



菲比國際項目顧問有限公司
FiBi International Project Consultancy Co. Limited

日期：01-09-2025

編號：FBI-LTTY498-RD2025-0801-01

致：北角規劃署辦公室

地址：香港北角渣華道333號北角政府合署15樓規劃署

電郵

尊敬的先生/女士，

有關A/LTTY/498規劃申請回覆意見：

回覆地政處署的意見P.1

回覆消防署的意見P.1-2

回覆渠務署的意見 P.3

回覆機電工程署的意見P.4-5

回覆運輸署的意見P.7-9

回覆路政署的意見P.10-11

Billy Chan

Project Manager

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公司地址：Unit 5,8/F.,Ming Fat Industrial Centre,1 Kin Fat Street,Tuen Mun

回覆地政署的意見

1. The application site ("the Site") comprises Old Schedule Agricultural Lot No. 1038 S.A (Part) in D.D.130 ("the Lot") 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 and adjoining Government land.
2. As mentioned under Point 2 in "Part 7 - Justifications" of the subject application form and further indicated on Drawing No. 2 attached to the subject application, a "員工休息室" was proposed to be provided within the Proposed Structure A. The applicant is requested to clarify the use of the "員工休息室", especially on whether it would be used as residential accommodation(s) for the staff.
3. If the planning application is approved, the lot owner shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) to be erected within the said private lot. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by Lands Department (LandsD). Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.
4. The application site is accessible through the remaining portion of the Lot and then via a strip of government land leading from Fuk Hang Tsuen Road. This office does not carry out maintenance works for the said Government land nor guarantee that any right-of-way to the Site will be given. The Applicant shall be responsible for his own access arrangement.

1. 未經政府事先批准，不會在政府土地上建造任何建築物。

2. 只作休息,不會住宿。

3. 明白

4. 明白

回覆消防處的意見

Please be informed that I have no objection in principle to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services.

With regard to the submitted FSI proposal in your preceding email, I have the following comments:

- i. For enclosed structure with gross floor area not exceeding 230m², only fire extinguisher and Stand-alone Fire Detector shall be provided;
- ii. In relation to i. above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;
- iii. The Stand-alone Fire Detector shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]"; and
- iv. Emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by this Department.

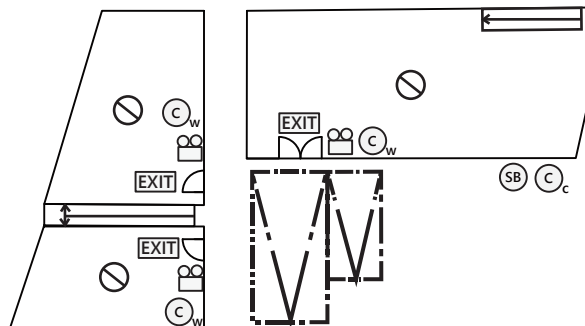
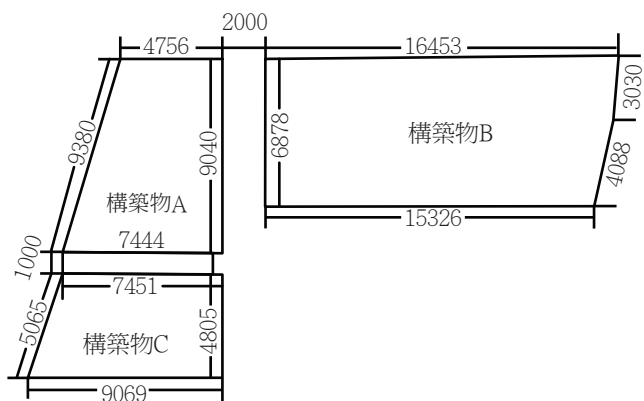
However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.

