

The document is received on 16 NOV 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

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

2302910 8/11 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7C-ST/662
	Date Received 收到日期	10 NOV 2023

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

1. Name of Applicant 申請人姓名/名稱

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

PEON CHAI LAI 潘志礼

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)	元朗新田粉嶺圍 DD105 餘 341 (部分) 353 (部分) 354 (部分) 210 (部分) 毗鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 925 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 153 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)	..... 152 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	R CD
(f) Current use(s) 現時用途	臨時汽車維修工場建寫字樓 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 6-7-2023 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 6-7-2023 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☒ others (please specify)
其他(請指明)

1. 我在2023年7月6日將有關規劃許可申請通知書寄給元朗新田鄉事委員會及張裕欣辦事處的告示板上。
2. 本人同時在2023年7月6日將另一份有關規劃許可申請通知書張貼在冠忠汽車工程有限公司工場大門門口。

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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時汽車維修工場連寫字樓 (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 checked="" type="checkbox"/> year(s) 年 3 <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	705 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	220 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
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	153 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	153 .....sq.m <input checked="" 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)	
兩層全商舖，上層做寫字樓， 下層做汽車維修	
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	2 ✓
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																																	
星期一至星期六 上午 9.30 - 下午 6.00 工作 星期日及公眾假期休息																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 青山公路																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

1. 該地盤的東面是鉅作五金廠鐵倉，南面是青山公路，高連公路，西面是祥豐通車行，北面是曉龍炭坭廠，令長空曠地，沒有住宅，沒有影響他人。
2. 由於鄰近公路，靠近公路上行駛，出事之嚴重，能第一時間做到救車援救工作，能及時有力及運輸業服務。
3. 該地盤由1996年做玩車維修工作至今，勞工署、康樂署、渠務署、路政署、運輸署及消防處等政府官員來檢查時都認為滿意。
4. 公司共有員工8人，即有8個家庭，也是為了生活。
5. 工場運作時間：

上午9:30 - 下午18:00

星期一至星期六工作

星期日及公眾假期休息

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

..... POON, CHI LAI 潘志礼

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

on behalf of

代表

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

Date 日期

27-10-2023

..... (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。)

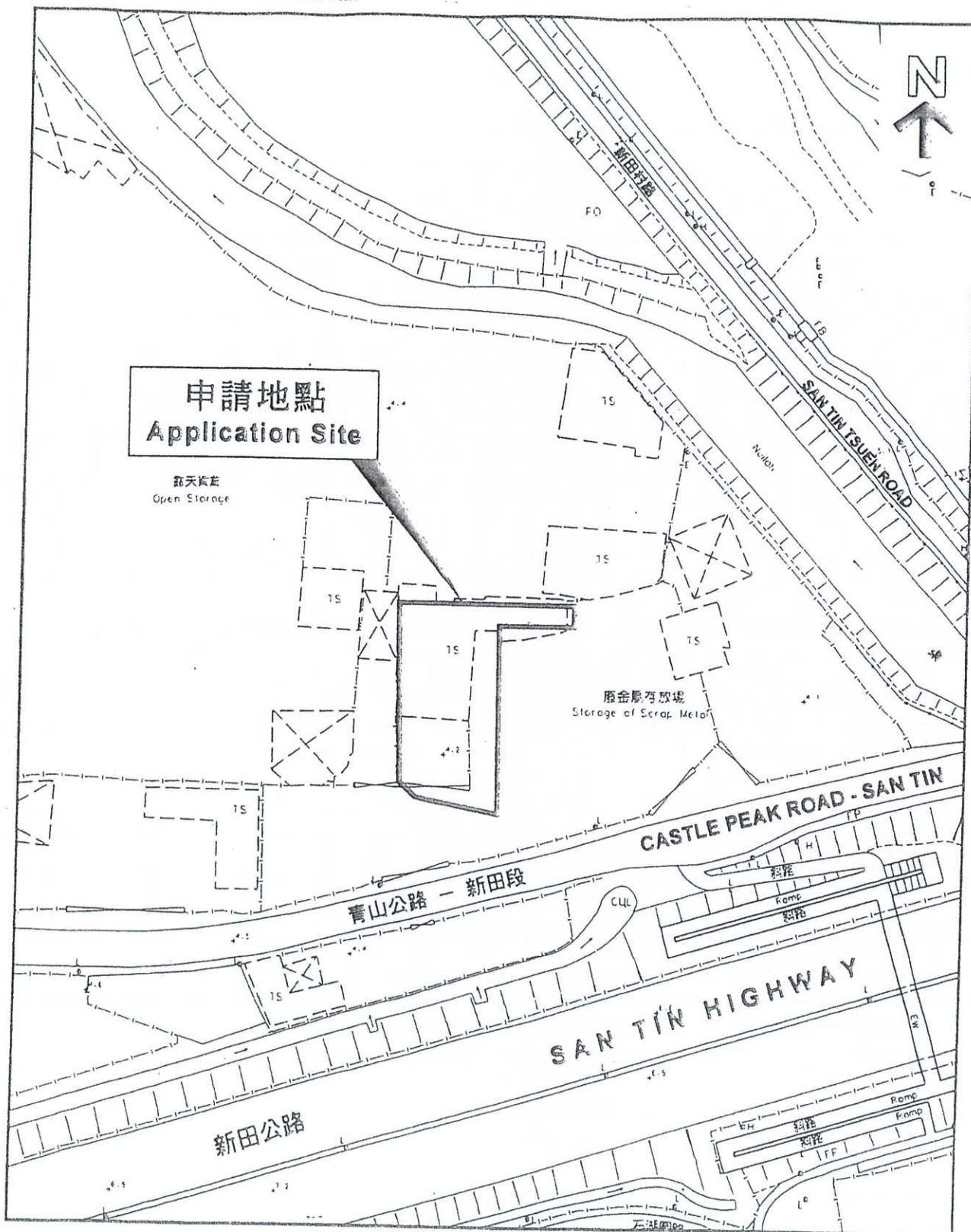
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	元朗新田石湖圍 105 號 341 SBRP (新份) 353 (新份) 354 (新份) 210 (新份) 新田新田政府土地	
Site area 地盤面積	925 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地)	152 sq. m 平方米 <input checked="" type="checkbox"/> About 約
Plan 圖則	S/YL-ST/8	
Zoning 地帶	R (D)	
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月	
Applied use/ development 申請用途/發展	臨時花車維修工場建寫字樓。	

