

2025年 6月 3 日

此文件在 收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正式確認收到

2025-06-03

The Planning Board will formally acknowledge the receipt of the application only upon receipt of all the required information and documents.

e-form No. S16-III
電子表格第 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

2501208
20250519DRE 3/6 By EPASS

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/KTM/106
	Date Received 收到日期	2025-06-03

- 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

Take Keen Limited 德健有限公司 (Company 公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

Fotton ELA Architects Ltd. 李兆民建築師有限公司 (Company 公司)

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)

LOT No. 542 Section A Remaining Portion in DD 92, Castle Peak Road, Kwu Tung, Sheung Shui

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 1374 sq.m 平方米 ☒ About 約

☒ Gross floor area 總樓面面積 412.8 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)

sq.m 平方米 ☐ 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 KWU TUNG NORTH OUTLINE ZONING PLAN NO. S/KTN/4
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture and Other Specified Uses (Amenity Area)
(f) Current use(s) 現時用途	Temporary warehouses and open storage of metal and steel, scrap metals and materials, construction materials and miscellaneous objects and an ancillary office (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)
(g) Additional Information (if applicable) 附加資料（如適用）	

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 (日/月/年) 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 _____ (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 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

(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 _____

☐ month(s) 個月 _____

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 sq.m ☐ About 約
Proposed covered land area 擬議有上蓋土地面積 sq.m ☐ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目
Proposed domestic floor area 擬議住用樓面面積 sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積 sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積 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)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位
Motorcycle Parking Spaces 電單車車位
Light Goods Vehicle Parking Spaces 輕型貨車泊車位
Medium Goods Vehicle Parking Spaces 中型貨車泊車位
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位
Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位
Coach Spaces 旅遊巴車位
Light Goods Vehicle Spaces 輕型貨車車位
Medium Goods Vehicle Spaces 中型貨車車位
Heavy Goods Vehicle Spaces 重型貨車車位
Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes 是

☐ 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))

☐ 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)

No 否

☐

(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

☐

Please provide details 請提供詳情

No 否

☐

(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

☐

(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)

☐ Diversion of stream 河道改道

☐ Filling of pond 填塘

Area of filling 填塘面積 sq.m 平方米

☐ About 約

Depth of filling 填塘深度 m 米

☐ About 約

☐ Filling of land 填土

Area of filling 填土面積 sq.m 平方米

☐ About 約

Depth of filling 填土厚度 m 米

☐ About 約

☐ Excavation of land 挖土

Area of excavation 挖土面積 sq.m 平方米

☐ About 約

Depth of excavation 挖土深度 m 米

☐ About 約

No 否

☐

(iii) Would the development proposal cause any adverse impacts?
擬議發展計劃會否造成不良影響?

On environment 對環境

Yes 會 ☐

No 不會 ☐

On traffic 對交通

Yes 會 ☐

No 不會 ☐

On water supply 對供水

Yes 會 ☐

No 不會 ☐

On drainage 對排水

Yes 會 ☐

No 不會 ☐

On slopes 對斜坡

Yes 會 ☐

No 不會 ☐

Affected by slopes 受斜坡影響

Yes 會 ☐

No 不會 ☐

Landscape Impact 構成景觀影響

Yes 會 ☐

No 不會 ☐

Tree Felling 砍伐樹木

Yes 會 ☐

No 不會 ☐

Visual Impact 構成視覺影響

Yes 會 ☐

No 不會 ☐

Others (Please Specify) 其他 (請列明)

Yes 會 ☐

No 不會 ☐

	<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>

(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/KTN /92
(b) Date of approval 獲批給許可的日期	<u>09/09/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>09/09/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Warehouses, Open Storage of Metal and Steel, Scrap Metal and Materials, Construction Materials and Miscellaneous Objects and an Ancillary Office for a Period of 3 Years

<p>(e) Approval conditions 附帶條件</p>	<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>Reason(s) for non-compliance: 仍未履行的原因：</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>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input checked="" type="checkbox"/> year(s) 年 3</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）。

The applicant wishes to continue the operation of the subject location as a Temporary warehouses and open storage of metal and steel, scrap metals and materials, construction materials and miscellaneous objects and an ancillary office for 3 more years. The operation hours will be remained unchanged from 8:00 a.m. to 5:30 p.m every Monday to Saturday except public holidays.

All approval conditions of the previous application under Application number A/KTN/92 have been complied with. The applicant will continue to maintain the existing drainage, and FS facilities up to standard as previously approved.

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
Signed with recognised
e-signature
Signer: Lee Kwan Chun

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

Manager

Name
姓名

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

Fotton ELA Architects Ltd. 李兆民建築師有限公司

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

- 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：
 - 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
 - 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。
- 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。
- 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 also 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	LOT No. 542 Section A Remaining Portion in DD 92, Castle Peak Road, Kwu Tung, Sheung Shui		
Site area 地盤面積	1374 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	APPROVED KWU TUNG NORTH OUTLINE ZONING PLAN NO. S/KTN/4		
Zoning 地帶	Agriculture and Other Specified Uses (Amenity Area)		
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 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 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月		
Applied use/ development 申請用途/發展	Temporary Warehouses, Open Storage of Metal and Steel, Scrap Metal and Materials, Construction Materials and Miscellaneous Objects and an Ancillary Office for a Period of 3 Years		
(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	412.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於