1. 明白。

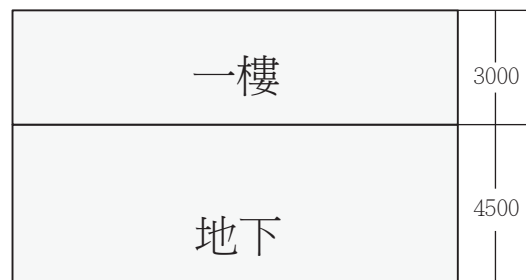
2. 附上更改的消防裝置布局圖。

申請地點內設有3個構築物：

構築物	總佔地面積	總樓面面積	佈置	用途
A(2層高)	55平方米	110平方米	座地不高於7.5米	商店辦公室及員工休息室
C(2層高)	39.7平方米	79.4平方米	座地不高於7.5米	商店辦公室及洗手間
A側面	3平方米	3平方米	座地不高於4米	樓梯
B(2層高)	111平方米	222平方米	座地不高於7.5米	商店零售
	208.7平方米	414.4平方米		



地下

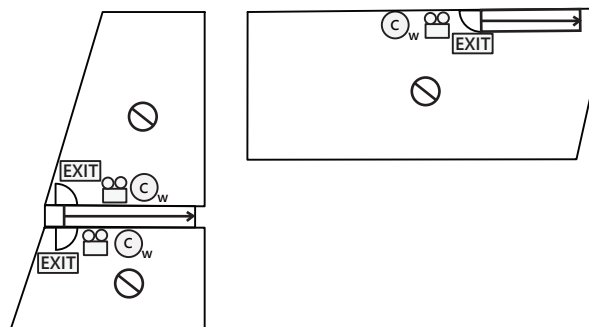


一樓

地下

3000

4500



一樓

NOT FOR SCALE

Project 項目名稱：

Drawing Title 圖紙標題：

消防裝置布局圖

Drawing No 圖紙號：

FBI-FS01-LTS-RD2023-0710-01

註：

- EMERGENCY LIGHTING
- EXIT SIGN
- 4.5KG CO2 FIRE EXTINGUISHER
- 9L WATER TYPE FIRE EXTINGUISHER
- SAND BOX
- FIRE DETECTOR

F.S. Notes:

- i. For enclosed structure with gross floor area not exceeding 230m², only fire extinguisher and Stand-alone Fire Detector shall be provided;
- ii. In relation to i. above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;
- iii. The Stand-alone Fire Detector shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2011]" ;
- iv. If the applicant self-initiates the provision of emergency lighting, the standards and specification shall be in accordance with "BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021" ; and
- v. If the applicant self-initiates the provision of directional and exit signs, the standards and specification shall be in accordance with "BS 5266-1:2016 and the FSD Circular Letter No. 5/2008" .



FiBi International Project
Consultancy Co. Limited

回覆渠務署的意見

- (a) The applicant should be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to accommodate all discharge water collected from his lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary.
- (b) If the proposed stormwater drainage facilities would be connected to any existing drainage facilities, the applicant is reminded to seek agreement from the relevant owners or parties who are responsible for the maintenance of such existing facilities.
- (c) The applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. He should also ensure that the flow from this site will not overload the existing drainage system.
- (d) The applicant is reminded that the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- (e) For drainage works to be undertaken outside the lot boundary, the applicant should obtain prior agreement from DLO/TM and/or the relevant private lot owners.

(a-e) 明白。

- (a) Should the application be approved, a condition should be included to request the applicant to implement the drainage proposal for the subject site to ensure that it will not cause adverse drainage impact to the adjacent areas. The applicant could make reference to DSD Technical Note No. 1 – Technical Note to prepare a “Drainage Submission” in https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf.
- (b) The applicant is reminded that he is required to maintain his drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/system.
- (c) The applicant should construct and maintain the proposed drainage facilities whether within or outside the subject lots at his own expense.
- (d) The site is in an area where public sewerage connection is available. Environmental Protection Department (EPD) should be consulted regarding sewerage impact assessment and sewage treatment/disposal facilities for the proposed development.

