖



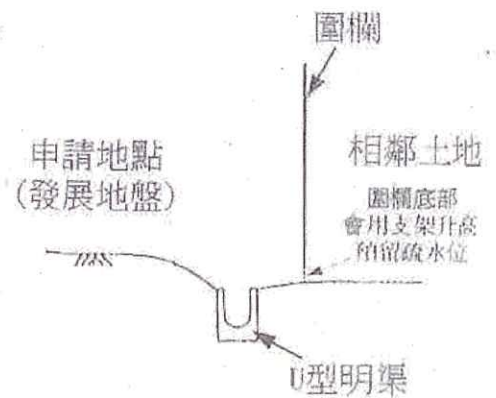
U型明渠切面圖



沙井切面圖



沙井俯視圖



U型明渠切面略圖

十一．美化環境

是為前次申請 TPB/A/YL-PH/814 之延續，申請人一直都細心照顧樹木，定期灌溉、清理雜草，以確保樹木能健康生長，植物時刻受到妥善的護理。

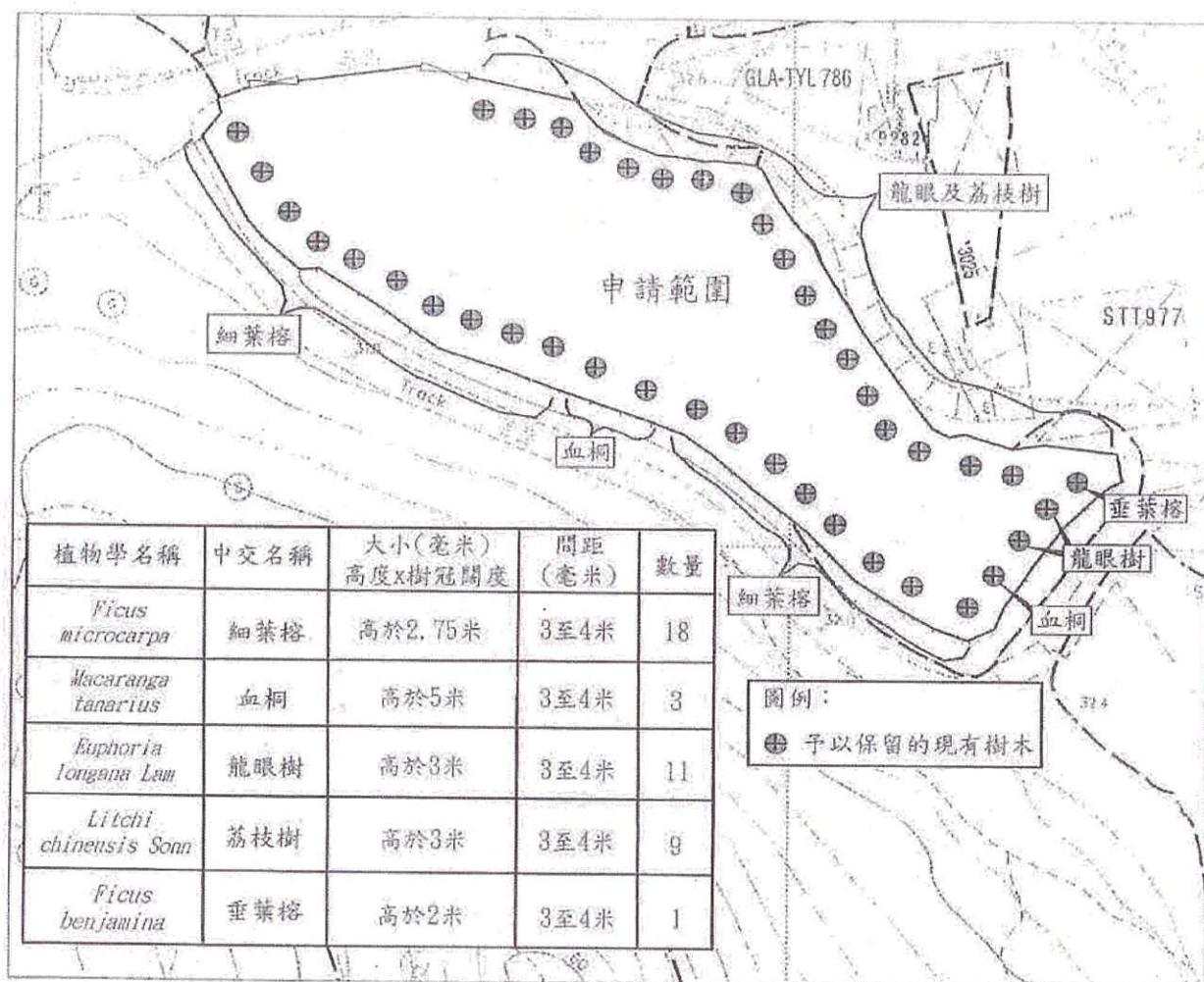
申請人會栽種範圍四周相距最少 1 米的地方建造圍欄和／或石壘或護柱，以保護範圍內的樹木和灌木免受破壞，例如，防止車輛倒車誤進栽種範圍；盡量保留所有現有樹木，特別是成齡樹；在樹木與任何不透水路面之間預留至少一米空間，樹木與建築物之間則至少相距三米。