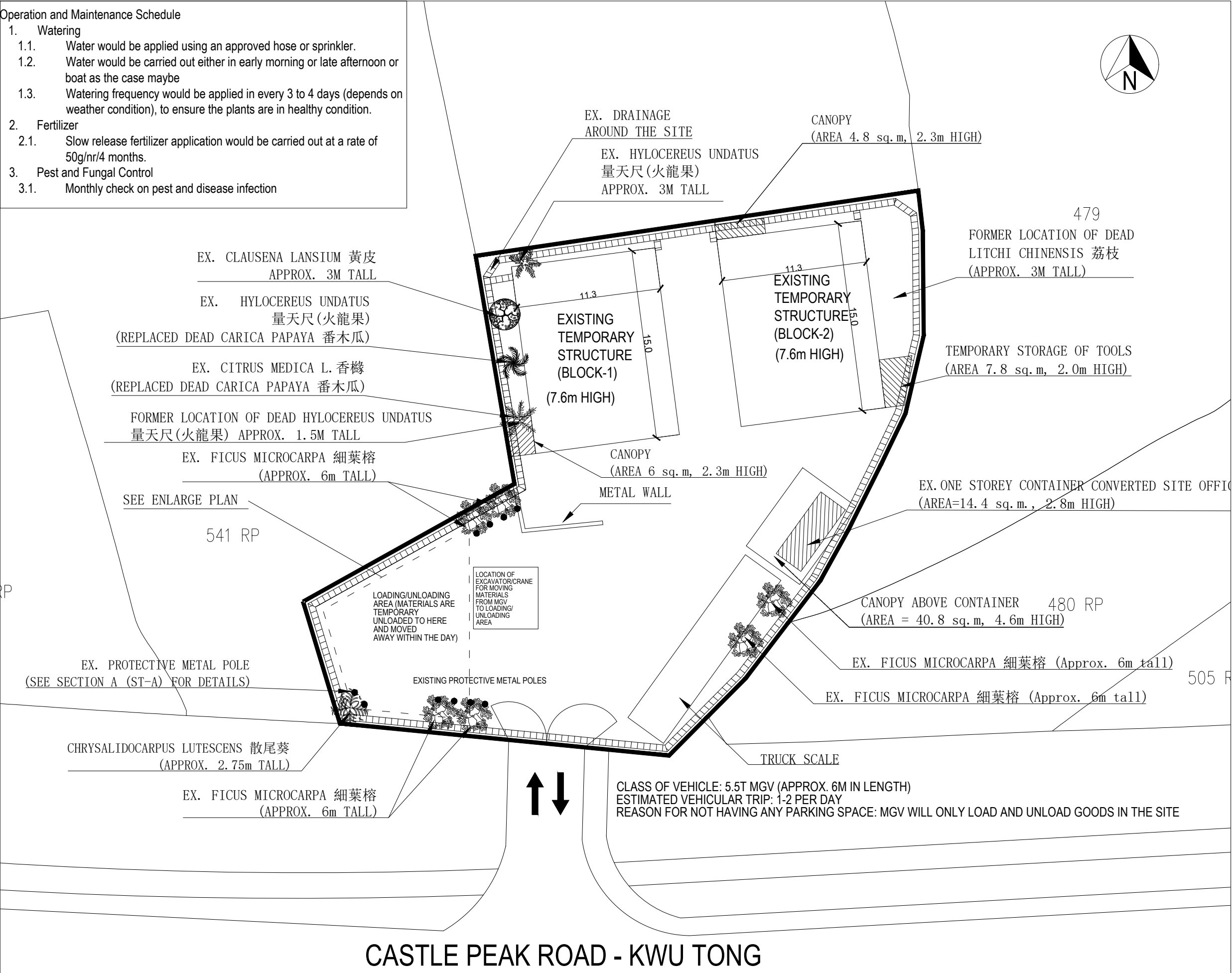
(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	7
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	7.6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		29 % <input checked="" 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) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 <u>1</u> 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 中型貨車位 <u>1</u> 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 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）		
<u>Drainage Photo Record Plan DR-01, Fire Services Installations and Water Supplies for Firefighting Proposal-Ground Floor Plans FS-01 Rev E and FS-02 Rev A, Location of W/C and Septic Tank LP-03</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Drainage Photo Record, Compliance Letters</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

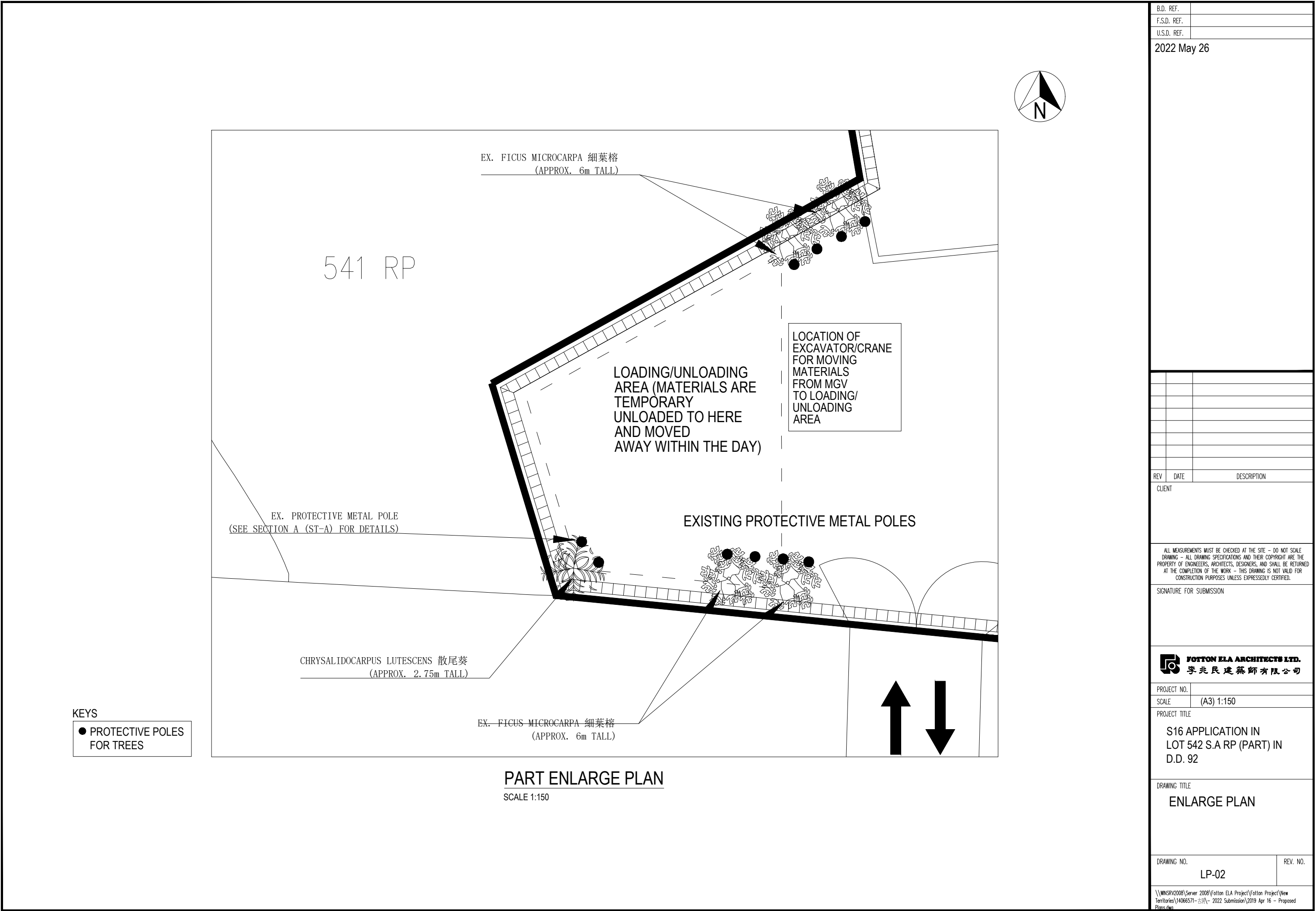
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。