(a-c及3) 明白。

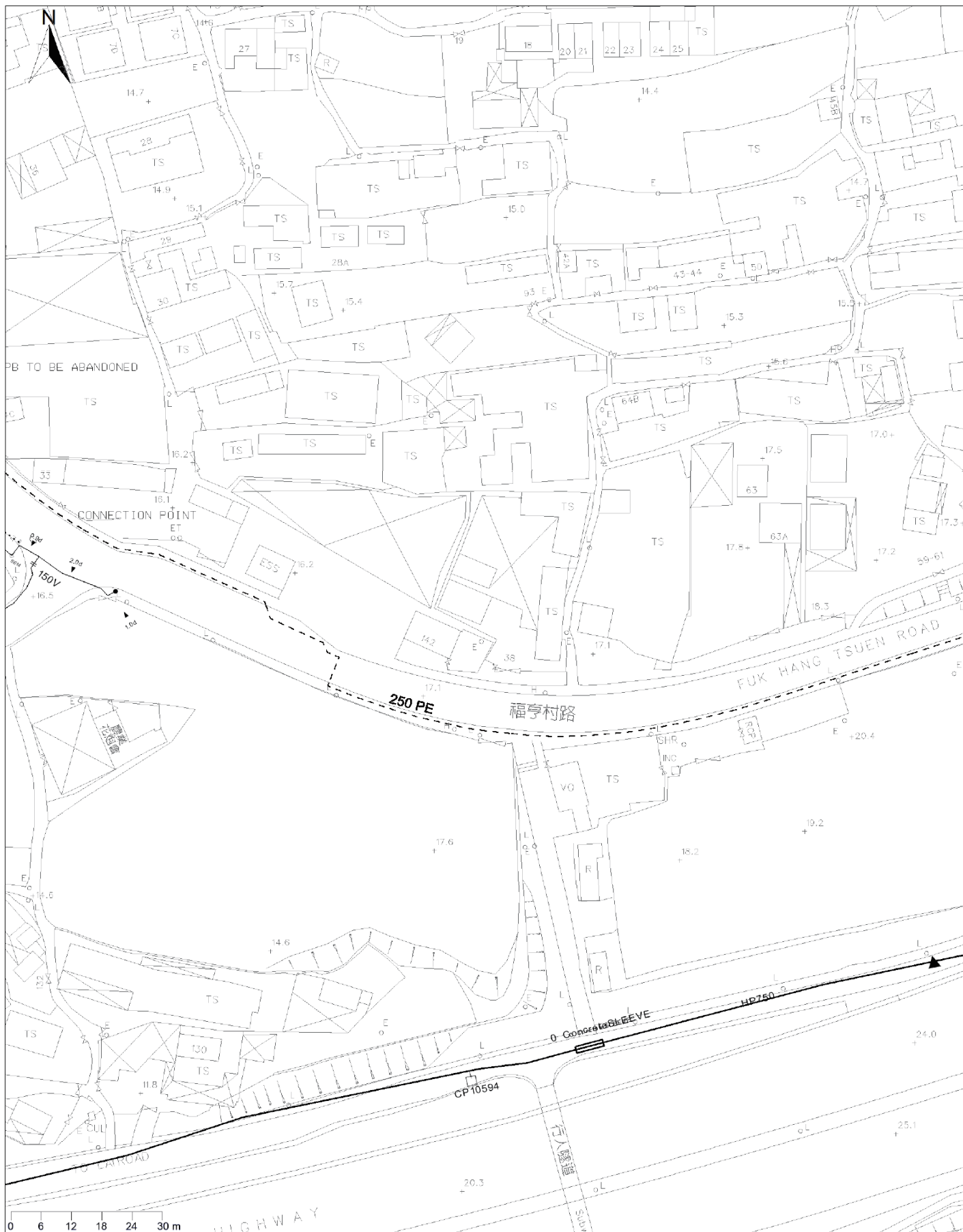
3. In response to Para. 3(iv) of your MUR, it appeared that the drainage proposal submitted for the subject application was the same as the one submitted in Application No. A/TM-LTY/461, on which this Department had provided no comment. Moreover, the site area and ground surface characteristics remain unchanged with reference to the information provided by the applicant. In this regard, I have no specific comments on the drainage proposal from public drainage viewpoint. The applicant should observe the general reminders below: -