就現有樹木，申請人／使用者會遵從以下幾點，確保四周綠化，保護樹木：

- a) 避免切割或損毀樹木的根、莖及樹枝部份
- b) 避免改變樹木四周的泥土及地高度
- c) 防止受污染的徑流滲入樹木四周的泥土
- d) 避免於樹木四周鋪設不滲透及硬的面層
- e) 避免於樹木上附加圍欄及指示牌
- f) 避免在任何樹木或灌木的十米範圍內焚燒垃圾

依據前次申請（批准檔案編號：TPB/A/YL-PH/814）作出綠化建議。

● 申請地點之美化環境圖則



十二．總結

申請人希望能繼續善用申請地點上的土地資源，避免荒廢或被人非法佔用，而且有專人負責管理，以防止被人非法放置雜物，有效地減少細菌和蚊蟲滋生，改善衛生環境。

申請地點上並無任何永久性建築物，不會對區內的規劃意向有任何抵觸，而且顧及四周自然景色，附帶條件亦能有效改善環境，與附近地區和諧無間。

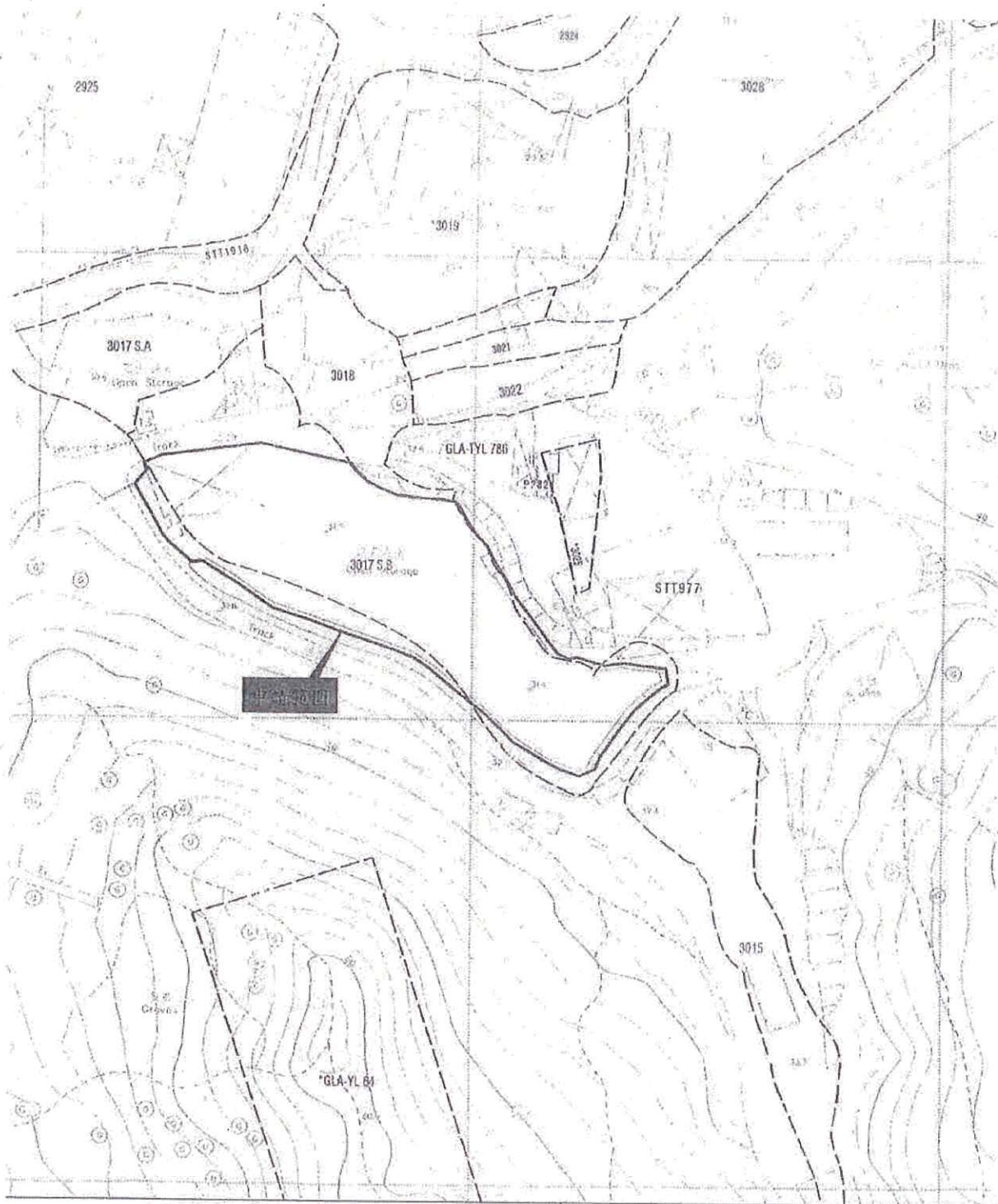
申請人提出的續期申請是與四周的環境相符，不會對附近居民造成負面影響。

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

附上：

- 1) 申請地點圖則
- 2) 申請地點之消防裝置及設備圖則

完



DD111地段第3017號B段(部分)
及毗連政府土地

SCALE 1 : 1000

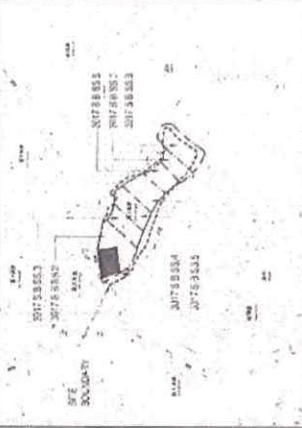
圖一
申請地點圖則

FIRE SERVICES NOTES:

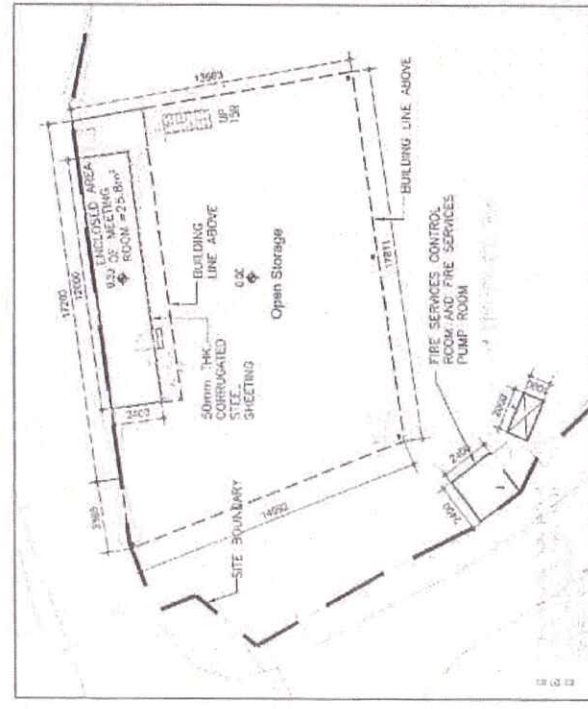
1. FIRE HYDRANT AND HOSE REEL SYSTEM
 - a. EXISTING HOSE REEL SYSTEM TO BE RETAINED.
 - b. NO FIRE HYDRANT SHALL BE LOCATED WITHIN 30M OF THE BUILDING.
 - c. EXISTING HOSE REEL SHALL BE RETAINED TO 150MM DIA. THE BUILDING SHALL BE PROVIDED WITH 20MM DIA. HOSE REEL TUBING.
 - d. EXISTING 20MM DIA. TANK TO BE PROVIDED.
2. MANUAL FIRE ALARM SYSTEM