- Operation and Maintenance Schedule
1. Watering
 - 1.1. Water would be applied using an approved hose or sprinkler.
 - 1.2. Water would be carried out either in early morning or late afternoon or boat as the case maybe
 - 1.3. Watering frequency would be applied in every 3 to 4 days (depends on weather condition), to ensure the plants are in healthy condition.
 2. Fertilizer
 - 2.1. Slow release fertilizer application would be carried out at a rate of 50g/nr/4 months.
 3. Pest and Fungal Control
 - 3.1. Monthly check on pest and disease infection



B.D. REF.		
F.S.D. REF.		
U.S.D. REF.		
2022 May 26		



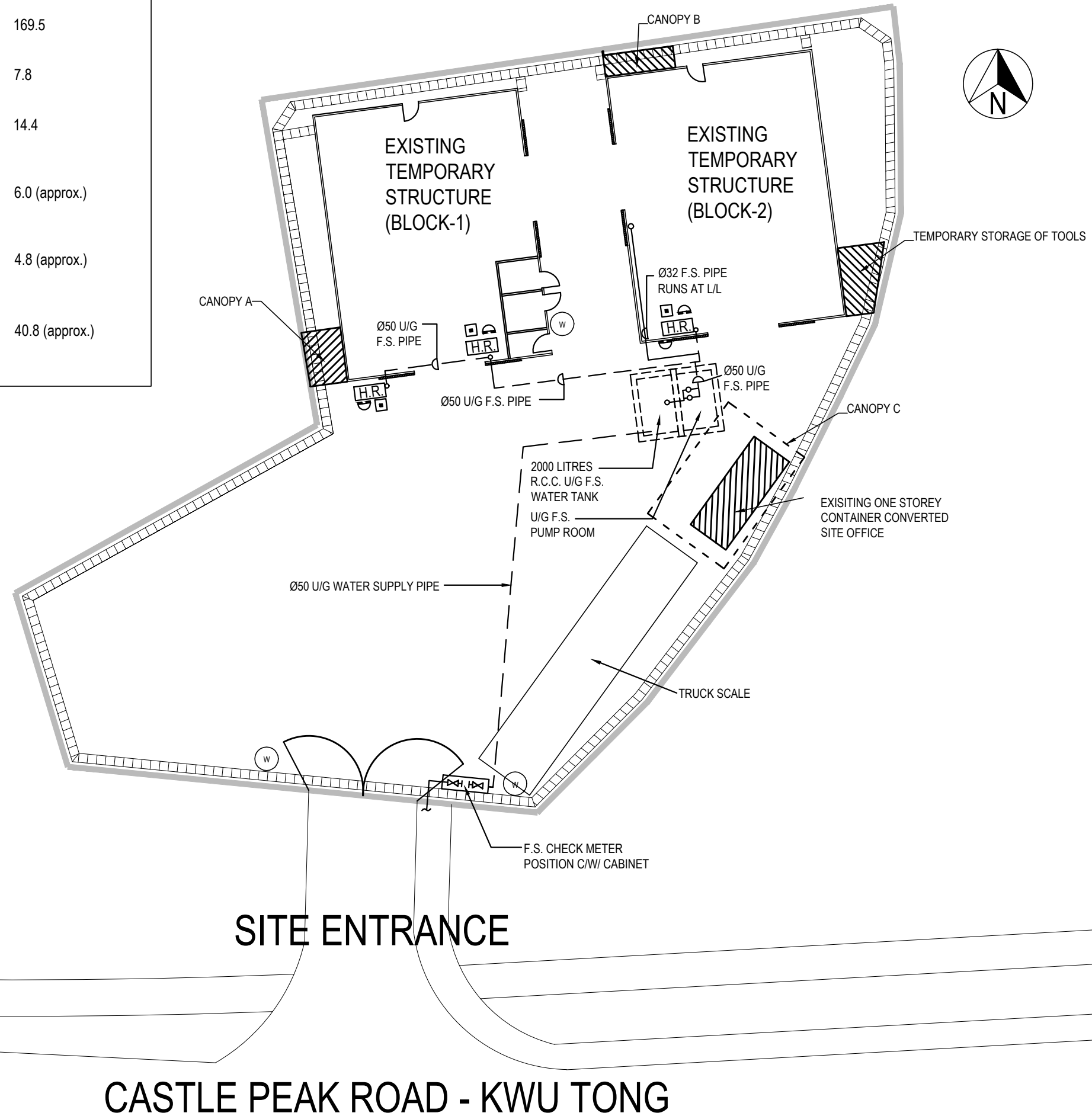
B.D. REF.	
F.S.D. REF.	
U.S.D. REF.	
2022 May 26	
REV	DATE DESCRIPTION
CLIENT	
ALL MEASUREMENTS MUST BE CHECKED AT THE SITE - DO NOT SCALE DRAWING - ALL DRAWING SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS, AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED.	
SIGNATURE FOR SUBMISSION	
<div><div></div><div>FOTTON ELA ARCHITECTS LTD. 李兆民建築師有限公司</div></div>	
PROJECT NO.	
SCALE	(A3) 1:150
PROJECT TITLE	
S16 APPLICATION IN LOT 542 S.A RP (PART) IN D.D. 92	
DRAWING TITLE	
ENLARGE PLAN	
DRAWING NO.	REV. NO.
LP-02	
\\WINSRV2008\Server 2008\Fotton ELA Project\Fotton Project\New Territories\14066571-古洲\2022 Submission\2019 Apr 16 - Proposed Plans.dwg	


