

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 7日  
此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 7 JUN 2022.  
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131章)

第16條遞交的許可申請

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

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

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

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

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

2201270

17/5

by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/45T/623
	Date Received 收到日期	7 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)

FAN KAI MING 范啟銘

### 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)

NA

### 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)	LOTS NO. 16 S.B. SS. 2 (PART), 16 S.B. SS. 3, 16 S.B. RP (PART), 19 S.A AND 19 RP (PART) IN D.D. 105 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, THE 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 checked="" type="checkbox"/> Site area 地盤面積 (45) 2,309 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 474 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)	503 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	APPROVED SAN TIN OUTLINE ZONING PLAN (OZP) NO. S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	RESIDENTIAL (GROUP D) 住宅 (丁) 類
(f) Current use(s) 現時用途	TEMPORARY OPEN STORAGE AND RETAIL SALE OF CONSTRUCTION MACHINERY (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 12/04/2022 (DD/MM/YYYY), this application involves a total of ONE "current land owner(s)".  
根據土地註冊處截至 2022 年 4 月 12 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of ONE "current land owner(s)".  
已取得 1 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)
ONE	LOT NO. 16 S.B. SS. 2, 16 S.B. SS. 3, 16 S.B. RP, LOT NO. 19 S.A, 19 RP IN D.D. 105, YUEN LENG HAT	25/04/2022

(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 NA "current land owner(s)"  
已通知 NA 名「現行土地擁有人」。

Details of the "current land owner(s)" <sup>#</sup> 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)
NA	NA	NA

(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，請另買說明)

- ☐ 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 NA (DD/MM/YYYY)<sup>#</sup>  
於 NA (日/月/年)向每一名「現行土地擁有人」郵遞要求同意書<sup>#</sup>

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

NA

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

NA

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

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

☐ year(s) 年 ... NA

☐ month(s) 個月 ... NA

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ... NA ... sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積 ... NA ... sq.m ☐ About 約

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

Proposed domestic floor area 擬議住用樓面面積 ... NA ... sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ... NA ... sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積 ... NA ... sq.m ☐ About 約

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

NA

## 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

NA

Motorcycle Parking Spaces 電單車車位

NA

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

NA

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

NA

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

NA

Others (Please Specify) 其他 (請列明)

NA

NA

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

Taxi Spaces 的士車位

NA

Coach Spaces 旅遊巴車位

NA

Light Goods Vehicle Spaces 輕型貨車車位

NA

Medium Goods Vehicle Spaces 中型貨車車位

NA

Heavy Goods Vehicle Spaces 重型貨車車位

NA

Others (Please Specify) 其他 (請列明)

NA

NA

Proposed operating hours 擬議營運時間 NA																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<p>Yes 是 <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))</p> <p><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)</p> <p>No 否 <input type="checkbox"/></p>																														
(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？	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>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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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>NA</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</b>	
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-ST, 551</u>
(b) Date of approval 獲批給許可的日期	<u>19 / 07 / 2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>26 / 08 / 2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	RENEWAL OF PLANNING APPROVAL FOR TEMPORARY "OPEN STORAGE AND RETAIL SALE OF CONSTRUCTION MACHINERY" FOR A PERIOD OF THREE (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>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>THREE (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。

PLEASE REFER TO ANNEX 1 AND 2.  
請參考附件 1 及 2。



## 7. Justifications

### 規劃許可續期申請之理由

有關申請地點曾多次獲貴會批准作有關申請用途。現時基本運作都是跟之前三十年來的運作模式進行。而有關的規劃許可附帶條件的設施亦一直繼續保持完好；申請人一直無間斷有繼續履行規劃許可附帶條件的內容。而事實上有關申請的用途對各方面都沒有造成不良影響。在過去三十年來，從未影響過附近居民及交通，絕對無擾民或阻塞交通等情況發生過。

特別要提，所有上落客貨活動時刻都只在申請地點內進行，絕對不會(亦從未試過)在申請地點以外的地方進行，亦不會影響附近的公共道路及交通。

另一方面，地政總署(元朗地政處)就有關申請地點發出的短期豁免建議書(編號: 第 STW3145 號)及短期租約(編號: 第 2997 號)續獲發出。故懇請貴會能繼續批准作有關申請用途；好讓申請地點能繼續營運及提供工作給服務多年的工人。

申請地點運作時間為星期一至六，早上八時至下午七時，星期日休息。

申請人謹代表全體員工和家庭致以萬分感謝!

申請人: 范啟銘

2022 年 5 月 17 日

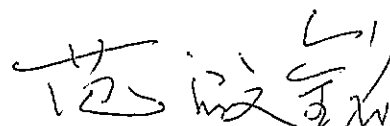
**7. Justifications**

規劃許可續期申請之理由

致: 城規會

申請人(范啟銘)現作出書面聲明，本人一直至今在有關申請地點都有繼續依足被消防處處長接受的消防裝置建議去落實去做，亦有一直繼續維持所有消防裝置及設備之完整良好。

為方便參考，現附上在 2017 年 10 月 10 日所提交及被接受的消防裝置建議書副本，以及 3 份仍然有效的消防裝置及設備證書(F.S. 251)副本。



申請人(范啟銘)

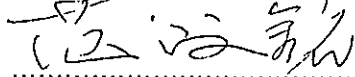
2022 年 5 月 17 日

**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

FAN KAI MING (范啟銘)

NA

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

NA

on behalf of  
代表

NA

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

Date 日期

17/5/2022

(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。)