(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	153 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		7 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

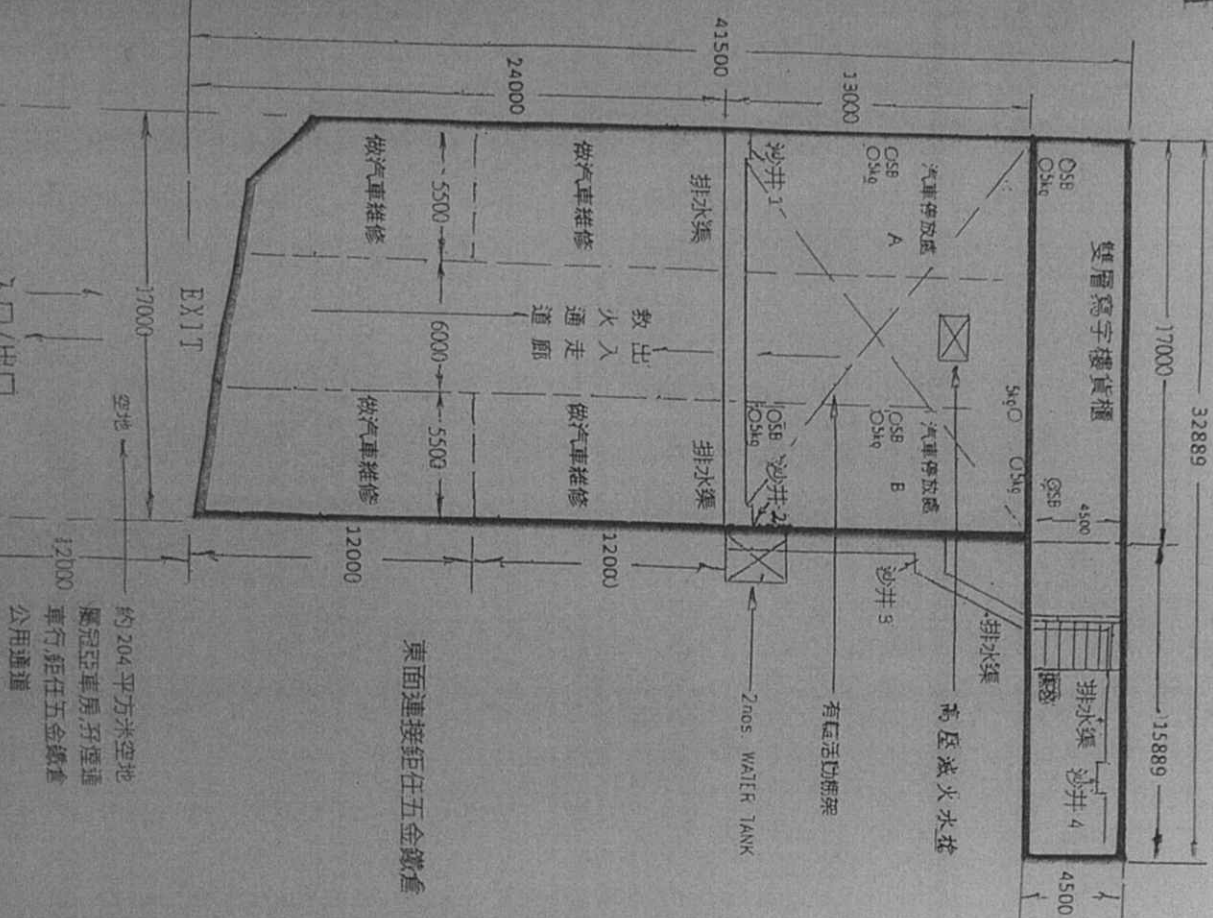
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
位置圖, 消防設計圖, 排水設計圖, 車輛出入圖.		
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。



臨時汽車維修工場平面圖 SITE PLAN



1. 工場製履寫字樓每層高3米，全高6米，有153平方米，

工場總面積 925 平方米

- 場東面連接鉅仔五金鐵倉，西面連接子煙
通車行，北面連接港龍貨櫃場，工場正面對住
大馬路，左邊鐵皮三面通風

2. 工場設有大車維修車位 3 個, 規格 12 米 \times 5.5 米
小車維修車位 1 個, 規格 9.5 米 \times 5.5 米

3. 工場有 6 個小棚架組合成一個棚架，面積約 220 平方米，高約 6 米，有腳輪，可以移動，是停放汽車地方 A B

4. 工場對出約有 204 平方米石屎空地，是冠亞車房
升空通車行，距任五金紙倉公用通道

LEGEND

5kg 5KG DRY POWDER
SB (1) (1) TUNGSTEN

總面積 925 平方米

SCALE 1:200 (1:4) R

元晴新田丈量約翰第105號地段第341號B分區林段(部分)
案第353號(部分)、案第354號(部分)及第210號(部分)和毗連政府土地

32885



東面連接鉅任五金鐵倉

INGRESS/EGRESS

約204平方米空地
麗冠亞車房, 升煙通
車行, 鉅任五金鐵倉
公用通道

元頻方向

書山公路—新田縣

上水方向

LEGEND

- 5kg
5KG DRY POWDER
FIRE EXTINGUISHER
- SB
SAND BUCKET

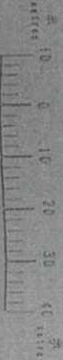
NOTES:

1. 工場地面裝置 5KG DRY POWDER X 6NOS 及 SAND BUCKET X 5NOS. 如平面圖所示
2. 工場右邊放置 2NOS. 滅火用大水缸, 容量分為 2 立方米及 1.8 立方米, 各配備 30 米長水喉及泵水喉。
3. 工場中間放置 2NOS. 1.5 匹馬力高壓水槍, 與水缸配套。
4. 工場正面對住大馬路, 左邊設皮三面通風。

總面積 925 平方米

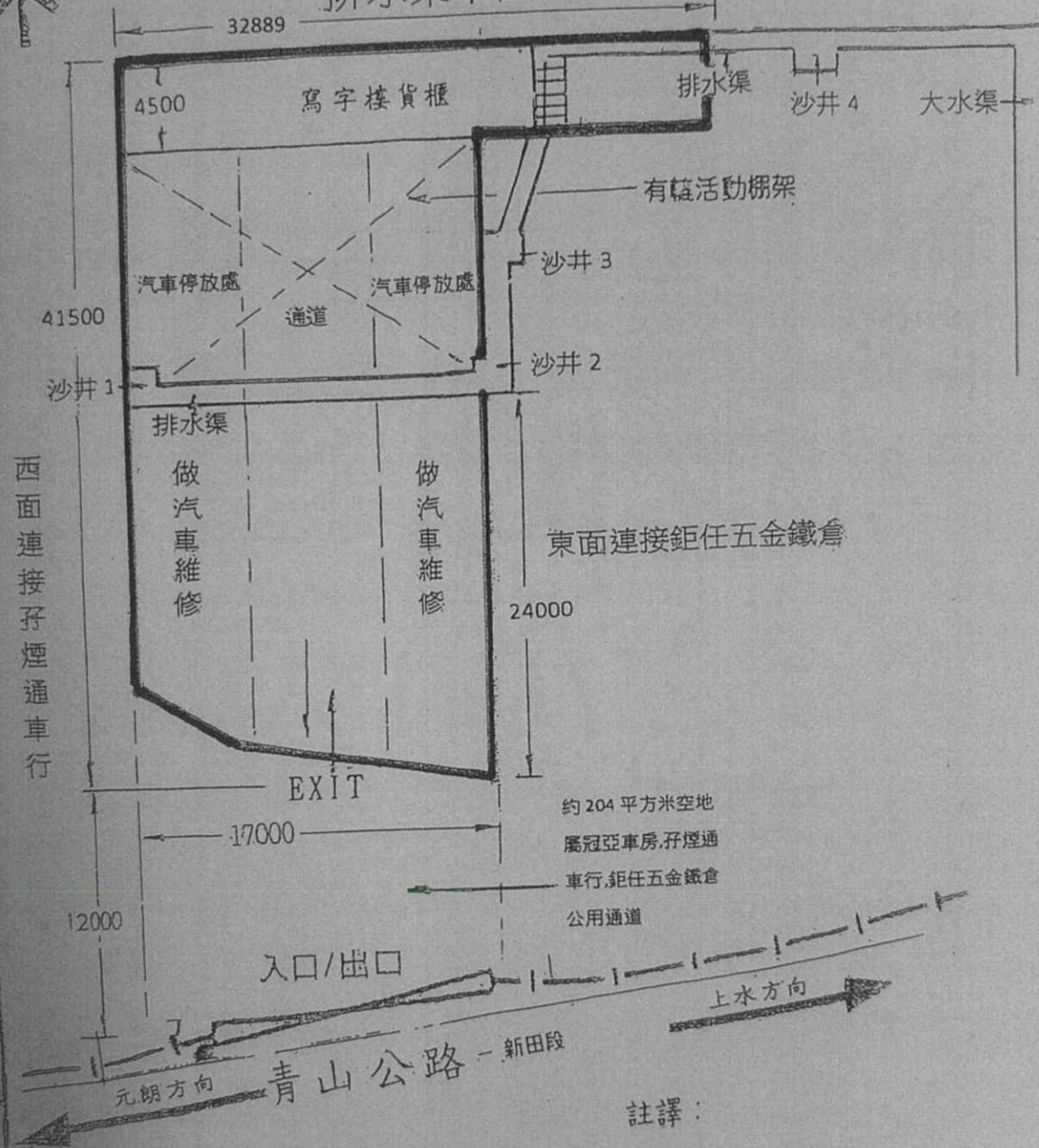
元新新田丈量部份案105均地段案34 鹽分段檢校(部分)
案355號(部分)、案354號(部分)及案210號(部分)和毗連政府土地

SCALE 1:200 比例尺

[illegible]

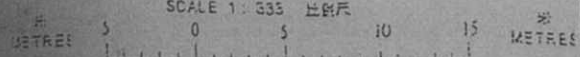
N 北面連接港龍貨櫃場

排水渠平面圖



總面積 925 平方米

元朗新田丈量約份第105約地段第341號B分段地盤(部分)
第353號(部分)、第354號(部分)及第210號(部分)和毗連政府土地
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS
LOTS 341 S.B. RP(PART), 353(PART), 354(PART)
AND 210(PART) IN D.D. 105 AND
ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG
SCALE 1:333 比例尺