	Exit Sign
	Hose reel
	Gate valve
	Non return valve
	Flexible connector
	Fixed fire pump
	Ball float valve
	Level controller
	Manual fire alarm call point
	Fire alarm bell
	5 kg CO2 f.e.
	Water type f.e.
	Fire control panel
	Essential power supply

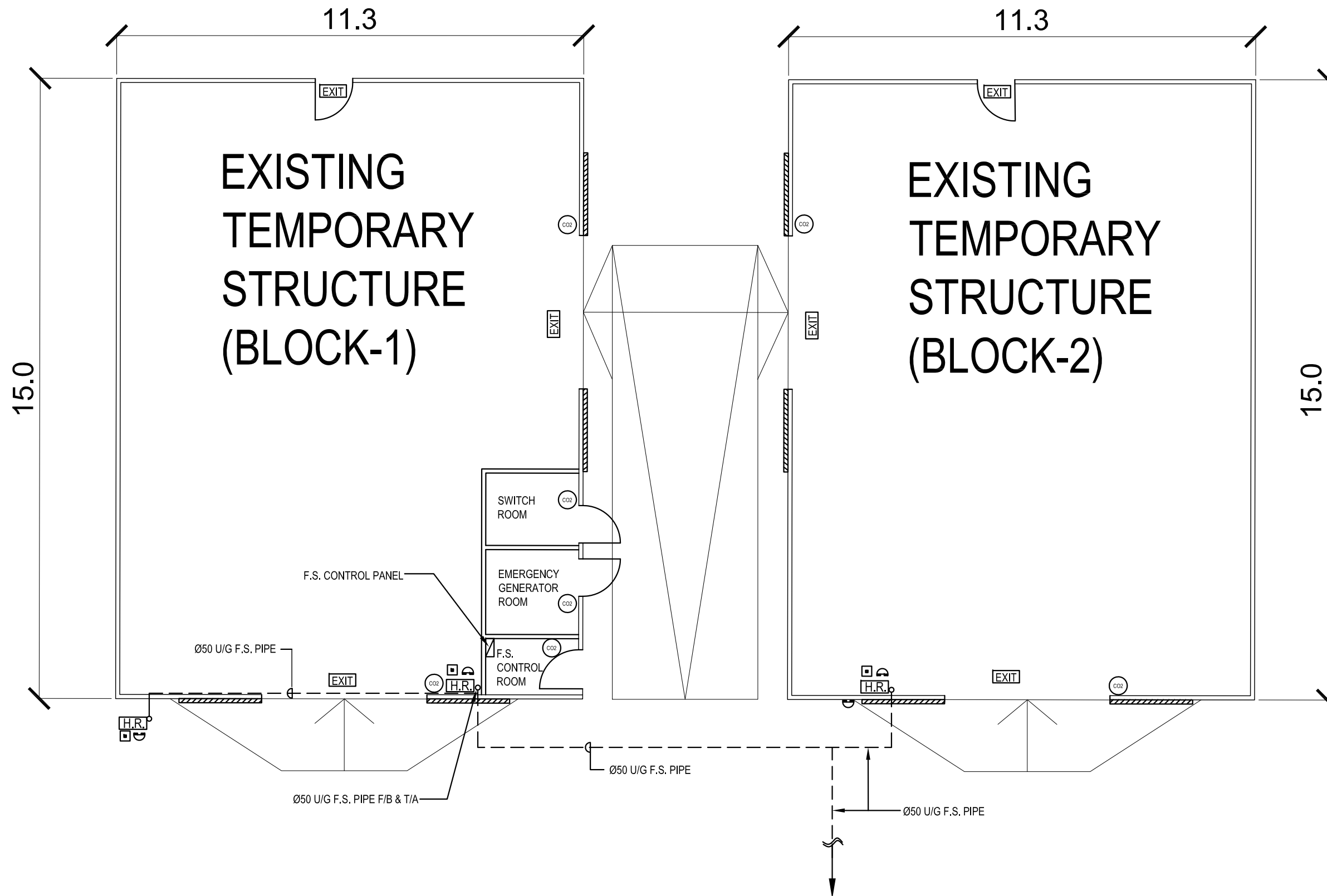
Enclosed Structure	Floor Area (sq. m)
Existing Temporary Structure (Block -1)	169.5
Existing Temporary Structure (Block -2)	169.5
Temporary Storage of Goods	7.8
Existing One Storey Container Converted Site Office	14.4
Canopy A (Not Enclosed, Shown for Completeness)	6.0 (approx.)
Canopy B (Not Enclosed, Shown for Completeness)	4.8 (approx.)
Canopy C (Not Enclosed, Shown for Completeness)	40.8 (approx.)