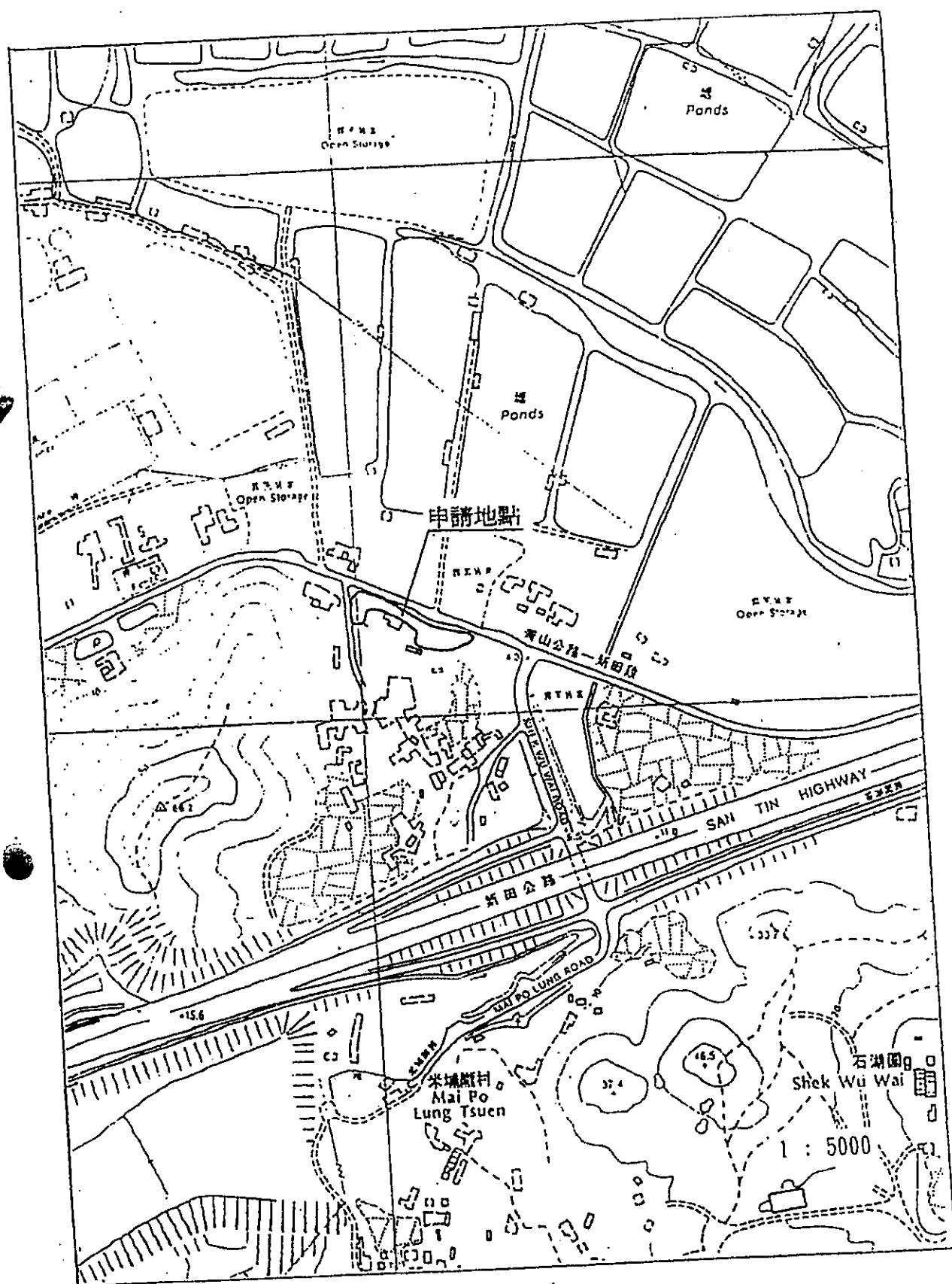
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置·地址	LOTS NO. 16 S.B SS. 2 (PART), 16 S.B SS. 3, 16 S.B RP (PART), 19 S.A AND 19 RP (PART) IN D.D. 105 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	2,309 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 503 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED SAN TIN OUTLINE ZONING PLAN (OZP) NO. S/YL-ST/8
Zoning 地帶	RESIDENTIAL (GROUP D) 住宅 (丁類)
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 THREE (3) <input type="checkbox"/> Month(s) 月 NA
Applied use/ development 申請用途/發展	TEMPORARY OPEN STORAGE AND RETAIL SALE OF CONSTRUCTION MACHINERY 臨時露天存放及零售建築機械

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	474 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	ONE (1)	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		TWO (2) Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) i.e. GROUND FLOOR AND FIRST FLOOR ONLY	
(iv) Site coverage 上蓋面積	NA % <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		SIX (6)
	Private Car Parking Spaces 私家車車位		SIX (6)
	Motorcycle Parking Spaces 電單車車位		NA
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		NA
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		NA
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		NA
	Others (Please Specify) 其他 (請列明)		NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		ZERO (0)
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)			

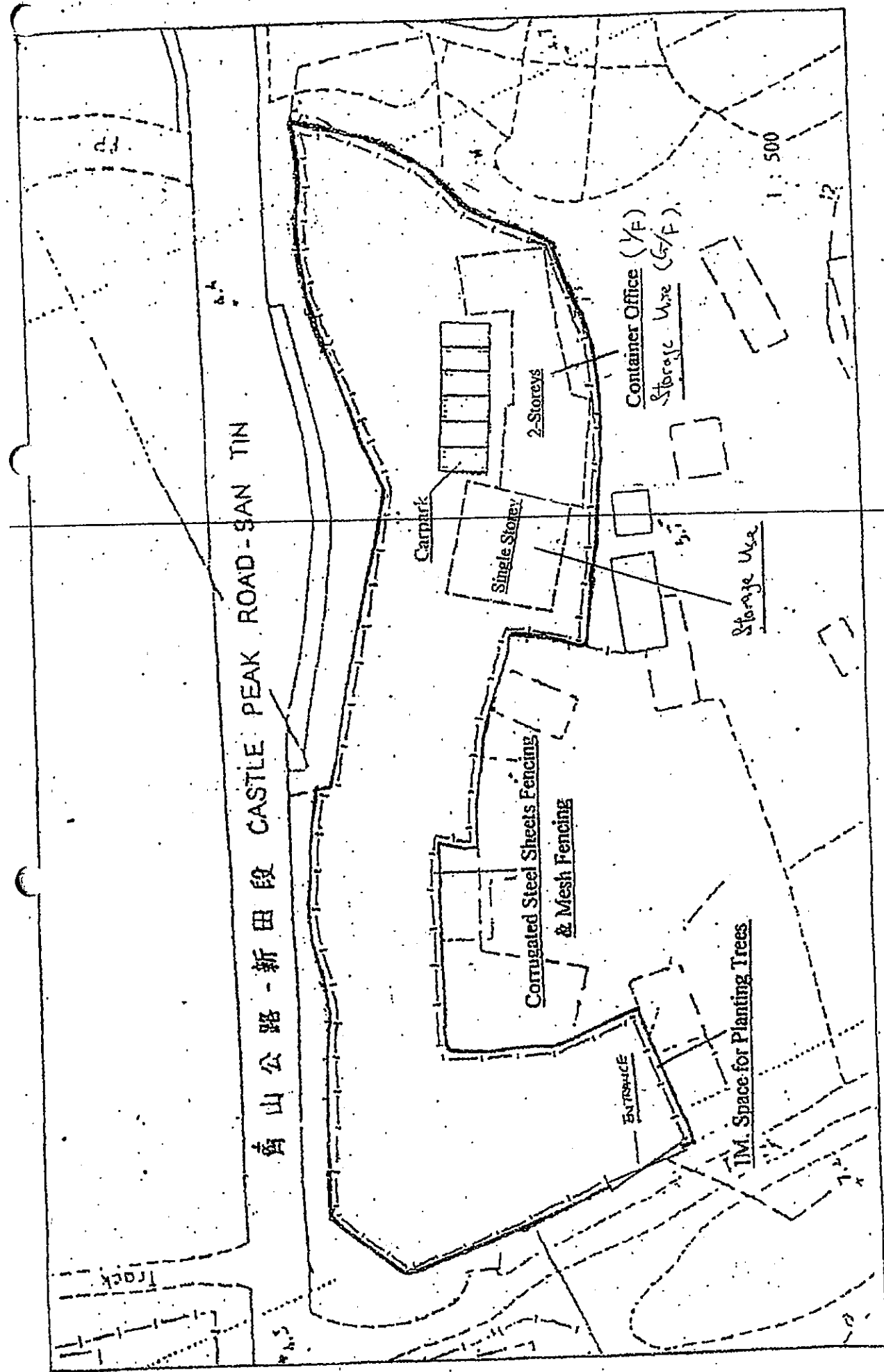
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
位置圖 LOCATION PLAN, 消防裝置布局圖 FIRE SERVICES INSTALLATION LAYOUT PLANS (即是一份共兩張已被接受的消防裝置建議書副本)		
<b>Reports 報告書</b>		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
消防裝置及設備證書 (表格 F.S. 251) 副本三張 (CERTIFICATES OF FIRE SERVICE INSTALLATION) AND EQUIPMENT: 3 COPIES		
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。