註譯：

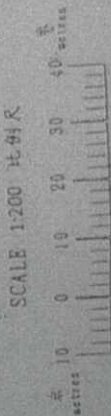
1. 車房做 3 個沉降泥沙滲沙井, 規格 4 呎x4 呎, 深 2 呎
2. 排水渠全長 138 呎, 寬 1 呎, 深度 6-7.5 吋
3. 雨水及洗車用水(已經沉降泥沙) 由排水渠一路流入車房外大水渠

24



- 車輛出入口大開門寬度 17 米
- 貨車泊車位有 A, B 兩個
- 泊車位長度 13 米, 寬度 5.5 米
- 工場設有 3 個大車維修車位, 規格 12 米 x 5.5 米
1 個小車維修車位, 規格 9.5 米 x 5.5 米
- 工場對出約有 204 平方米石罅空地

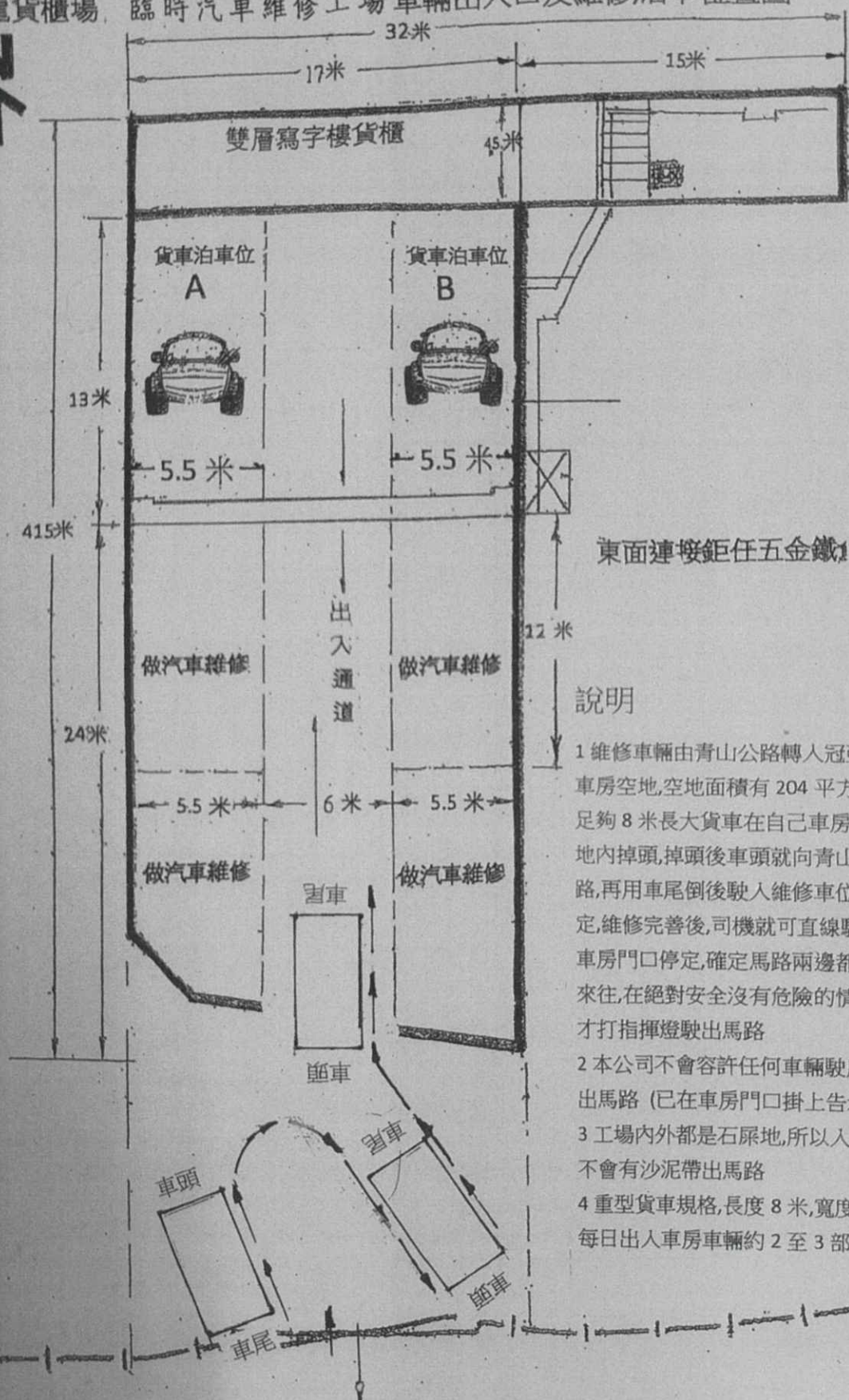
元朗新田丈量約分第105約地段第341號B分投餘段(部分)
第353號(部分),第354號(部分)及第210號(部分)和毗連政府土地



北面連接港龍貨櫃場 臨時汽車維修工場車輛出入口及維修泊車位置圖



西面連接孖煙通車行



說明

- 1 維修車輛由青山公路轉入冠亞車房空地,空地面積有 204 平方米,足夠 8 米長大貨車在自己車房空地內掉頭,掉頭後車頭就向青山公路,再用車尾倒後駛入維修車位泊定,維修完善後,司機就可直線駛出車房門口停定,確定馬路兩邊都無車來往,在絕對安全沒有危險的情況下才打指揮燈駛出馬路
- 2 本公司不會容許任何車輛駛用尾駟出馬路 (已在車房門口掛上告示牌)
- 3 工場內外都是石屎地,所以入車輛都不會帶沙泥帶出馬路
- 4 重型貨車規格,長度 8 米,寬度 2 米,每日出入車房車輛約 2 至 3 部