FIRE SERVICES NOTES:

- One actuating point and one audio warning device to be located at each hose reel point. this actuating point should include facilities for fire pump start and audio warning device initiation.
- Emergency electrical generator will be provided.
- Emergency lighting in accordance with BS 5266 part 1:2011 and BS EN1838:1999 to be provided throughout the entire development of buildings and all exit routes leading to open yard.
- All exits to be clearly indicated by illuminated "EXIT" sign in both English and Chinese characters of not less than 180mm high with 15mm side strokes. All exit signs shall follow FSD circular letter no. 5/2008.
- A main fire annunciation panel to be provided to receive all fire alarm signals.
- A fire detection and alarm system to be provided in accordance with the BS 5839-1 : 2002 + A2 : 2008 - Fire Detection and Fire Alarm System for Building and FSD circular letter no. 1/2009.
- Hose Reel System.
 - HR system to be provided in accordance with cop and latest FSD requirement.
 - A 2000L F.S. water tank as shown on plan shall be provided to supply the installation. Two HR pump (duty/standby) with jockey pump will be provided.
- Fire extinguisher to be provided of the type and capacity at positions indicated on plans.
- When a ventilation/air conditioning control system to a building is provided, it shall stop mechanically induced air movement within a designated fire compartment.
- Any intended storage or use of dangerous goods as defined in Chapter 295 of the laws of Hong Kong should be notified to the Director of Fire Services Department.



B.D. REF.	
F.S.D. REF.	
U.S.D. REF.	
A	
B	
C	
D	
E	
REV	
DATE	
DESCRIPTION	
CLIENT	
ALL MEASUREMENTS MUST BE CHECKED AT THE SITE - DO NOT SCALE DRAWING - ALL DRAWING SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS, AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED.	
SIGNATURE FOR SUBMISSION	
	
PROJECT NO.	
SCALE	
PROJECT TITLE	
DRAWING TITLE	
DRAWING NO.	
REV. NO.	
Territories\14066571-2022 Submission\2022 Nov 11- FS Proposal.dwg	

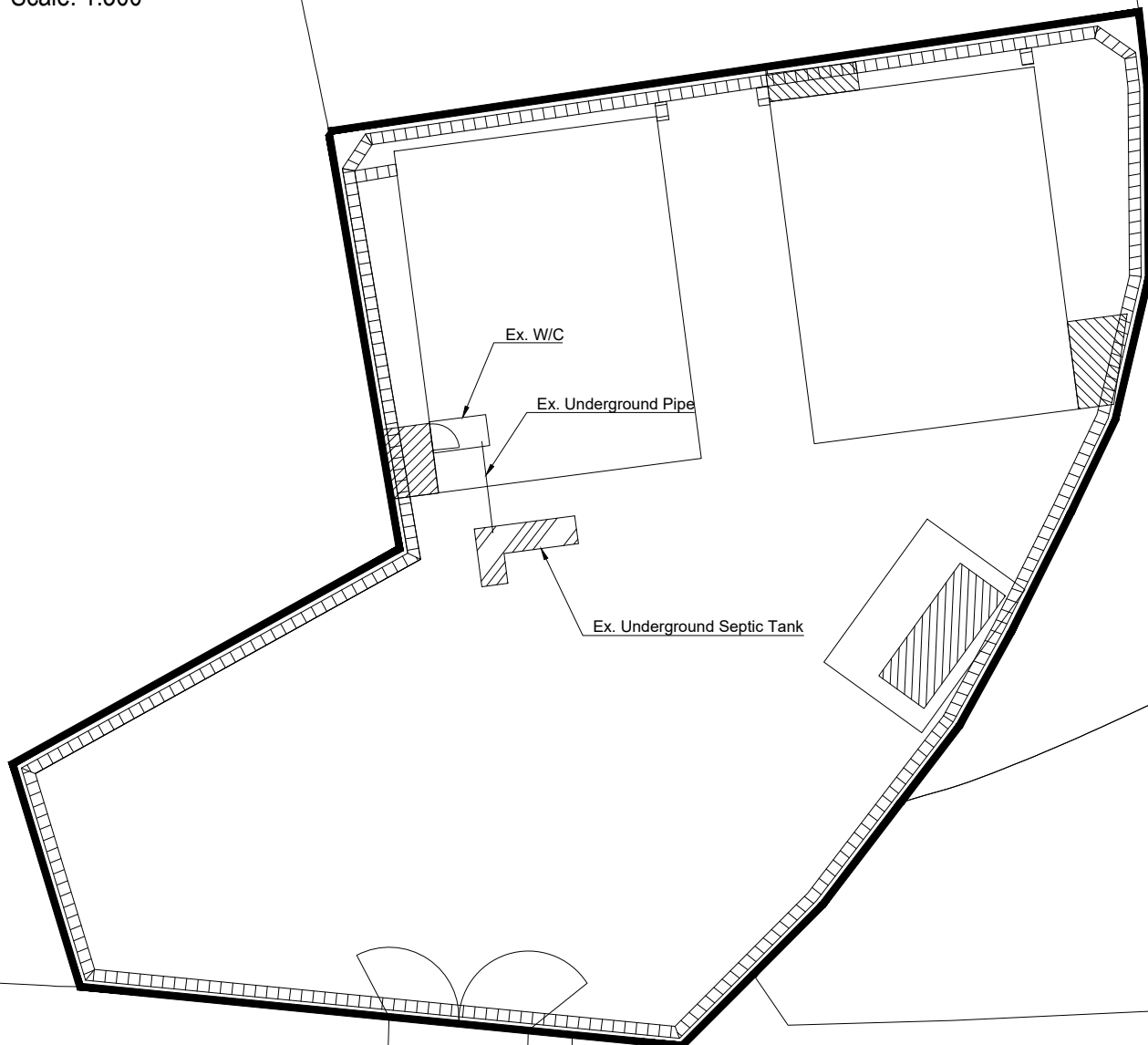


GROUND FLOOR PLAN

B.D. REF.		
F.S.D. REF.		
U.S.D. REF.		



Scale: 1:300



↑↓
SITE ENTRANCE

CASTLE PEAK ROAD - KWU TONG



FOTTON ELA ARCHITECTS LTD.

李兆民建築師有限公司

ALL MEASUREMENTS MUST BE CHECKED AT THE SITE - DO NOT SCALE DRAWING - ALL DRAWING SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS, AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED.