 - a. EXISTING FIRE ALARM BELLS TO BE RETAINED FOR THE BUILDING IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF PRACTICE FOR FIRE SAFETY IN BUILDING 2011.
 - b. EXISTING VISUAL FIRE ALARMS WILL BE PROVIDED FOR THE BUILDING IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF PRACTICE FOR FIRE SAFETY IN BUILDING 2011.
 - c. EXISTING FIRE SERVICE CONTROL PANEL LOCATED AT FIRE SERVICE CONTROL ROOM TO BE RETAINED.
3. EMERGENCY LIGHTING
 - a. EXISTING EMERGENCY LIGHTING TO BE INSTALLED FOR THE BUILDING IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF PRACTICE FOR FIRE SAFETY IN BUILDING 2011.
 - b. EXISTING EMERGENCY LIGHTING TO BE INSTALLED FOR THE BUILDING IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF PRACTICE FOR FIRE SAFETY IN BUILDING 2011.
 - c. EXISTING EMERGENCY LIGHTING TO BE INSTALLED FOR THE BUILDING IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF PRACTICE FOR FIRE SAFETY IN BUILDING 2011.
4. EMERGENCY GENERATOR
 - a. NO EMERGENCY GENERATOR IS PROVIDED.
5. EXISTING DIRECTIONAL EXIT SIGN TO BE RETAINED.