回覆機電工程署的意見

Town Gas Safety

1. Please note that there is a high pressure underground town gas transmission pipeline in the vicinity of the proposed temporary shop and ancillary office. In this connection, grateful if you could provide an estimation of aggregated working population induced from the captioned proposal for our consideration. Your attention is drawn that Quantitative Risk Assessment would be required from the project proponent/consultant to assess the risks posed by the gas installation and hence to identify any mitigation measures to lower the risk levels, if the proposal will result in a significant increase in population.
2. The applicant/consultant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of the temporary shop and ancillary office.
3. The applicant is required to observe the following requirements of the Electrical and Mechanical Services Department's Publications via the following web-link for reference

1. 場地工作人口約每天4人。
2. 已向香港中華煤氣有限公司聯繫及拿煤氣裝置的確實位置圖(P.6)。
3. 明白。



煤氣
Towngas

香港中華煤氣有限公司
The Hong Kong and China Gas Company Limited

輸氣操作部

時間：17:06:55

比例：1：1000

圖例：

- IPA 現有低壓 A 管道 (2.0 千帕以下)
- LPB 現有低壓 B 管道 (2.0-7.5 千帕)
- IP 現有中壓管道 (7.5-240 千帕)
- IPA 現有次高壓 A 管道 (240-400 千帕)
- IPB 現有次高壓 B 管道 (400-700 千帕)
- HP 現有高壓管道 (700 千帕以上)
- PE 設有可探察警告帶的聚乙烯管道
- IPB* 現有次高壓 B 管道 (難以較低壓力運作)
- HP* 現有高壓管道 (難以較低壓力運作)
- PE* 設有可探察警告帶的聚乙烯管道
- RP 備用管道 / 保留管道檢測井
- 擬建/在建管道

- 鋼蓋板
- 冷媒液罐
- 無蓋管的冷媒液罐 / 放散點
- 閘門
- 球閥井
- 消音井
- 立管井
- CP 陸地保護裝置
- 大的埋深(米)
- 管線過路導管
- TT 類型旁通 / BS 當風馬鞍
- RS 類型三通 / WT 帶士三通
- [注意：較型管件深度，比管道深約 50 毫米]