PROJECT TITLE
S16 APPLICATION IN LOT
542 S.A RP (PART) IN D.D. 92

DRAWING TITLE
LOCATION OF W/C AND SEPTIC TANK

REV	DATE	DESCRIPTION	DRAWING NO.
	16APR19		LP-03
A	16APR19	Updated Canopy	REV NO.
			A

Drainage Photo Record



Photo 1



Photo 2

Drainage Photo Record



Photo 3



Photo 4

Drainage Photo Record

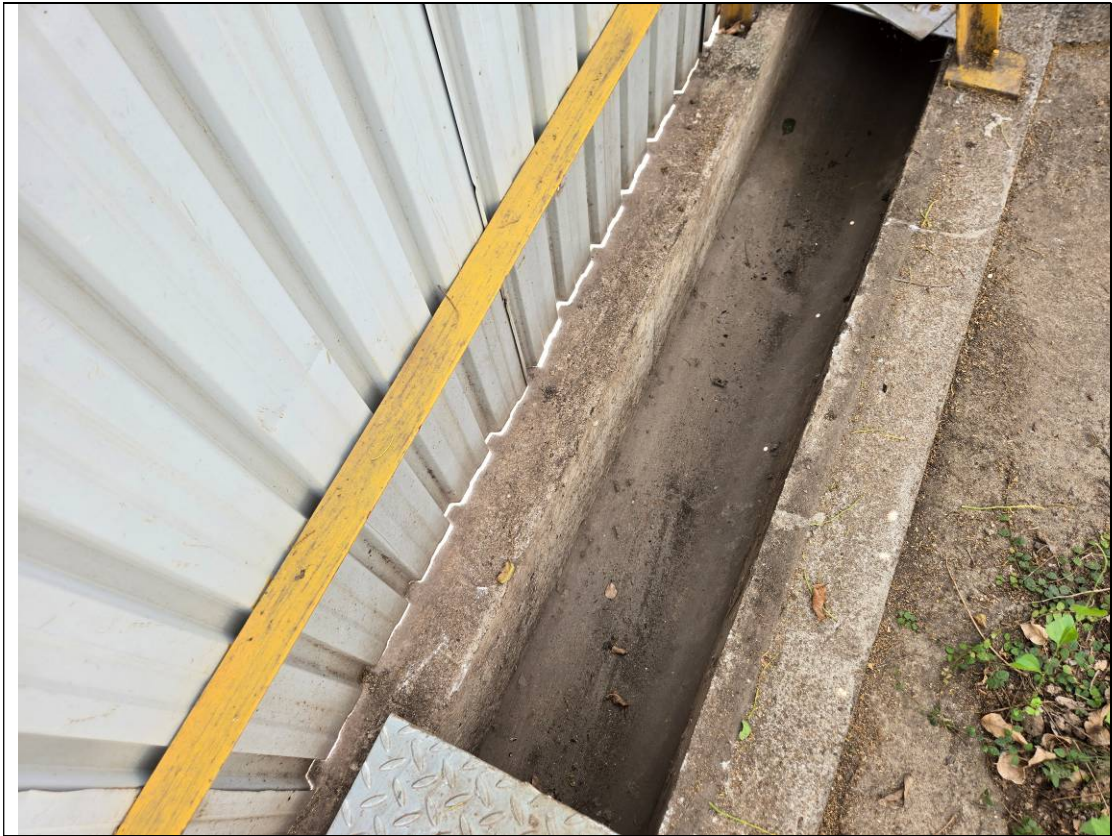


Photo 5



Photo 6

Drainage Photo Record



Photo 7



Photo 8

Drainage Photo Record



Photo 9

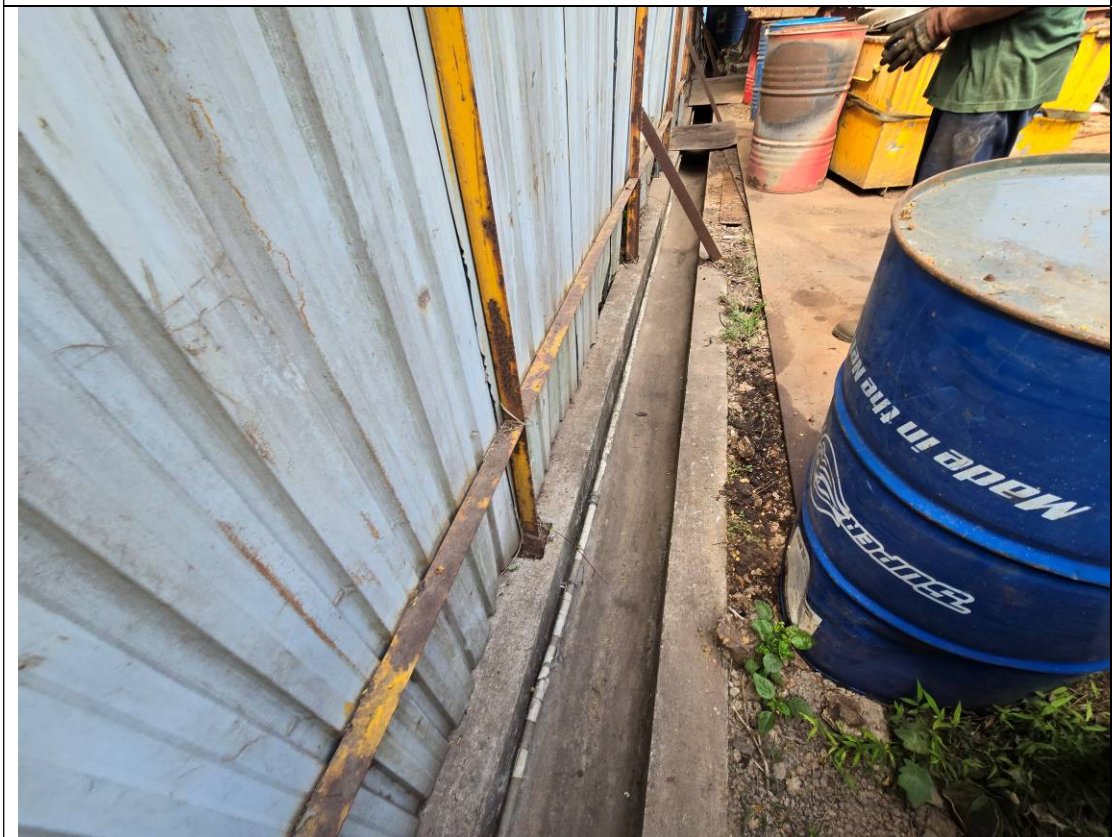


Photo 10

Drainage Photo Record



Photo 11



Photo 12

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9580118

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

Lot 542 in D.D. 92

Street/Road/Estate Name:

燕崗村

門牌號數/市地段

街道/屋苑名稱

Block:

座

District:

分區

上水,古洞

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)
10	Emergency Generator	G/F	Conforms with FSD requirements	15-10-2024	14-10-2025
11	Emergency Lighting	G/F	Conforms with FSD requirements	15-10-2024	14-10-2025
12	Exit Sign	G/F	Conforms with FSD requirements	15-10-2024	14-10-2025
13	Fire Alarm System (MFA)	G/F	Conforms with FSD requirements	15-10-2024	14-10-2025
16	Fire Hydrant/Hose Reel System	G/F	Conforms with FSD requirements	15-10-2024	14-10-2025

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)
			NIL		

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature:
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

Ng Chun Man

RC1/309 RC2/459

East Power Engineering Ltd
東力工程有限公司

16-10-2024

For FSD
use only:

Inspected

Key-in

Verified

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

規 劃 署

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



Planning Department

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

來函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/KTN/92

電話號碼 Tel. No. : 3168 4072

傳真機號碼 Fax No. : 3168 4074

By Post

Fotton ELA Architects Ltd.

(Attn: K.C. Lee)

5 December 2022

Dear Sir/Madam,

Temporary Warehouses, Open Storage of Metal and Steel, Scrap Metal and Materials, Construction Materials and Miscellaneous Objects and an Ancillary Office for a Period of 3 Years in "Agriculture" and "Other Specified Uses" annotated "Amenity Area" Zones, Lot 542 S.A RP in D.D. 92, Castle Peak Road, Kwu Tung, Sheung Shui (Compliance with Approval Condition (d) – submission of a proposal for fire service installations (FSI))

I refer to your submission dated 1.11.2022 for compliance with the captioned condition in relation to the submission of a proposal for FSI.

2. The Director of Fire Services (D of FS) has been consulted on your submission, and advised that approval condition (d) **has been complied with**. Please find the detailed departmental comments at **Appendix I**.

3. Should you have any query, please contact Mr. CHOI Wai-lun (Tel:) of Fire Services Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

Encl.

c.c.

D of FS

(Attn.: Mr. LI Leong-kiu)

Fax:



Internal

CTP/TPB(2)

f.i.

AL/hw

A handwritten signature in dark ink, appearing to be 'Yip Yiu-kai'.

Appendix I

Detailed Comments from the Director of Fire Services:

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.

規 劃 署

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



Planning Department

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

來函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/KTN/92

電話號碼 Tel. No. : 3168 4072

傳真機號碼 Fax No. : 3168 4074

By Post

Fotton ELA Architects Ltd.

(Attn: K.C. Lee)

26 July 2023

Dear Sir/Madam,

s.16 Planning Application No. A/KTN/92
Temporary Warehouses, Open Storage of Metal and Steel, Scrap Metal and Materials,
Construction Materials and Miscellaneous Objects and an Ancillary Office for a Period
of 3 Years in “Agriculture” and “Other Specified Uses” annotated “Amenity Area”
Zones, Lot 542 S.A RP in D.D. 92, Castle Peak Road, Kwu Tung, Sheung Shui
(Compliance with Approval Condition (e) – the implementation of the proposal for fire
service installations)

I refer to your submission dated 12.6.2023 for compliance with the captioned condition.

2. The Director of Fire Services has considered your submission, and advised that approval condition (e) **has been complied with.**
3. Should you have any query, please contact Mr. TANG Ning-chi (Tel: [REDACTED]) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

Encl.

c.c.

D of FS

(Attn.: Mr. TANG Ning-chi)

Fax: 

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22 NOV 2022

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Planning Department

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District Planning Office
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388 Castle Peak Road, Tsuen Wan, N.T.

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電話號碼 Tel. No. : 3168 4072

傳真機號碼 Fax No. : 3168 4074

By Post

Fotton ELA Architects Ltd.

(Attn: K.C. Lee)

16 November 2022

Dear Sir/Madam,

s.16 Planning Application No. A/KTN/92
Temporary Warehouses, Open Storage of Metal and Steel, Scrap Metal and Materials,
Construction Materials and Miscellaneous Objects and an Ancillary Office for a Period
of 3 Years in “Agriculture” and “Other Specified Uses” annotated “Amenity Area”
Zones, Lot 542 S.A RP in D.D. 92, Castle Peak Road, Kwu Tung, Sheung Shui
(Compliance with Approval Condition (f) – submission of a drainage proposal)

I refer to your submission dated 10.10.2022 on the application site for compliance with the captioned condition.

2. The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has considered your submission, and advised that approval condition (f) **has been complied with**. Please find the detailed departmental comments at **Appendix I**.
3. Should you have any query, please contact Mr. Samuel X.WANG (Tel: [REDACTED]) of the Drainage Services Department direct.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

Encl.

c.c.

CE/MN, DSD

(Attn.: Mr. Samuel X. WANG)

Fax: [REDACTED]

Internal

CTP/TPB(2)

f.i.

AL/hw

Appendix I

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

I would like to draw the applicant's attention to the following general comments/requirements:

- a. The applicant is required to construct and maintain the proposed drainage works properly and rectify the drainage systems 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 damage or nuisance caused by a failure of the systems. For works undertaken outside the lot boundary, prior consent and agreement from DLO/N and/or relevant private lot owners should be sought.
- b. The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
- c. The lot owner / developer shall take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the developer shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from.
- d. The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary.
- e. The applicant should also 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 receive the flows collected from his lot and all upstream catchments.