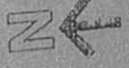
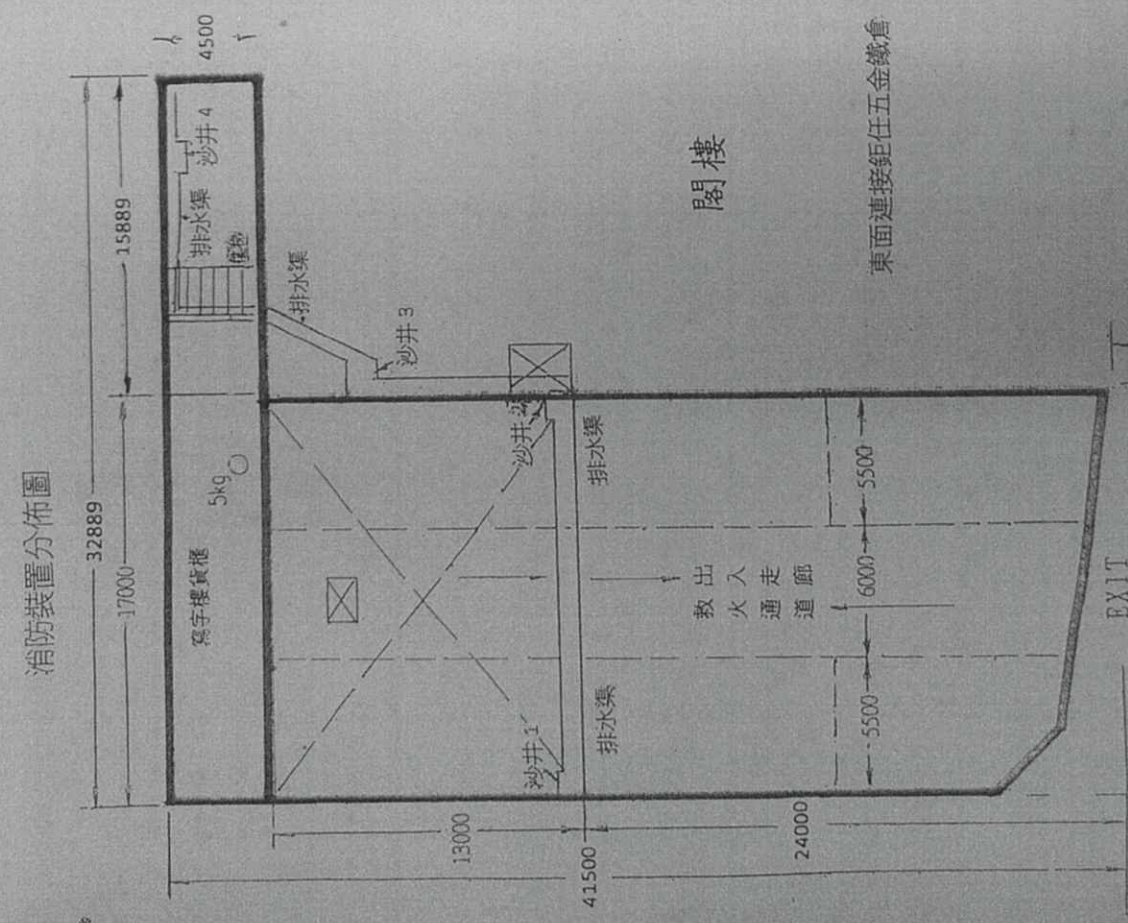
元朗方向

青山公路 - 新田段

上水方向

青山公路 - 新田段

消防裝置分佈圖



西面連接存煙通車行

東面連接鉅任五金鐵倉

閣樓

LEGEND

5kg
O
5KG DRY POWDER
FIRE EXTINGUISHER

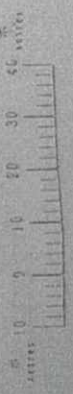
NOTES

閣樓寫字樓貨櫃外牆裝置一枝 5KG 重
50% 磷酸鉍鹽乾粉滅火器

總面積 925 平方米

元朗新田文士堂約第105地段第341號部分地段(部分)
第353號(部分), 第354號(部分)及第210號(部分)和毗連政府土地

SCALE 1:200 比例尺



入口/出口
INGRESS/EGRESS

約 204 平方米空地
屬冠亞車房, 存煙通
車行, 鉅任五金鐵倉
公用通道

青山公路 - 新田段

元朗方向

上水方向

DATE	
APPROVED	
NOTES	
REVISION	
NO.	DATE
1	1/1/2000
2	1/1/2000
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64	1/1/2000
65	1/1/2000
66	1/1/2000
67	1/1/2000
68	1/1/2000
69	1/1/2000
70	1/1/2000
71	1/1/2000
72	1/1/2000
73	1/1/2000
74	1/1/2000
75	1/1/2000
76	1/1/2000
77	1/1/2000
78	1/1/2000
79	1/1/2000
80	1/1/2000
81	1/1/2000
82	1/1/2000
83	1/1/2000
84	1/1/2000
85	1/1/2000
86	1/1/2000
87	1/1/2000
88	1/1/2000
89	1/1/2000
90	1/1/2000
91	1/1/2000
92	1/1/2000
93	1/1/2000
94	1/1/2000
95	1/1/2000
96	1/1/2000
97	1/1/2000
98	1/1/2000
99	1/1/2000
100	1/1/2000