### 位置圖



Layout Plan





**FIRECOM ENGINEERING LIMITED**

**德耀消防工程有限公司**

Your Ref TPB/A/YL-ST/493  
Our Ref. FCL-17098  
Date 10<sup>th</sup> October 2017

**Planning Department**  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong

**Address :** Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years in "Residential (Group D)" zone, Lots 16 S.B RP (Part) and 19(Part) in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long

Further to our submitted letter ref. FCL-17093 dated 29 September 2017, regarding submission of F.S. layout drawings. We are writing to withdrawal all those submission due to the reason that the typo mistake of project address on the drawing. In this connection, we would like to resubmit 2 sets F.S. drawings as below for your consent: -

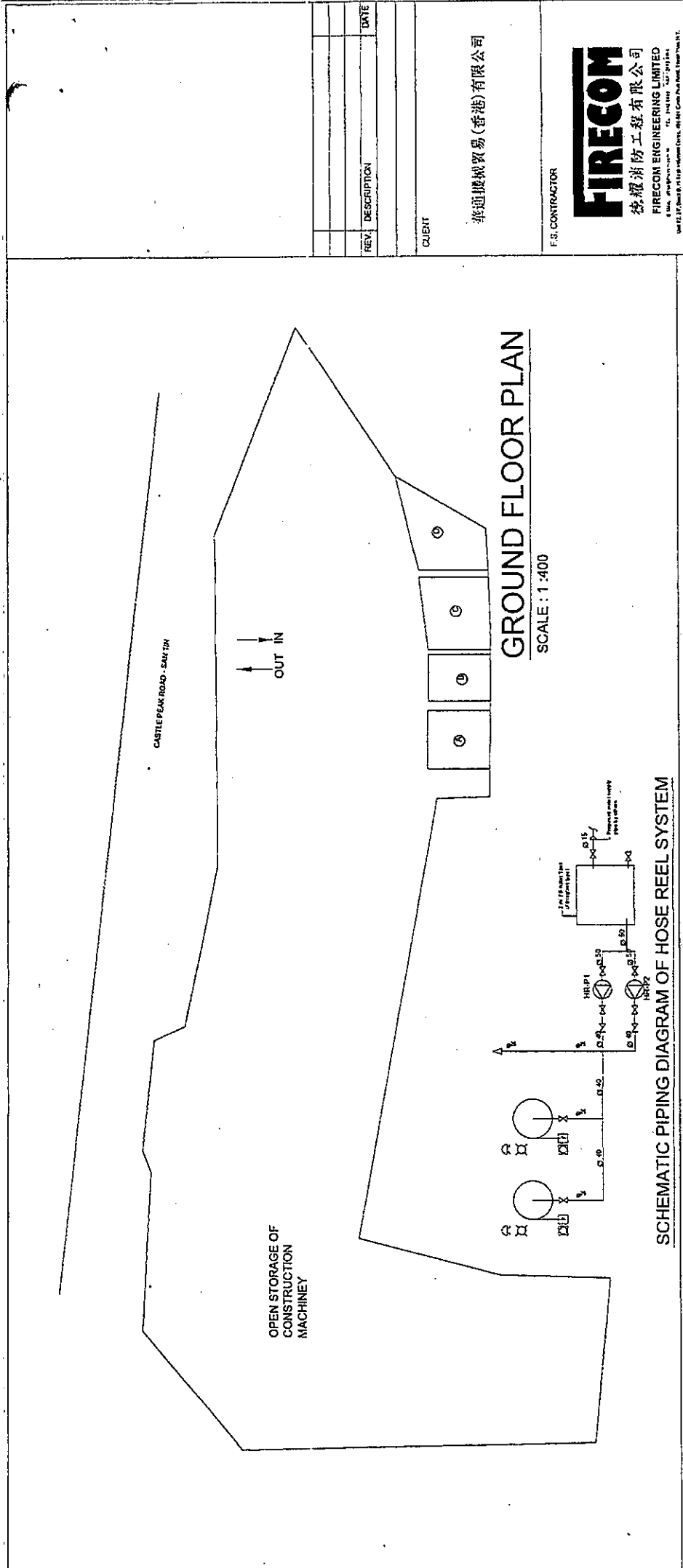
1. Fire Service Notes, Legend and Ground Floor Plan (Drawing no. : J-17799/FS-01)
2. Fire Service Installation Layout Plan (Drawing no. : J-17799/FS-02)

Should you have any further queries, please do not hesitate to contact the undersigned at