LEGEND

1. BREAK GLASS ALARM CALL POINT
2. FIRE ALARM BELL
3. LED EMERGENCY TOWN SPOT LIGHT
4. HOSE REEL SET
5. DIRECTIONAL EXIT SIGN (150W) 1000MM
6. 500MM DIA. TYPE FIRE EXTINGUISHER
7. 100MM DIA. TYPE FIRE EXTINGUISHER



LOCATION PLAN
1:200



GROUND FLOOR PLAN
1:200



FIRST FLOOR PLAN
1:200

<p>Project Name: [REDACTED]</p> <p>Client: [REDACTED]</p> <p>Address: [REDACTED]</p> <p>City: [REDACTED]</p> <p>State: [REDACTED]</p> <p>Country: [REDACTED]</p>	
<p>Project No: [REDACTED]</p> <p>Revision No: [REDACTED]</p> <p>Revision Date: [REDACTED]</p> <p>Revision Description: [REDACTED]</p>	
<p>Project Manager: [REDACTED]</p> <p>Project Engineer: [REDACTED]</p> <p>Project Designer: [REDACTED]</p> <p>Project Checker: [REDACTED]</p> <p>Project Approver: [REDACTED]</p>	
<p>Project Status: [REDACTED]</p> <p>Project Date: [REDACTED]</p> <p>Project Location: [REDACTED]</p> <p>Project Contact: [REDACTED]</p>	



RE: 《A/YL-PH/814》續期申請修正案15/06/2022 15:56

From: "Winsome Au" <

To: <tpbpd@pland.gov.hk>, <cwklau1@pland.gov.hk>

Cc: "Louis Wong" <

File Ref:

2 Attachments



Executive Summary.pdf



申請範圍.jpg

致：城市規劃委員會
屯門及元朗規劃署

《A/YL-PH/814》

(更新日期：2022年6月15日)

您好，有關6月15日與閣下通電，談及申請表內有些少需要修正，現隨電郵附上有關資料以供查閱及存檔，謝謝！

申請人
長富國際有限公司
Winsome Au
Tel :

Executive Summary

I am here to apply for the Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials for a period of 3 years, located at Lot 3017 S.B. SS2, Lot 3017 S.B. SS3, Lot 3017 S.B. SS4, Lot 3017 S.B. SS5, Lot 3017 S.B. SS6 (Part), Lot 3017 S.B. SS7 (part), Lot 3017 S.B. SS8 (part) in D.D 111 and Adjoining Government Land, Wing Ning Lei, Wang Toi Shan, Pat Heung, Yuen Long, New Territories which area is about 3156.38m square. According to section 16 under Town Planning Ordinance, the captioned location is belonged to residential (Group D), Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11.

First, we will keep the existing facilities in the application site for staff office and rest room, so there will no alteration and will not create negative effect to the environment. Also there is an existing driveway connection Kam Tin Road so that it is not require constructing a new driveway and will not create negative effect to the environment.

Second, the application is simply apply for temporary unsheltered automobiles, automotive parts and building material storage. It will not develop as workshop or any constructions. The working hour will be set as Monday to Saturday, from 0900 to 1800 and off duty at night and public holidays.

Lastly, the former application of A/YL-PH/814 is included in the application site which is tally with the landscape and drainage works requested by the government departments. Thus negative influences would not occur while further construction starts.



RE: 《A/YL-PH/814》續期申請修正案 ~ 排水設施15/06/2022 16:39

From: "Winsome Au" <

To: <tpbpd@pland.gov.hk>, <cwklau1@pland.gov.hk>

Cc: "'Louis Wong'" <

File Ref:

1 Attachment



掛水設施.docx

致：城市規劃委員會
屯門及元朗規劃署

《A/YL-PH/814》

(更新日期：2022年6月15日)

您好, 有關6月15日與閣下通電, 談及提供排水設施相片正, 現隨電郵附上有關資料以供查閱及存檔. 謝謝!

申請人
長富國際有限公司
Winsome Au
Tel: _____













致：城市規劃委員會

屯門及元朗規劃署

《A/YL-PH/923》

(更新日期：2019 年 7 月 19 日)

申請人於 2022 年 7 月 13 日收到 貴處電郵，現續一回覆如下：—

FSD

As regards the attached FSI proposal, the plan was barely legible and shall be resubmitted for our further consideration.