北面連接港龍貨櫃場

樹木位置圖



註譯：Y 樹木

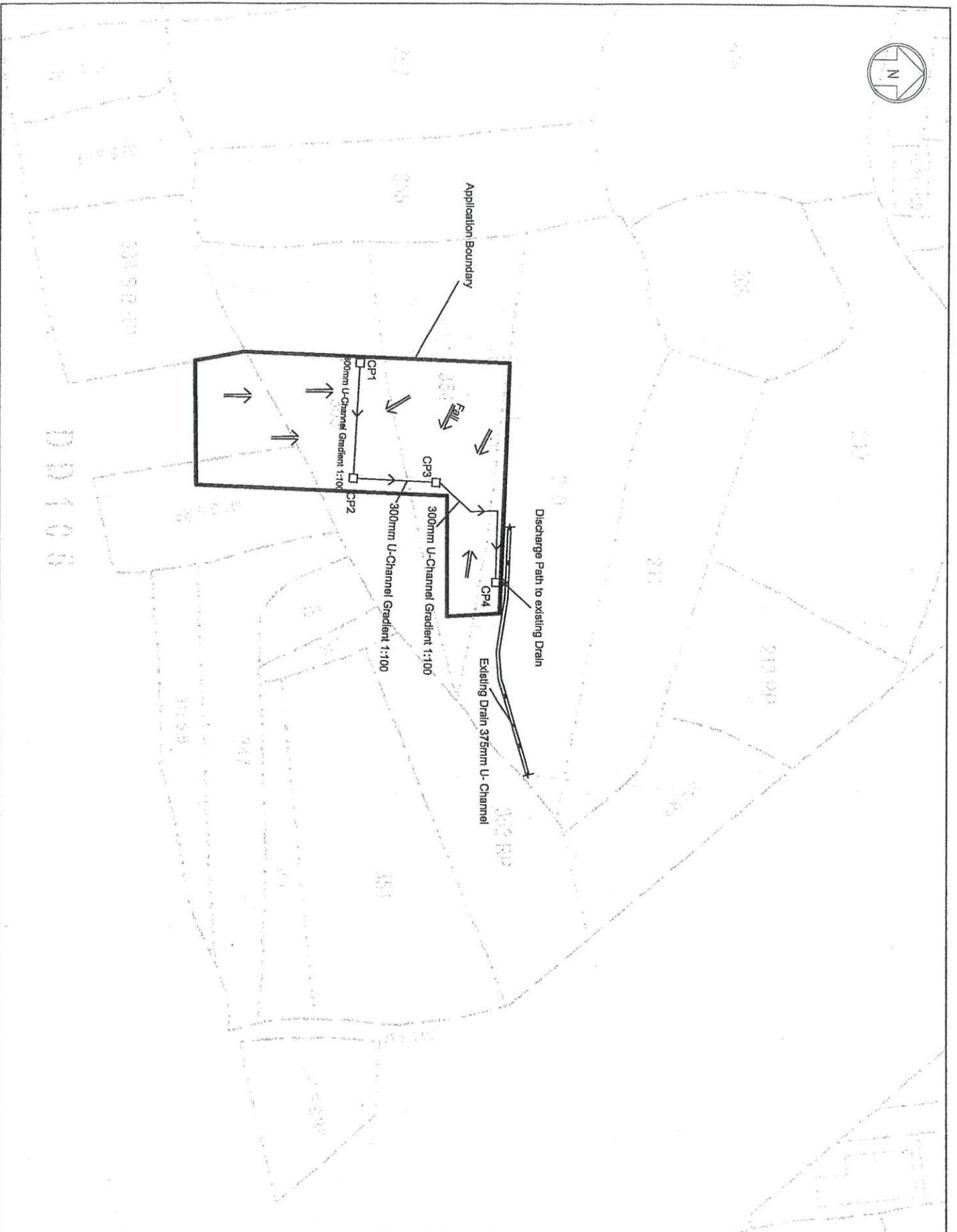
1. 工場內兩邊共種植6 棵榕樹，
每棵樹木都單獨設有一米高圍欄，
以確保樹身免受意外損壞。
2. 每日早晚都有為樹木澆水。
3. 每個星期六都為樹木鬆土及施肥一次。
4. 每個月一號或二號為樹木剪枯枝修葺一次

總面積 925 平方米

元朗新田交界約份第106地段第341段B分段餘餘(部分)
第353段(部分)、第354段(部分)及第210段(部分)和毗連政府土地
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 3 YEARS
LOTS 341-B-B(PART), 353(PART), 354(PART)
AND 210(PART) IN D.D.105 AND
ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG

SCALE 1:325 1:1000

METRES 0 5 10 15 METRES



**Drainage Proposal
As Built**

From: sky sky <[REDACTED]>
Sent: Wednesday, January 3, 2024 12:41 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 冠亞汽車工程有限公司

城規會：

現呈交申請規劃編號 A/YL-ST/662 的補充資料，以取代 2024 年 1 月 2 日發出的兩個電郵。

[See attachment "A_YL-ST_662 - FI.pdf"]

[傳送自 Android 上的 Yahoo Mail](#)(See attached file: A_YL-ST_662 - FI.pdf)

冠亞汽車工程有限公司
FIRST ASIA MOTORS ENGINEERING CO.LTD.

MAILADD : [REDACTED]

TEL : [REDACTED] FAX: [REDACTED] 手提: [REDACTED]

致規劃署

消防裝置設備,佈局及用途與上次申請相同不變

此致:冠亞汽車工程有限公司

申請人:潘志禮

日期:27-10-2023

冠亞汽車工程有限公司

FIRST ASIS MOTORS ENGINEERING CO.LTD

MAILADD: 新

TEL:

致:規劃署

現呈交現有消防裝置報告書

1. 工場總面積 925 平方米，左右兩邊空曠露天地方各有 132 平方米做汽車維修工程，中間位置有 222 平方米留空做出入走廊,也是走火，救火通道，大型消防車可直駛入
2. 工場除左邊鐵皮牆外，其餘三面無牆通風，正面對住大馬路
3. 地面設有 6 個有蓋棚架，棚架面積大約 37 平方米，棚架腳柱沒有種落地下，腳柱下都安裝活動膠輪，可以移動(如圖象所示) 每個棚架裝置 5kg 重 50%磷酸銨鹽乾粉滅火器一支,15kg 重防火沙箱一個，維修妥善車輛停放在棚架內，以防風吹雨淋
4. 工場右邊牆外中段位置有兩個長年都儲滿水大水缸，容量有 2 立方米及 1.8 立方米，各水缸配置一部泵水機，一套有 30 米長水喉與 2 部有 15 匹馬力高壓滅火水槍配套，射出水量有 30 升以上，威力 300 巴，在 6 米範圍內將燃燒物即時撲滅
5. 閣樓寫字樓貨櫃面積 76.5 平方米，在寫字樓外牆裝置一支 5kg 重滅火器以上消防裝置，如遇有突發意外小型火燭，本場有能力將火救熄。



活動支架 可以移動

此致：冠亞汽車工程有限公司

申請人：潘志禮

2023 年 7 月 6 日

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 8838037

Name of Client:

顧客姓名

冠亞汽車工程有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段第105約地段第341號B分段餘段

Street/Road/Estate Name:

(部分街道/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)
25	7 x SAND BUCKET	樓上1 NO. 地下6 NOS.	Conforms with FSD requirements	4-4-2023	3-4-2024

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

Cheung Wai Keung

FSD/RC No.:
消防處註冊號碼

RC 37456

Company Name:
公司名稱Intercept Fire & Security
Tech.LtdTelephone:
聯絡電話

2425 5404

Date:

11-4-2023

For FSD
use only:

Inspected

Key-in

Code 編碼	Type of FSI 裝置類型
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他

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 8837534

Name of Client:

顧客姓名

冠亞汽車工程有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段第101地段第341號B分段(部分)

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)
24	7 x 5 KG DRY POWDER TYPE F.E.	As Above	Conforms with FSD requirements	5-12-2022	4-12-2023
"	1 x 4 KG DRY POWDER TYPE F.E.	"	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的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature:
授權人簽署

Name:
姓名

FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

For FSD
use only:

Inspected

Cheung Wai Keung

RC 3/456

Intercept Fire & Security

Tech.Ltd

2425 5404

6-12-2022

Code 編碼	Type of FSI 裝置類型
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他

冠亞汽車工程有限公司
FIRST ASIA MOTORS ENGINEERING CO.LTD.

MAILADD : [REDACTED]

TEL : [REDACTED] FAX: [REDACTED] 手提 [REDACTED]

致規劃署

排水渠設佈局及用途與上次申請相同不變,

已符合渠務署要求

此致:冠亞汽車工程有限公司

申請人:潘志禮

日期:27-10-2023

致規劃署

現呈交現有排水設計報告書

工場總面積 925 平方米，由工場中部橫向開設一條排水渠，規格寬 1 呎，深度 6-7.5 吋。全長 138 呎，連接排水渠有 3 個沉降泥沙滲沙井規格 4 呎 X 4 呎，深 2 呎可以收集雨水 2800 升。

工場出入口到排水渠位置有 20 米，大門口地形高出排水渠位置有半呎傾斜高度，所以工場內雨水只有急速地流向收集雨水滲沙井。沒有機會在工場內停留積水，再經排水渠將雨水排放到新田村路排洪河道（河道編號 N 1030）

6 年前做工場規劃時（編號 ST452）已額外增設 3 台有半匹馬力抽水機，在特大暴雨時啟用，一台抽水機 1 分鐘可以抽走 400 升水量，抽水機抽出來雨水經工場後面通道由 4 吋直徑膠制水管排放到排洪河道。

工場排水渠及收集雨水沙井都有鐵板覆蓋，而工場地面比對出青山公路地面低，雨水不會流出馬路及不會增加鄰近地區水浸風險。

工場內只有雨水，沒有污水。

以致：冠亞汽車工程有限公司

申請人：潘志禮

日期：2023 年 7 月 6 日

致規劃署,運輸處

現呈交有關車輛出入工場情況報告書

1 維修車輛由青山公路轉入冠亞車房空地,空地面積有 204 平方米,足夠 8 米長大貨車在自己車房空地內掉頭,掉頭後車頭就向青山公路,再用車尾倒後駛入維修車位泊定,維修完善後,司機就可直線駛出車房門口停定,確定馬路兩邊都無車來往,在絕對安全沒有危險的情況下才打指揮燈駛出馬路

2 本公司不會容許任何車輛駛用尾駛出馬路

(已在車房門口掛上告示牌)

3 工場內外都是石屎地,所以入車輛都不會有沙泥帶出馬路

4 重型貨車規格,長度 8 米,寬度 2 米,每日出入車房車輛約 2 至 3 部



申請人:潘志禮

日期:27-10-2023

**Relevant Extracts of Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

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/156	Temporary Repair Workshop for Lorries, Tractors, Trailers and Private Cars with Ancillary Emergency Repair Services for a Period of 3 Years	22.12.2000 Approved by RNTPC (3 years)
2.	A/YL-ST/255	Temporary Vehicle Repair Workshop for Lorries, Tractors, Trailers and Private Cars with Ancillary Emergency Repair Services for a Period of 3 Years	19.12.2003 Approved by RNTPC (3 years)
3.	A/YL-ST/328	Temporary Vehicle Repair Workshop for a Period of 3 Years	19.1.2007 Approved by RNTPC (3 years)
4.	A/YL-ST/378	Renewal of Planning Approval for Temporary Vehicle Repair Workshop for a Period of 3 Years	4.12.2009 Approved by RNTPC (3 years)
5.	A/YL-ST/426*	Renewal of Planning Approval for Temporary Vehicle Repair Workshop for a Period of 3 Years	23.11.2012 Approved by RNTPC (3 years) (Revoked on 4.6.2013)
6.	A/YL-ST/452	Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	31.10.2014 Approved by RNTPC (3 years)
7.	A/YL-ST/510	Renewal of Planning Approval for Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	27.10.2017 Approved by RNTPC (3 years)
8.	A/YL-ST/577^	Renewal of Planning Approval for Temporary Vehicle Repair Workshop with Office for a Period of 3 Years	18.9.2020 Approved by RNTPC (3 years) (Lapsed on 31.10.2023)