FIRECOM Engineering Limited

  
Eddie Chan  
Project Manager


w/Encl.  
c.c 華通機械貿易(香港)有限公司 (電話 :





<b>Legend:</b> Break Glass Unit 150 mm Fire Alarm Box Visual Fire Alarm Gate Valve Non-Return Valve Hose Reel Pump 5 kg Dry Powder Fire Extinguisher 2 kg Dry Powder Type Fire Extinguisher 2 kg CO2 Fire Extinguisher 5 kg CO2 Fire Extinguisher	
<b>F.S. Notes:</b> 1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266 PART 1 AND BS EN 1838. 2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5166 : PART 1. 3. FIRE ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839:1:2002+A2:2003 AND FSD CIRCULAR LETTER NO. 12/2009. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THIS ACTUATING POINT SHALL BE INCLUDE FACILITY FOR FIRE PUMP START AND AUDIOVISUAL WARNING DEVICE INITIATION. 4. A HOSE REEL SYSTEM SUPPLIED BY 2m <sup>3</sup> FS WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING. THE FS WATER TANK, FS PUMP ROOM AND HOSE REEL AS MARKED ON PLAN. 5. PORTABLE HAND-OPERATED APPROVED APPLIANCE OF 1NO. 2.0kg CO2 GAS TYPE FIRE EXTINGUISHER SHALL BE PROVIDED AT FS PUMP ROOM AND OTHER AREA AS STATED ON PLAN.	


<b>Area:</b> A - ATRIUM AREA (A) (TOTAL COVERED AREA: 152.4 m <sup>2</sup> ) TOTAL COVERED AREA: = 12m x 12.7m = 152.4m <sup>2</sup> B - ATRIUM AREA (B) (TOTAL COVERED AREA: 118.75 m <sup>2</sup> ) TOTAL COVERED AREA: = 9.5m x 12.5m = 118.75m <sup>2</sup> C - ATRIUM AREA (C) (TOTAL COVERED AREA: 152.25 m <sup>2</sup> ) TOTAL COVERED AREA: = 10.5m x 14.5m = 152.25m <sup>2</sup> D - ATRIUM AREA (D) (TOTAL COVERED AREA: 62.25 m <sup>2</sup> ) TOTAL COVERED AREA: = 14.5m x 4.5m = 65.25m <sup>2</sup>	
--	--


## Legend :


 Hose reel set C/A 30 m long rubber hose, jet nozzle/hose guide, nozzle cabinet and etc


 Break Glass Unit


 150 mm Fire Alarm bell


 Sound Fire Alarm


 Gate Valve


 Non-Return Valve

 Hose Reel Pump

 5 kg Dry Powder fire extinguisher

 2 kg Dry Powder fire extinguisher

 2 kg CO2 fire extinguisher

 5 kg CO2 fire extinguisher

## FS PUMP SCHEDULE

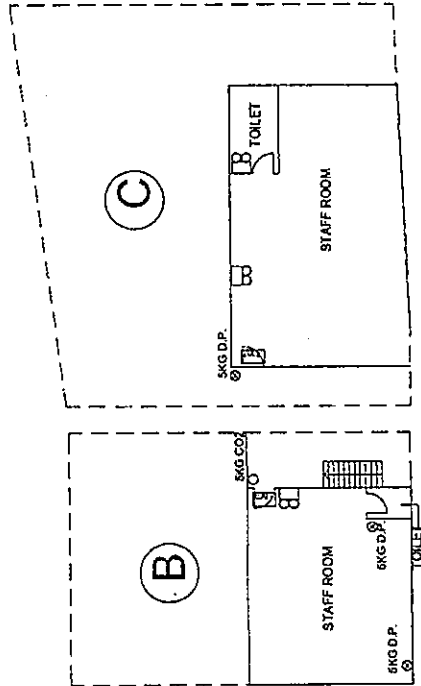
Pump Designation	Flow Rate (l/min)	Pump Head (N/m <sup>2</sup> )	Motor Rating (kW)
HR-P1 & P2	80	700	2.2

## F.S. Notes :

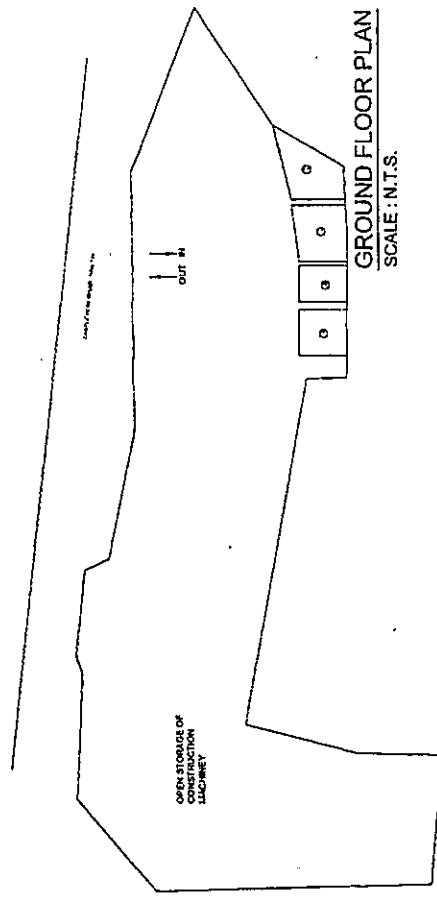
- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266:PART 1 AND BS EN 1838.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5166 : PART 1.
- FIRE ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839:1:2002+A2:2003 AND FSD CIRCULAR LETTER NO. 1/2009. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THIS ACTUATING POINT SHALL BE INCLUDE FACILITY FOR FIRE PUMP START AND AUDIOVISUAL WARNING DEVICE INITIATION.
- A HOSE REEL SYSTEM SUPPLIED BY 2m<sup>3</sup> FS WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING. THE FS WATER TANK, FS PUMP ROOM AND HOSE REEL AS MARKED ON PLAN.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE OF 1NO. 2.0kg CO2 GAS TYPE FIRE EXTINGUISHER SHALL BE PROVIDED AT FS PUMP ROOM AND OTHER AREA AS STATED ON PLAN.