回覆：隨函附上 FSI Proposal ~ Plan-Layout 以供查閱及存檔。

TD

(a) The trip generation and attraction for the development should be provided;

回覆：申請人並沒有意向發展旅遊業

(b) The applicant should clarify if the size ingress / access is used for vehicular or pedestrian traffic, and indicate the clear width on the layout;

回覆：隨函附上申請地點之場地設計圖則 2-v2

(c) The applicant should demonstrate the smooth maneuvering of vehicles along the local access from Kam Tin Road to the site and within the site;

回覆：隨函附上由錦田路通往申請場地的行車路線以供查閱及存檔。

(d) The applicant should clarify if parking spaces are required within the site; and

回覆：申請場地並沒有固定停車位，因為申請場地用作存放之用，如需搬運

貨物時才有車輛駛入，搬運完畢後便會駛離申請場地

如造成不便，敬請原諒。



長富國際有限公司

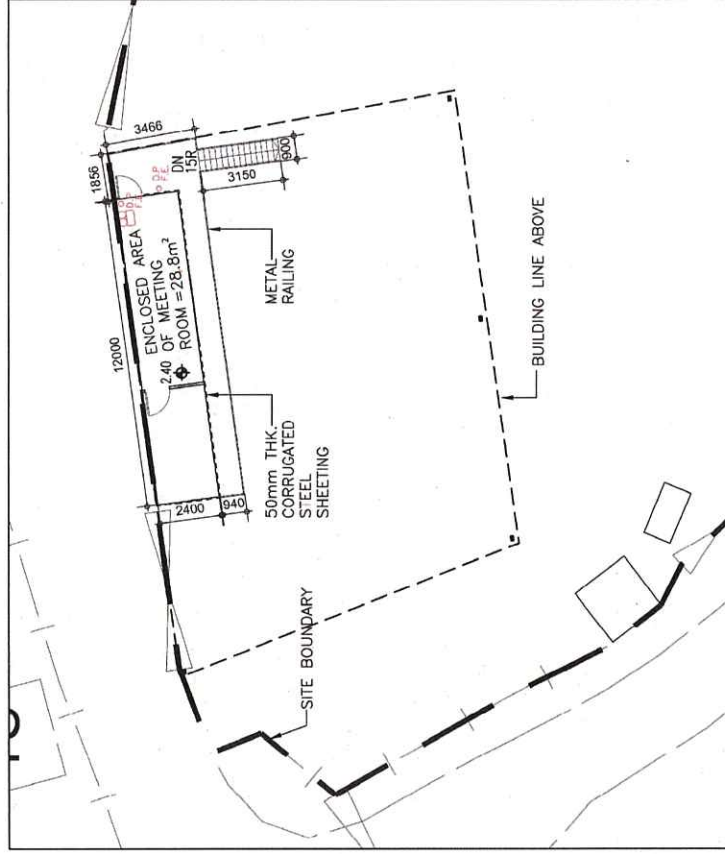
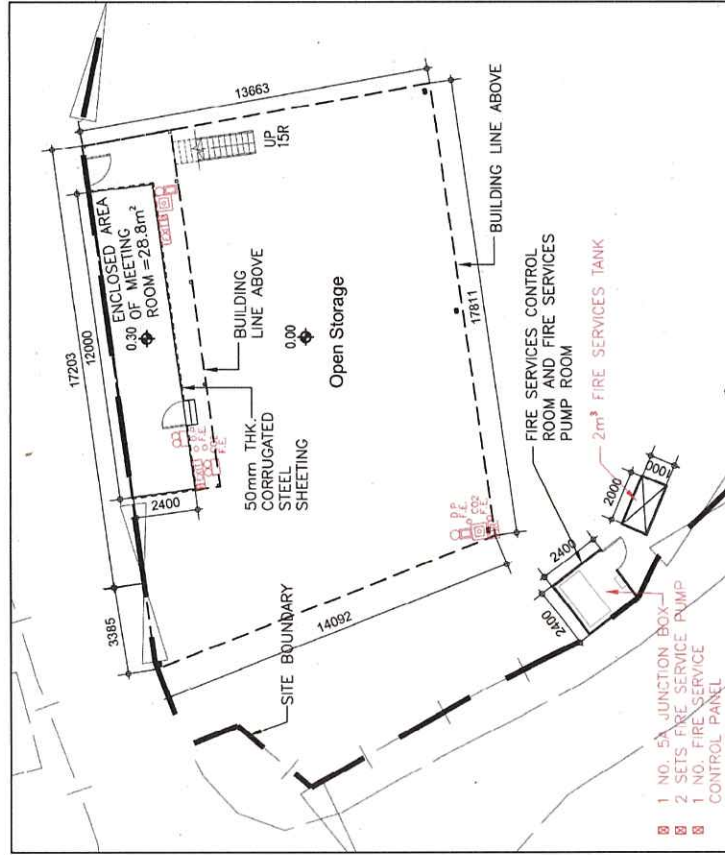
2022 年 7 月 19 日