圖則顯示的管道位置只作參考之用。
其實際位置及深度仍須以人手開挖
探孔確定。在煤氣管道設施附近施
工期間，必須要加倍小心。

檢查日期：Aug 27 2025

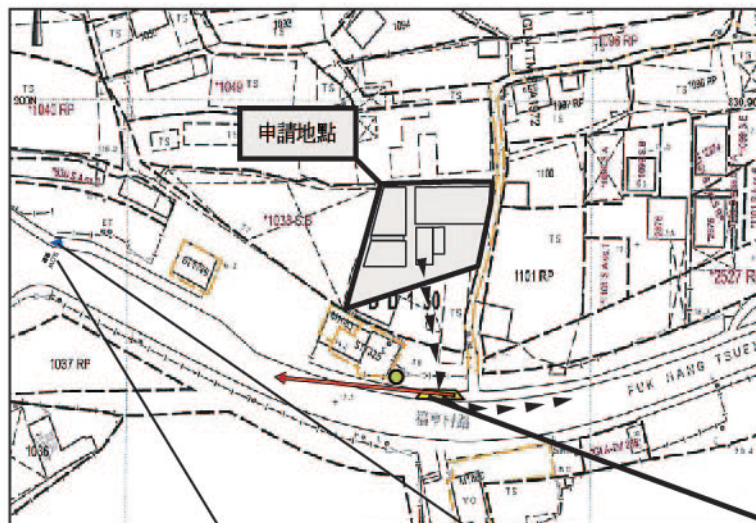
座標 xy (816857,830859) UNE2025/02192/N

圖則上的地圖資料乃得到 (C) 香港地政總署署長 准許翻印。
在未得到香港中華煤氣有限公司批准前，不可翻印此圖則的全部或部份內容。

回覆運輸署的意見

- a. As HyD observed non-conformance of the vehicular run-in/out constructed under the last planning application No. A/TM-LTTY/461, the applicant is required to rectify the defects to the satisfaction of HyD for compliance of approval condition (b) (i.e. implementation of a run-in/out proposal).
- b. Any part of the structure should not protrude into the adjacent public footpath or Government Land. Existing width of the footpath should be maintained after erecting the proposed structure.
- c. As the local access road between the proposed site and the constructed vehicular run-in/out at Fuk Hang Tsuen Road is not a public road or footpath managed by this Office, comments from relevant authorities and local stakeholders should be sought.
- d. It is noted that a manoeuvring space is reserved within the proposed site. Please ensure that no queuing and / or waiting of motor vehicles from the subject site onto public roads would occur and no motor vehicles shall be permitted to reverse into and out of the subject site onto adjacent public roads.

- a. 明白見P.7-13圖。
- b. 明白。
- c. 申請人會徵詢相關部門和當地持份者的意見。
- d. 機動車輛不會在公共道路上排隊等候,亦不會倒車駛入
或駛出擬建工地進入相鄰的公共道路。



距離申請位置約50米
安裝交通標誌位置(TS410)

有關道路標誌SLOW慢駛(RM1141)



1. 車輛出口建設於最東面，車輛駛出時將會向東面駛出。
2. 車輛出口位置至可見位置約85呎，有足夠距離看到駛來車輛。
3. 距離申請位置約50米安裝交通標誌位置(TS410)
4. 在道路上標誌SLOW慢駛(RM1141)

Project 項目名稱：

S.16 規劃申請A/TM-LTYY/498

Drawing Title 圖紙標題：

車輛進出口通道竣工圖

Drawing No 圖紙號：

FBI-Oneinout01-LTS-RD2023-0710-01

Date 日期：01-09-2025

Remarks 備註：

 申請H1119出入口位置(石屏地面)