<b>Legend:</b> Break Glass Unit 150 mm Fire Alarm Box Visual Fire Alarm Gate Valve Non-Return Valve Hose Reel Pump 5 kg Dry Powder Fire Extinguisher 2 kg Dry Powder Type Fire Extinguisher 2 kg CO2 Fire Extinguisher 5 kg CO2 Fire Extinguisher	
<b>F.S. Notes:</b> 1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266 PART 1 AND BS EN 1838. 2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5166 : PART 1. 3. FIRE ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839:1:2002+A2:2003 AND FSD CIRCULAR LETTER NO. 12/2009. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THIS ACTUATING POINT SHALL BE INCLUDE FACILITY FOR FIRE PUMP START AND AUDIOVISUAL WARNING DEVICE INITIATION. 4. A HOSE REEL SYSTEM SUPPLIED BY 2m <sup>3</sup> FS WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING. THE FS WATER TANK, FS PUMP ROOM AND HOSE REEL AS MARKED ON PLAN. 5. PORTABLE HAND-OPERATED APPROVED APPLIANCE OF 1NO. 2.0kg CO2 GAS TYPE FIRE EXTINGUISHER SHALL BE PROVIDED AT FS PUMP ROOM AND OTHER AREA AS STATED ON PLAN.	

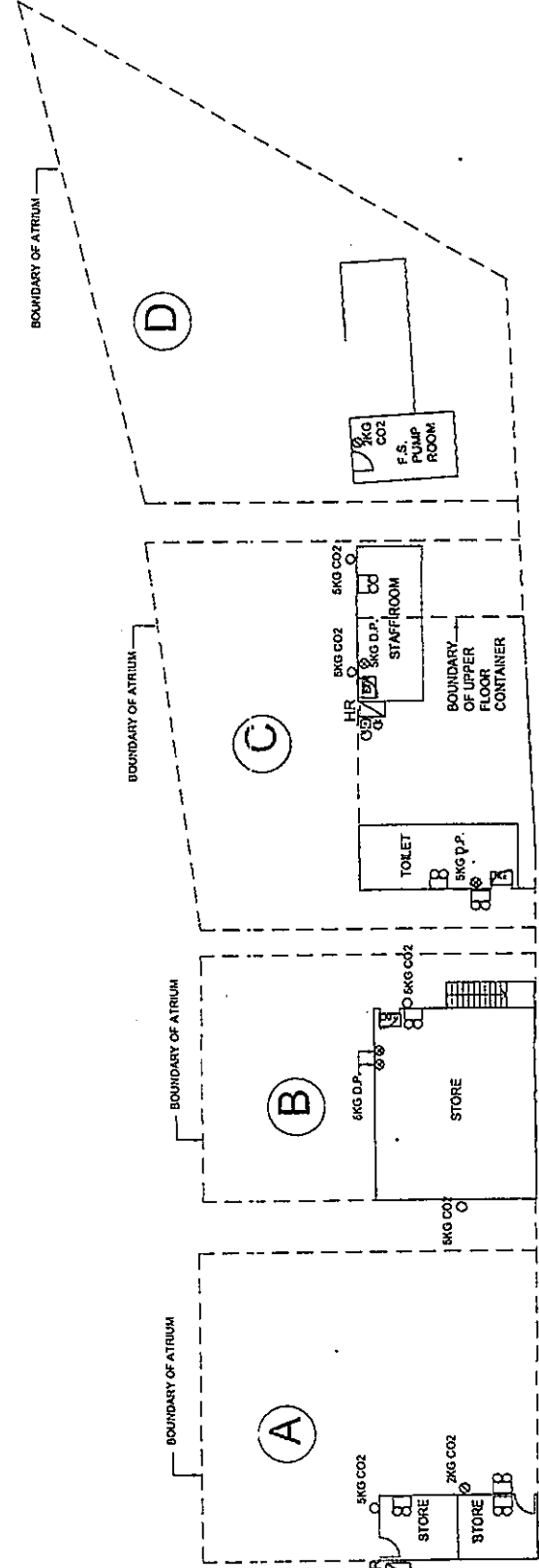
<b>Legend:</b> Break Glass Unit 150 mm Fire Alarm Box Visual Fire Alarm Gate Valve Non-Return Valve Hose Reel Pump 5 kg Dry Powder Fire Extinguisher 2 kg Dry Powder Type Fire Extinguisher 2 kg CO2 Fire Extinguisher 5 kg CO2 Fire Extinguisher	
<b>F.S. Notes:</b> 1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266 PART 1 AND BS EN 1838. 2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5166 : PART 1. 3. FIRE ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839:1:2002+A2:2003 AND FSD CIRCULAR LETTER NO. 12/2009. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THIS ACTUATING POINT SHALL BE INCLUDE FACILITY FOR FIRE PUMP START AND AUDIOVISUAL WARNING DEVICE INITIATION. 4. A HOSE REEL SYSTEM SUPPLIED BY 2m <sup>3</sup> FS WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING. THE FS WATER TANK, FS PUMP ROOM AND HOSE REEL AS MARKED ON PLAN. 5. PORTABLE HAND-OPERATED APPROVED APPLIANCE OF 1NO. 2.0kg CO2 GAS TYPE FIRE EXTINGUISHER SHALL BE PROVIDED AT FS PUMP ROOM AND OTHER AREA AS STATED ON PLAN.	



UPPER FLOOR PART PLAN (B) + (C) SCALE: 1:100



GROUND FLOOR PLAN  
SCALE: N.T.S.



LOWER FLOOR PART PLAN (A) + (B) + (C) + (D) SCALE: 1:100

REV.	DESCRIPTION	DATE

CLIENT

華通機械貿易(香港)有限公司

F.S. CONTRACTOR

**FIRECOM**

德耀消防工程有限公司  
FIRECOM ENGINEERING LIMITED  
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

PROJECT

Temporary Open Storage and Retail  
Sale of Construction Machinery for a  
Period of 3 Years in "Residential  
(Group D)" zone, Lots 16 S.B.R.P.  
(Part) and 19(Part) in D.D. 105 and  
Adjoining Government Land, San Tin,  
Yuen Long

TITLE

Fire Service Installation  
Layout Plan

DRAWING NO. J17700FS-02

DRAWN	DATE	SCALE	AS SHOWN
Eddie Chan	02/2017	PAPER SIZE	A1
CHECKED	DATE	APPROVED	FILE NAME
Eddie Chan	02/2017	Eddie Chan	0
Eddie Chan	02/2017	Eddie Chan	0

## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界沙田上水壆路1號  
沙田政府合署12樓



## Planning Department

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

查詢熱線 Your Reference  
查詢編號 Our Reference TPB/A/YL-ST/493  
電話號碼 Tel. No.: 2158 6271  
傳真號碼 Fax No.: 3105 0057

郵寄及傳真

德耀消防工程有限公司

先生/女士:

履行規劃許可附帶條件(g)項  
(規劃申請編號: A/YL-ST/493)

本處於 2017 年 9 月 29 日及 2017 年 10 月 10 日收到你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。
- ☐ 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，上述附帶條件仍被視作尚未履行。

有關消防處處長就附帶條件(g)所提出的詳細意見請見附件。很抱歉因為人手短缺，我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問，請直接聯絡規劃署陳銘冲先生(電話：)

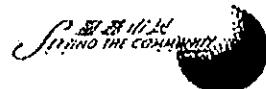
規劃署粉嶺、上水及元朗東規劃專員

(錢敏儀女士



)

2017 年 12 月 6 日



附件

消防處處長的詳細意見：

Please advise the applicant 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.