FIRE SERVICES NOTES:

1. FIRE HYDRANT AND HOSE REEL SYSTEM:
 - a. EXISTING HOSE REEL SYSTEM TO BE RETAINED.
 - b. NO FIRE HYDRANT WILL BE PROVIDED TO THE BUILDING.
 - c. EXISTING HOSE REEL SYSTEM SHALL BE SUFFICIENT TO COVER THE BUILDING BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
 - d. EXISTING 2m³ F.S. TANK TO BE PROVIDED.
2. MANUAL FIRE ALARM SYSTEM:
 - a. EXISTING FIRE ALARM BELLS TO BE RETAINED FOR THE BUILDING IN ACCORDANCE WITH BS 5839-1:2002+A2:2008 AND HKFSD CIRCULAR LETTER NO.1/2009, 3/2010 AND 2/2012.
 - b. EXISTING VISUAL FIRE ALARMS WILL BE PROVIDED FOR THE BUILDING IN ACCORDANCE WITH HKFSD CIRCULAR LETTER NO. 2/2012 AND BARRIER FREE ACCESS 2008.
 - c. EXISTING FIRE SERVICE CONTROL PANEL LOCATED AT FIRE SERVICE CONTROL ROOM TO BE RETAINED.
3. EMERGENCY LIGHTING
 - a. EXISTING EMERGENCY LIGHTING TO BE RETAINED FOR THE BUILDING IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838 AND THE REQUIREMENT OF FSD AND BUILDINGS DEPARTMENT (UNDER CODE OF PRACTICE FOR FIRE SAFETY IN BUILDING 2011).
 - b. EXISTING SELF-CONTAINED LUMINARIED EMERGENCY LIGHTS WITH 2 HOURS BATTERY BACKUP TO BE RETAINED AT THE BUILDING.
4. EMERGENCY GENERATOR
 - a. NO EMERGENCY GENERATOR IS PROVIDED.
5. EXISTING DIRECTIONAL EXIT SIGN TO BE RETAINED.

LEGEND

1. BREAK GLASS ALARM CALL POINT
2. FIRE ALARM BELL
3. LED EMERGENCY TWIN SPOT LIGHT
4. HOSE REEL SET
5. DIRECTIONAL EXIT SIGN LIGHTING BOX
6. 5KG DRY POWER TYPE FIRE EXTINGUISHER
7. 5KG CO2 GAS TYPE FIRE EXTINGUISHER



LOCATION PLAN 1:3000



Reference No.

Revision	Date	Description

Client

Project
TEMPORARY OPEN STORAGE OF VEHICLES, VEHICLE PARTS AND CONSTRUCTION MATERIALS FOR A PERIOD OF 3 YEARS IN RESIDENTIAL (GROUP B) ZONE ITS 3017 S.B.S.S.2, 3017 S.B.S.S.3, 3017 S.B.S.S.4, 3017 S.B.S.S.5, 3017 S.B.S.S.6, 3017 S.B.S.S.7, 3017 S.B.S.S.8, 3017 S.B.S.S.9, 3017 S.B.S.S.10, 3017 S.B.S.S.11 AND ADJOINING GOVERNMENT LAND, WIND TO SHAL PAT (LOCAL) VUE LUGA