 樹木位置

 出口位置至可見位置

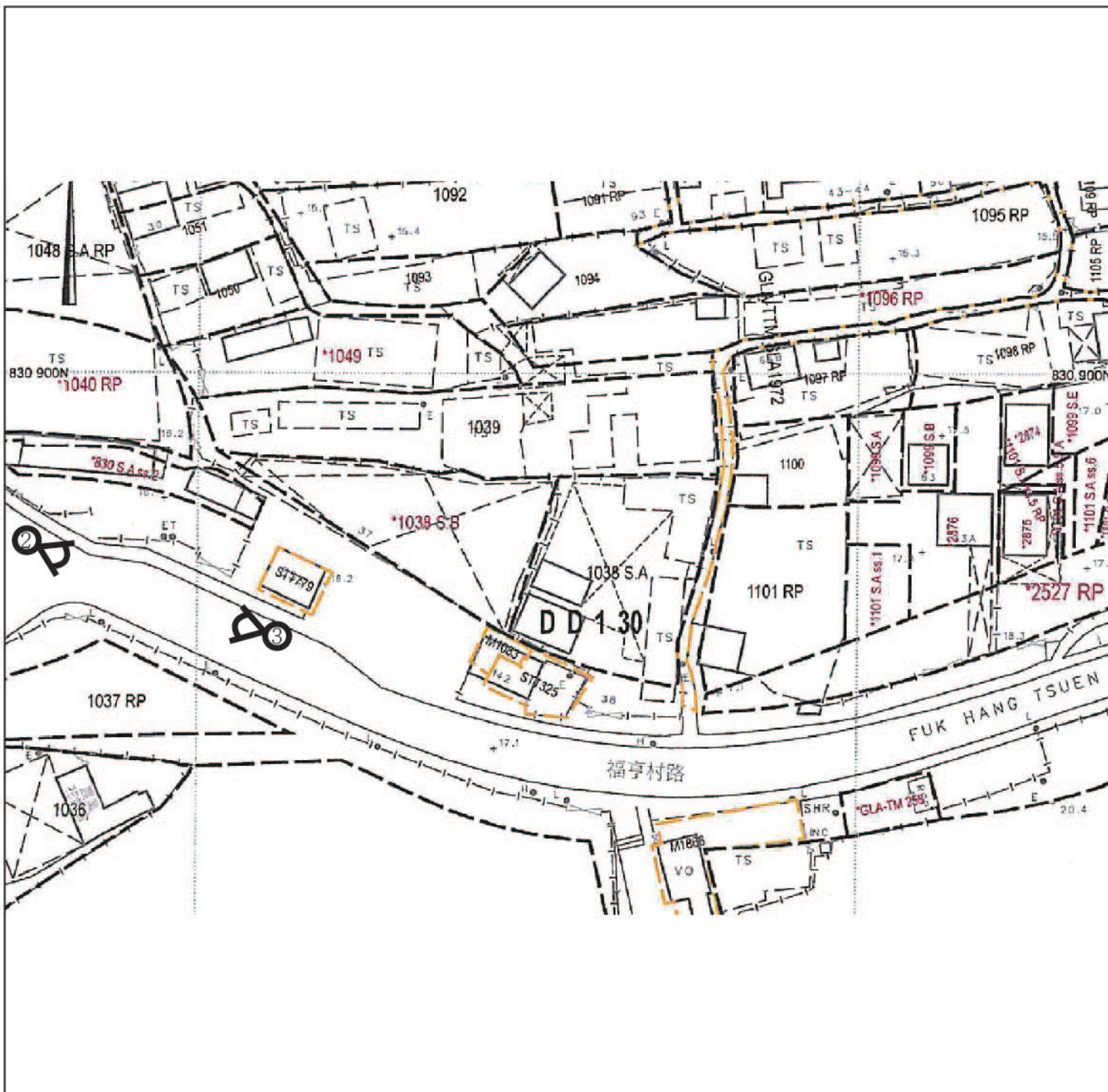
 車輛駛出口路徑

 交通標誌位置

 道路標誌SLOW慢駛



FiBi International Project
Consultancy Co. Limited



Project 項目名稱 :

S.16 規劃申請A/TM-LTYY/498

Drawing Title 圖紙標題 :

車輛進出口通道完成圖

Drawing No 圖紙號 :

FBI-Oneinout01-SM-LTS-RD2023-0710-01

Date 日期 : 01-09-2025

Remarks 備註 :



FiBi International Project
Consultancy Co. Limited

②



③



回覆路政署的意見

- | | |
|--|--|
| <p>(a) The vehicular access arrangement and the swept path analysis should be commented by Transport Department (TD);</p> <p>(b) Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains; and</p> <p>(c) Noted that this application serves as the re-application of A/TM-LTY/461. Please be reminded that the previous comments provided in the A/TM-LTY/461 on the as-built run-in/out remain valid, and its rectification work is still pending. The applicant is also reminded to provide photographic evidence demonstrating that spare PVC ducts have been laid underneath the as-built run-in/out.</p> <p>(d) Regarding the run-in/out proposal, please note that the road marking and traffic sign arrangements should be commented on by TD, and the works should be constructed in accordance with HyD standards. However, it is noted that TD identified discrepancies between the run-in/out proposal and the as-constructed road markings and traffic signs. To avoid ambiguity, the applicant is requested to provide clarification and re-submit the proposal for our review.</p> | <p>a. 明白。</p> <p>b. 已提交排水建議及準備落實。</p> <p>c. 見P.14圖。</p> <p>d. 已更改新方案圖。</p> |
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