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處編號

Name of Client:

顧客姓名

華通機械貿易香港有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 100B, F.T. 100 and 101, F.T. 100

Street/Road/Estate Name:

街道/屋苑名稱

新田

Block:

座

District:

分區

元朗

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
1	13 x 應急照明燈 (Hi Lux Model: G75L13) (Apollo Model: A-L-200) (Zebra Model: Z100) (Mars Model: M-T-100)	As above	Conforms with FSD requirements	4-1-2022	3-1-2023
12	6 x 出口指示牌 (Auto-Lum Model: A-L-100) (Apollo Model: A-L-100)	"	Conforms with FSD requirements	"	"

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

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

## Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized Signature:  
受權人簽署

Name:

姓名

LI SAU PING

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱

Intercept Fire &amp; Security

Tech.Ltd

Telephone:

聯絡電話

Date:

日期

11-1-2022

For FSD use only.

Inspected



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處編號

A

Name of Client:

顧客姓名

華運保險貿易有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

新田

Block:

座

District:

分區

元朗

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
23	消防喉轆 x 2套	As above	Conforms with FSD requirements	4-1-2022	3-1-2023
"	消防正副泵 x 2台			"	"
"	消防喉轆掣控制箱 x 1套			"	"
13	手動火警鐘響煙警鐘		Conforms with FSD requirements	"	"
"	火警鐘 x 2套			"	"
"	消防控制指示箱 x 1套			"	"

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

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

## Part 3 第三部 Defects 損壞事項

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

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

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

LI SAU PING

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱

Intercept Fire &amp; Security

Tech.Ltd

Telephone:

聯絡電話

Date:

日期

11-1-2022

For FSD  
use only:

Inspected



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:  
消防處編號

A

Name of Client:

顧客姓名

華通機械貿易香港有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 163, B, R/P (Part) and 19 (Part)

Street/Road/Estate Name:

街道/屋苑名稱

新田

Block:

座

District:

分區

元朗

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社內Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	1x2 KG CO2 GAS TYPE F.E.	AS ABOVE	Conforms with FSD requirements	4-1-2022	3-1-2023
"	5x5 KG CO2 GAS TYPE F.E.	"	Conforms with FSD requirements	"	"
"	8x5 KG DRY POWDER	"	Conforms with FSD requirements	"	"

## 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	1x2 KG CO2 GAS TYPE F.E.	AS ABOVE	TO SUPPLY AND INSTALL	Conforms with FSD requirements	4-1-2022
"	1x5 KG CO2 GAS TYPE F.E.	"	TO SUPPLY AND INSTALL	"	"

## Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

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

Authorized  
Signature:  
受權人簽署

Name:

姓名

Cheung Wai Keung

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱

Intercept Fire &amp; Security

Tech Ltd

Telephone:

聯絡電話

Date:

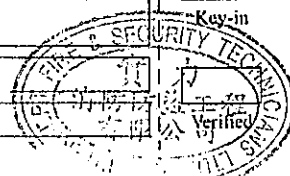
日期

11-1-2022

For FSD  
use only:

Inspected

Key-in





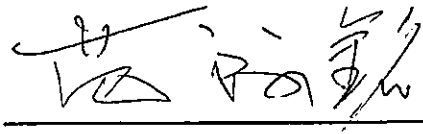
補充資料

致：城規會

申請人(范啟銘)現作出聲明，申請地點只有一個構築物，牽涉兩層高，此構築物之高度大概為五米半(5.5m)。

申請地點只有六個泊車位，全部是私家車泊位，三個泊車位供外訪客人用，其餘三個供申請人及僱員用。

申請地點運作時間為星期一至六，早上八時至下午七時，星期日及公眾假期休息。



申請人(范啟銘)

(TPB/A/YL-ST/623)

2022 年 6 月 10 日

**DATE: 10th June, 2022**

**補充資料**

致：城規會

**RE: Application No. TPB/A/YL-ST/623**

(1) 六個私家車泊位其實是幾十年前之最先預算，代表當時對將來蓬勃市道的祈盼。但事實上一直未試過有一日是泊滿六個私家車位。通過多年的實踐，實際上是人流稀疏，根本不需要六個私家車泊位。一般來說，平日申請人大多外出聯絡業務，很少時間泊車在申請地點內。至於僱員，所有人都是乘搭公共交通工具往返，不需要泊車位。由於申請地點偏僻，造成人流稀少，雖然間中有顧客來看貨，但大部份外訪客人絕大多數是乘搭公共小巴或的士來回，很少機會自行駕車來探訪。事實上現在至少有四個私家車泊位主要是後備用途，無實質用途，只是遞交申請的地盤平面圖一直沿用至今，若無必要就沒有作出刻意改變平面圖上的資料，其實地盤平面圖上顯示之泊車位不是有固定位置的，應該是隨意的。

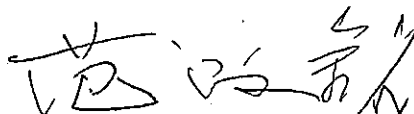
現在平均周一至周六，每日只有 1 至 2 部私家車出入，每部車每日出入一次。星期日及公眾假期申請地點關閉，沒有車輛出入。