Works
TEMPORARY OPEN STORAGE OF VEHICLES, VEHICLE PARTS AND CONSTRUCTION MATERIALS

Drawing Title
FIRE SERVICES PROPOSAL

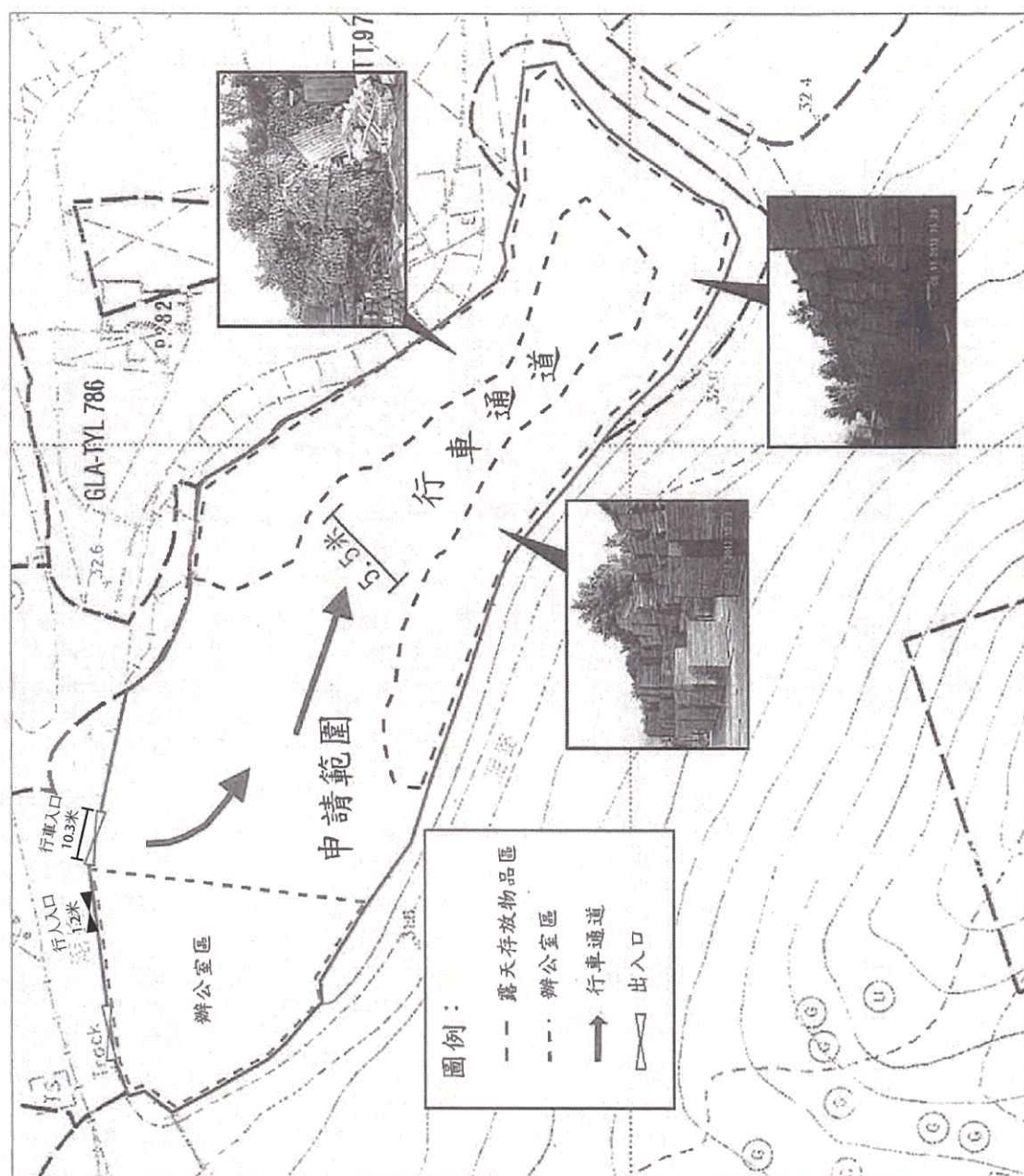
Drawing No.
F3001

Date
12 AUGUST 2020

Scale
1:200 (A3)

Drawn By
LL

Checked By





連接錦田公路的通道
Access Leading from
Kam Tin Road

KAM TIN ROAD

致：城市規劃委員會

屯門及元朗規劃署

《AYL-PH/923》

(更新日期：2019 年 7 月 21 日)

申請人於 2022 年 7 月 21 日收到 貴處下列電郵，現回覆如下：—

申請人所提交的“附帶計劃文件”內的第六點－場地設計，所提及的員工休息室，該員工休息室只用於星期一至星期六上午九時至下午六時，給予員工在辦公時間內作一個休息處，絕對不會給員工或任何等人留宿之用。

如造成不便，敬請原諒。



長富國際有限公司

2022 年 7 月 21 日

**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.

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

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental

impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:

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

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-PH/295	Temporary Open Storage of New Private Cars, Vehicle Parts and Construction Materials for a Period of 12 Months	10.9.1999
A/YL-PH/357	Temporary Open Storage of New Vehicles, Vehicle Parts and Construction Materials prior to Sale for a Period of 3 Years	30.3.2001
A/YL-PH/547	Temporary Open Storage of New Vehicles, Vehicle Parts and Construction Materials (Electric Generators) prior to Sale for a Period of 3 Years	28.9.2007 [Revoked on 28.12.2008]
A/YL-PH/589	Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials (Electric Generators) for a Period of 3 Years	7.8.2009
A/YL-PH/660	Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials for a Period of 3 Years	3.5.2013 [Revoked on 3.11.2015]
A/YL-PH/729	Temporary Open Storage (Vehicles, Vehicle Parts and Construction Materials) for a Period of 3 Years	10.6.2016
A/YL-PH/814	Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials for a Period of 3 Years	16.8.2019

Rejected Applications

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-PH/111	Temporary Open Storage of Vehicles and Vehicle Parts with Repairing Workshop for a Period of 12 Months	27.2.1998 on review	(1), (2), (3), (4)
A/YL-PH/230	Proposed Temporary Open Storage of Construction Materials for a Period of 12 Months	29.1.1999 on review	(1), (2), (4)

Rejection Reasons

- (1) The development was not in line with the planning intention of the “Residential (Group D)” zone which was to improve and upgrade the existing domestic accommodations within the zone and to cater for low-rise, low density residential

development. There was no strong justification for a departure from the planning intention even on a temporary basis.