* denotes permission revoked

^ denotes permission lapsed

**Similar s.16 Applications in the vicinity of the Site within the same “R(D)” Zone on
the Approved 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/535	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	18.1.2019 Approved by RNTPC (3 years)
2.	A/YL-ST/594	Temporary Logistics Centre with Ancillary Container Vehicle Park and Car Repair Workshop, Warehouse for Cold Storage and Car Beauty Service for a Period of 3 Years	12.11.2021 Approved by RNTPC (3 years)
3.	A/YL-ST/613	Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years	4.3.2022 Approved by RNTPC (3 years)
4.	A/YL-ST/614*	Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years	18.3.2022 Approved by RNTPC (3 years) (Revoked on 18.9.2023)

* denotes permission revoked

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural 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 prior approval of the Government;
- the GL within the Site is covered by a Short Term Tenancy No. 2831 for the purposes of “Temporary Vehicle Repair Workshop with Office”;
- the private land of the following lots are covered by Short Term Waivers (STWs) as below:

STW No.	Lot No. (D.D. 105)	Purposes
3984	354	Temporary Vehicle Repair Workshop with Office
4632	210	Temporary Cargo Handling and Forwarding Facilities and Open Storage of Containers with Vehicle Repair Workshop

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

2. Traffic

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

- having considered the applicant's submission including the further information, he has no adverse comment on the application from traffic engineering point of view;
- should the application be approved by the Town Planning Board (the Board), an approval condition should be imposed to the planning approval requiring that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
- 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):

- with reference to the aerial photo of December 2022, the Site is situated in an area of rural landscape character. The surrounding area comprises temporary structures, open

storages to the immediate north and southwest, and ponds and scattered tree groups to the further north and northeast of the Site. With reference to the aerial photos of 2022 and 2020, there is no significant change in the surrounding landscape character since the last application (No. A/YL-ST/577) was approved in 2020. The applied use is not incompatible with the surrounding landscape setting in the proximity;

- with reference to site photos taken in November 2023, the Site is fenced off and hard paved. Temporary structures, trucks and existing trees along the boundary are observed within the site. According to the “Tree Location Plan” submitted under the application, there are 6 nos. of trees within the site and the applicant will properly maintain those trees. Noting that the current application has the same site boundary and site layout as the last application No. A/YL-ST/577, further adverse impact on landscape character and resources arising from the applied use within the Site is not anticipated. As such, she has no objection to the application from landscape planning perspective; and
- advisory comments as detailed in **Appendix V**.

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 drainage proposal submitted under the application is the same as the previous approved Planning Application No. A/YL-ST/577 and the applicant implemented the drainage facilities on-site;
- upon a joint site inspection by DSD with the applicant, the implementation of the drainage system is considered satisfactory; and
- advisory comments as detailed in **Appendix V**.

5. Fire Safety

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

- no objection in principle to the application subject to fire service installations (FSI) being provided to the satisfaction to the D of FS;
- the FSI proposal is considered acceptable to the Fire Services Department; and
- advisory comments as detailed in **Appendix V**.

6. Other Departments

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- (a) Chief Highway Engineer/New Territories West, Highways Department;
- (b) Chief Engineer/Railway Development 2-1, Railway Development Office, Highways Department;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (e) Head of Geotechnical Engineering Office, CEDD;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Commissioner of Police; and
- (i) District Officer (Yuen Long).

Recommended Advisory Clauses

- (a) The application site (the Site) falls within the boundary of San Tin Technopole. The Site may be resumed by the Government and that the proposed operation at the Site may be terminated at any time during the planning approval period for implementation of government projects;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - should planning approval be given to the subject planning application, the Short Term Tenancy (STT)/ Short Term Waiver (STW) holder(s) will need to apply to LandsD for modification of the STT/STW conditions where appropriate. The owner(s) of lots without STW will need to immediately apply to LandsD to permit the structure(s) to be erected or regularise any irregularity on-site, if any. Besides, given the applied use is temporary in nature, only 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 and there is no guarantee that such application(s) 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 and administrative fee as considered appropriate by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to public road network via section of a local access which is not managed by Transport Department. The land status of the local access and private lot(s) should be clarified with LandsD by the applicant. The management and maintenance responsibilities of the local access road should be clarified with relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin; and
 - adequate drainage measures should be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant should be advised to implement 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;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

- the approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval;
- (g) 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;
 - no public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
 - 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; and
 - all the existing drainage facilities should be 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;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- the installation/ maintenance/ modification/ repair work of fire service installations shall be undertaken by a Registered Fire Services 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 (F.S. 251) and forward a copy of the certificate to the D of FS; and
 - if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that:
- the applicant should submit the building works plans to the Buildings Department (BD) for approval as required under the provisions of BO;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
 - if the existing structures are erected on leased land without approval of BD (not being New Territories Exempted Houses), they are unauthorised building works (UBW) under BO and should not be designated for the use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the Building Authority (BA) to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should

not be construed as an acceptance of any existing building works or UBW on the Site under BO;

- before any new building works (including containers and open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary building which are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
- 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 B(P)R respectively;
- 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 B(P)R at building plan submission stage; and
- detailed checking under the BO will be carried out at building plan submission stage.