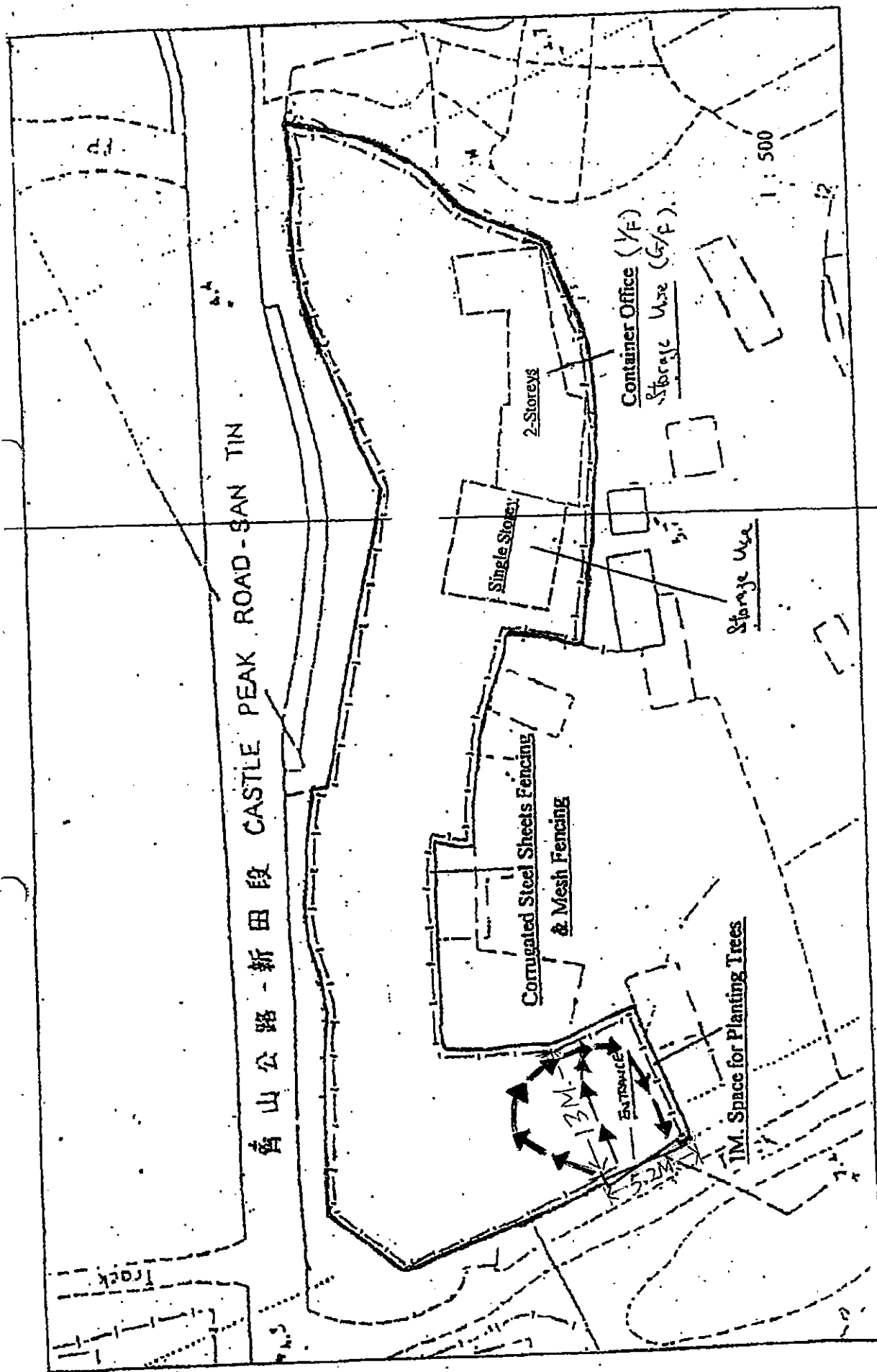
(2) 申請地點的進入及出口都是同一點位置，闊度是 5.2 米(5.2M)，處於後面(即地盤平面圖的左下方)，見附圖(淺黃色的位置)。

(3) 申請地點的進入/出口是有足夠空間給車輛轉彎掉頭走，此空間至少的面積有 5.2 米(5.2M)乘 13 米(13M)，至於車輛轉彎掉頭走的方向，請參考附圖之紅色箭咀。

(4) 所有建築機械被運送到申請地點，運輸車會經過進出入之閘口進入場地內，然後在前面之大空地便卸貨，完成後，運輸車便轉彎掉頭走，所有建築機械被卸後再由場內的吊雞車和刮車等運輸工具負責於場內輸送。事實上挖土機被卸後是可以由場內工人駕駛向前行。卸貨之整個程序全部留在場內運作，不會影響旁邊的交通。

至於運輸車輛轉彎掉頭走的方向，請參考附圖之紅色箭咀。

  
申請人(范啟銘)



Layout Plan



**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. 13F)**

According to TPB PG-No. 13F, the Site falls within Category 3. The following criteria are relevant:

Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. In that connection, 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. 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, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

**Relevant Extracts of Town Planning Board Guidelines for  
Renewal of Planning Approval and  
Extension of Time Limit for Compliance with Planning Conditions  
under Section 16 of the Town Planning Ordinance (TPB PG-No. 34D)**

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

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

**Approved Applications**

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/53	Temporary Open Storage and Retail Sale of Construction Machinery and Parts for a Period of 12 Months	22.5.1998 (RNTPC)
2.	A/YL-ST/85	Temporary Retail Sale and Open Storage of Construction Machinery for a Period of 12 Months	28.5.1999 (RNTPC)
3.	A/YL-ST/124	Proposed Residential Development	5.5.2000 (RNTPC)
4.	A/YL-ST/133	Temporary Retail Sale and Open Storage of Construction Machinery for a Period of 3 Years	30.6.2000 (RNTPC)
5.	A/YL-ST/244	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	15.8.2003 (RNTPC)
6.	A/YL-ST/327	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	19.1.2007 (RNTPC)
7.	A/YL-ST/386	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	19.3.2010 (RNTPC)
8.	A/YL-ST/432	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	7.6.2013 (RNTPC)
9.	A/YL-ST/493	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	26.8.2016 (RNTPC)
10.	A/YL-ST/508	Proposed Temporary Cold Storage for a Period of 3 Years	12.1.2018 (RNTPC) (Revoked on 12.6.2020)
11.	A/YL-ST/551	Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years	19.7.2019 (RNTPC)
12.	A/YL-ST/573	Proposed Temporary Cold Storage for a Period of 3 Years	10.7.2020 (RNTPC)

### Rejected Applications

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-ST/224	Temporary Container Tractor/Trailer Park for a Period of 3 Years	7.2.2003 (RNTPC)	(1), (2)

### Rejection Reason(s):

- (1) There was insufficient information in the submission to demonstrate that the roosting site for bats would not be adversely affected by the operation of the proposed development.
- (2) There was insufficient information in the submission to demonstrate that the development would not generate adverse environmental, drainage and landscape impacts on the surrounding areas.