- (2) The development was incompatible with the well wooded small knoll, located to its immediate south, which was zoned "Conservation Area".
- (3) There was land zoned "Open Storage" on the Pat Heung Outline Zoning Plan to the further south of the application Site on the other side of Kam Tin Road to meet the demand of land for the use under application.
- (4) The approval of the application would set an undesirable precedent for similar applications, the cumulative effect of which would further degrade the environment of the area.

Similar s.16 Applications within the "R(D)" Zone in the vicinity of the Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-PH/765	Temporary Open Storage of Construction Materials, Machinery, Second-Hand Vehicles and Vehicle Parts with Ancillary Office for a Period of 3 Years	6.4.2018 [Revoked on 6.7.2020]
A/YL-PH/776 [#]	Renewal of Planning Approval for Temporary "Open Storage of Construction Material and Vehicle Parts" for a Period of 3 Years	20.4.2022
A/YL-PH/789	Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years	21.9.2018 [Revoked on 21.3.2019]
A/YL-PH/810	Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years	20.9.2019 [Revoked on 20.12.2021]
A/YL-PH/831	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers for a Period of 3 Years	26.5.2020
A/YL-PH/878 [#]	Temporary Open Storage of Construction Materials, Machinery, Second-Hand Vehicles, Vehicle Parts and Ancillary Office for a Period of 3 Years	9.7.2021
A/YL-PH/881	Renewal of Planning Approval for Temporary Open Storage of Construction Material and Vehicle Parts for a Period of 3 Years	11.6.2021

Remarks:

Application straddles partly within the same "R(D)" and "AGR" zones on the OZP

Rejected Applications

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-PH/821	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	29.11.2019	(1) to (3)

Rejection Reasons

- (1) The development is not in line with the planning intention of the “Agriculture” (“AGR”) and “Residential (Group D)” (“R(D)”) zones.
- (2) The development does not comply with the TPB guidelines for “Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance”.
- (3) Approval of the application would set an undesirable precedent for other similar planning applications.

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

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

- based on the FI submitted by the applicant (**Appendix Ia**), he has no further comment on the application from traffic engineering perspective.

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

- no objection to the application.

3. Drainage

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

- no in-principle objection to the application; and
- should the application be approved, the applicant is required to maintain the existing drainage facilities implemented under the previous planning application and submit condition records of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

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

- no objection in-principle to the application subject to the FSIs being provided to the satisfaction of Director of Fire Services; and
- the submitted FSIs proposal in **Appendix Ia** is considered acceptable.

5. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint was received concerning the Site in the past three years; and
- he has no objection to the application.

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 structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

7. **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 comment on the application.

8. **Other Departments**

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Chief Engineer/Sewerage Project, Drainage Services Department (CE/SP, DSD); the Chief Highway Engineer/Works Division, Highways Department (CHE/WD, HyD); the Director of Electrical and Mechanical Services (DEMS); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); the Director of Agriculture, Fisheries and Conservation (DAFC); and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owners of the Site;
- (b) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:

- the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
- within the Site, the GL and one of the private lots are covered by the following Short Term Tenancy (STT) and Short Term Waiver (STW), details of which are listed below:

STW/STT No.	Lot / GL in D.D. 111	Permitted Use
STT 2897	GL	Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials
STW 4320	Lot 3017 S.B ss.2	

- should the application be approved, the STW/STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate, and the lot owner(s) of the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on Site, (except staff resting room), if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. 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:
- his department shall not be responsible for maintenance of any access connecting the Site and Kam Tin Road; and
 - adequate drainage measures should be provided at the Site to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;

(e) 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 latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by DEP;

(f) to note the comments of the Director of Fire Services (D of FS) that:

- regarding the implementation of the accepted FSIs proposal, the applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services; and

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- before any new building works (including containers/open sheds as temporary buildings) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- 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; and
- if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

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

參考編號

220620-151606-08455

Reference Number:

提交限期

08/07/2022

Deadline for submission:

提交日期及時間

20/06/2022 15:16:06

Date and time of submission:

有關的規劃申請編號

A/YL-PH/923

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

意見詳情

Details of the Comment :

反對，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