**Similar s.16 Applications in the vicinity of the Site within the same “Residential (Group D)” Zone on the San Tin Outline Zoning Plan No. S/YL-ST/8 in the Past Five Years**

**Approved Applications**

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/511	Proposed Temporary Open Storage and Retail Shop of Vehicle Parts and Accessories for a Period of 3 Years	8.12.2017 (RNTPC)
2.	A/YL-ST/524	Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with Ancillary Facilities for a Period of 3 Years	1.6.2018 (RNTPC)
3.	A/YL-ST/528	Temporary Open Storage of Second Hand Motor Vehicles (including Medium Goods Vehicles and Containers Tractors but excluding Trailers) for Sale and a Covered Works Area for a Period of 3 Years	17.8.2018 (RNTPC)
4.	A/YL-ST/535	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	18.1.2019 (RNTPC)
5.	A/YL-ST/538	Temporary Retail Shop (Container Tractors, Medium Goods Vehicles, Vehicle Parts and Building Materials) for a Period of 3 Years	12.4.2019 (RNTPC) (Revoked on 12.9.2021)
6.	A/YL-ST/546	Temporary Open Storage of Recyclable Metal with Ancillary Office for a Period of 3 Years	21.6.2019 (RNTPC)
7.	A/YL-ST/548	Proposed Temporary Shop and Services (Retail of Construction Material) for a Period of 3 Years	5.7.2019 (RNTPC)
8.	A/YL-ST/589	Renewal of Planning Approval for Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with Ancillary Facilities for a Period of 3 Years	28.5.2021 (RNTPC)
9.	A/YL-ST/613	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	4.3.2022 (RNTPC)
10.	A/YL-ST/620	Temporary Open Storage of Recyclable Metal with Ancillary Office for a Period of 3 Years	24.6.2022 (RNTPC)



**Government Departments' General Comments**

**1. Land Administration**

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

- advisory comments as detailed in **Appendix V**.

**2. Traffic**

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

- no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period;
- loading/unloading activity is only allowed within the Site at all times during the planning approval period; and
- advisory comments as detailed in **Appendix V**;

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

- advisory comments as detailed in **Appendix V**.

**3. Landscape**

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

- as the Site falls within "R(D)" zone, which is a non-landscape sensitive zoning, no significant landscape impact arising from the proposed development is anticipated.

**4. Drainage**

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- the applicant shall provide DSD a set of latest record photographs showing the completed drainage works (including the internal condition of the drains) with the corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to a comprehensive set of photographs;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on

site under proper maintenance at all times; and

- advisory comments as detailed in **Appendix V**.

## **5. Fire Safety**

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

- he has no objection in principle to the captioned renewal application subject to the existing FSIs implemented on the site being maintained in efficient working order at all times.

## **6. Buildings Matters**

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

- advisory comments as detailed in **Appendix V**.

## **7. Other Departments**

- The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has no objection to the application.
- The following departments have no comment on the application:
  - Director of Agriculture, Fisheries and Conservation;
  - Project Manager (West), Civil Engineering and Development Department;
  - Chief Engineer/Railway Development 2-2, Highways Department;
  - District Officer (Yuen Long), Homes Affairs Department; and
  - Commissioner of Police.

**Recommended Advisory Clauses**

(a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

- the Site comprises Old Scheduled Agricultural Lots (OSALs) and Government Land (GL). The OSALs are 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.16 S.B RP in D.D. 105 is covered by Short Term Waiver (STW) No. 3145 for the purposes of “Storage and Retail Sale of Construction Machinery and Ancillary Use”;
- portions of GL (about 443 m<sup>2</sup>) in the Site are covered by Short Term Tenancy (STT) No.2997 for the purposes of “Temporary Open Storage and Retail Sale of Construction Machinery”. No permission is given for the occupation of the remaining GL included in the Site (about 70m<sup>2</sup> subject to verification). The act of occupation of GL without Government’s prior approval is not allowed; and
- should planning approval be given to the subject planning application, the STT/STW holder(s) will need to immediately apply to his office for modification of the STT/STW conditions where appropriate. Also, the applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. The owner(s) of lots without STW will need to immediately apply to his office to permit the structures to be erected or regularise any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;

(b) to note the comments of the Commissioner for Transport (C for T) that:

- the Site is connected to public road network via a section of a local access which is not managed by Transport Department. The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
- as there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access; and
- the applicant is reminded to ensure vehicles would not encroach the opposite lane when turning to Castle Peak Road – San Tin from the Site via the vehicular access, and vice versa;

- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the access arrangement of the Site from Castle Peak Road – San Tin should be commented by the Transport Department;
  - HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin; and
  - adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads or exclusive road drains;
- (d) 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” to minimise potential environmental impacts on the surrounding areas;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
  - the applicant is reminded that the proposed drainage proposal / works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
  - no public sewerage maintained by CE/MN, DSD is currently available for the connection. For sewage disposal and treatment, agreement from DEP shall be obtained; and
  - the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future;
- (f) 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 the Site, prior approval and consent of the Buildings Department (BD) should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
  - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are UBW under BO and should not be designated for any proposed use under the captioned application;
  - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO;

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

220620-151847-07516

**提交限期****Deadline for submission:**

05/07/2022

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

20/06/2022 15:18:47

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

A/YL-ST/623

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

先生 Mr. Lam Ka Hing

**意見詳情****Details of the Comment :**

反對，鄉郊設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。



# 新田鄉鄉事委員會

SAN TIN RURAL COMMITTEE

地

敬啟者：

(傳真及郵遞文件)

反對新田丈量約份第105約地段第16號B分段第2小分段(部分)、

第16號B分段第3小分段、第16號B分段餘段(部分)、

第19號A分段及第19號餘段(部分)和毗鄰政府地

臨時露天存放及零售建築機械用途的規劃許可續期(為期3年)

(申請編號：A/YL-ST/623)

就有人向城規會申請在新田米埔隴附近作臨時露天存放及零售建築機械用途的規劃許可續期(為期3年)，本鄉反對有關發展計劃，認為該申請發展用途的車輛出入口非常接近青山公路轉灣位置，其對面亦有一個主要露天倉車輛出入口，故若再批准此規劃許可申請，會對當區構成交通安全隱患。

此致

城市規劃委員會



新田鄉鄉事委員會

主席：文美桂

首副主席：黎志超

副主席：文貴旗 謹啟

2022年7月4日