規 劃 署

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



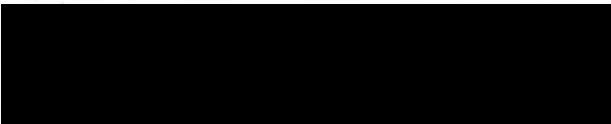
Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/KTN/92
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

By Post

Fotton ELA Architects Ltd.




(Attn: K.C. Lee)

10 January 2023

Dear Sir/Madam,

s.16 Planning Application No. A/KTN/92
Temporary Warehouses, Open Storage of Metal and Steel, Scrap Metal and Materials,
Construction Materials and Miscellaneous Objects and an Ancillary Office for a Period
of 3 Years in "Agriculture" and "Other Specified Uses" annotated "Amenity Area"
Zones, Lot 542 S.A RP in D.D. 92, Castle Peak Road, Kwu Tung, Sheung Shui
(Compliance with Approval Condition (g) – the implementation of the drainage proposal)

I refer to your submission dated 29.12.2022 for compliance with the captioned condition.

2. The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has considered your submission, and advised that approval condition (g) **has been complied with**. Please find the detailed departmental comments at **Appendix I**.
3. Should you have any query, please contact Mr. Samuel X. WANG (Tel: ) of the Drainage Services Department direct.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

Encl.

c.c.

CE/MN, DSD

(Attn.: Mr. Samuel X. WANG)

Fax: [REDACTED]

Internal

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AL/hw

Appendix I

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

- a. The applicant shall be reminded that the development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities.
- b. The applicant shall make sure that rain water falling onto the subject site shall be connected by a drainage system and conveyed to a proper discharge point(s). The applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system.



Your Ref. : A/KTN/106

Date : 6 June 2025

(by email: tpbpd@pland.gov.hk

CC: [REDACTED])

Fanling, Sheung Shui and Yuen Long East District Planning Office

Unit 2202, 22/F, CDW Building
388 Castle Peak Road, Tsuen Wan,
New Territories
(Attn: Ms. Chi Tel. No. [REDACTED])

RE: Undertaking Regarding Renewal of Planning Approval (Reference A/KTN/106)

Dear Ms. Chi,

On behalf of our Client, Take Keen Limited, we hereby undertake the following regarding the renewal of planning approval under Reference A/KTN/106 for the site located at Lot 542 S.A RP in D.D. 92, Castle Peak Road, Kwu Tung, Sheung Shui:

1. There has been no change in the layout of the site, and the existing configuration remains as previously documented.
2. There has been no change in the proposed uses of the site, and all intended functions remain consistent with prior plans.
3. The site will only be in operation between 8:00 AM and 5:30 PM, Monday to Saturday, and will not operate on Sundays and public holidays.
4. The site will not be used as a workshop, and its function remains in accordance with the approved purpose.
5. The miscellaneous objects may include but not limited to construction tools and materials such as wires, sanitary fixtures, traffic barricades, glasses and wood boards.
6. With reference to the layout plan of the site LP-01 Rev. D, there are few trees being replaced or removed due to their health conditions, which includes, two dead Carica Papaya trees adjacent to Block-1 being replaced by one Hylocereus Undatus tree and another one replaced by a Citrus Medica L. tree. A dead Hylocereus Undatus was not replaced by any plants because it shared the same planting soil. Moreover, a dead Litchi Chinensis tree was removed and not replaced by any plantations. As a result, the number of current existing trees is about the same as the previously approved application.
7. Further to point 6, the upkeep of the existing trees will be managed by the applicant.



FOTTON ELA ARCHITECTS LTD.
李兆民建築師有限公司

ARCHITECTS•INTERIOR DESIGNERS•ENGINEERS•TOWN PLANNERS•DEVELOPMENT CONSULTANTS 建築及室內設計•城市規劃•物業發展顧問

This undertaking is made in good faith and in compliance with all applicable planning regulations and conditions associated with the referenced approval. Should any changes arise, we will promptly notify the relevant authorities and provide necessary documentation.

Please acknowledge receipt of this undertaking. If further clarification is required, we are available at [REDACTED].

Yours faithfully,
Fotton ELA Architects Ltd

KC LEE

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: Info Fotton Ela <[REDACTED]>
Sent: 2025-06-06 星期五 17:36:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; [REDACTED]
Subject: Re: Submission of Supplemtal Information under Application Number A/KTN/106
Attachment: 2022 May 26 - LP-02.pdf; 2025 Jun 5 - LP-01 Rev D.pdf; 2024 Oct 16 - FS251.pdf; 2025 Jun 6 - Undertaking Letter Signed (Revised).pdf

Dear Sir/Madam,

The following and attached will supersede the email and its attachments submitted to you at 5:12pm today.

I write with reference to the captioned application, please find attached the following for your processing:

1. FS251 for the subject site;
2. Undertaking letter (Revised);
3. Revised Layout Plan LP-01 Rev. D
4. Enlarged Plan LP-02 supplementing the above layout plan.

Should you have any queries, please do not hesitate to contact me.

Regards,

KC LEE

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: Info Fotton Ela <[REDACTED]>
Sent: 2025-07-11 星期五 15:11:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: RE: R to C of DSD for application number A/KTN/106
Attachment: Sandtrap 1.jpg; Sandtrap 2.jpg

Dear Sir/Madam,

I write in response to the comments from Chief Engineer/Mainland North, Drainage Service Department (Contact Person: Mr Samuel WANG, Tel: [REDACTED]) under the captioned application, please find attached photos of the drainage components per the request for your forwarding to the relevant parties.

Should you have any queries, please do not hesitate to contact me.

Regards,

KC LEE

--

Fotton ELA Architects Limited

Tel.: [REDACTED]

Fax: [REDACTED]

Address: Address: [REDACTED]
[REDACTED]





☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者: Info Fotton Ela <[REDACTED]>
寄件日期: 2025年07月24日星期四 11:25
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: RE: Further Information for Application Number A/KTN/106
附件: 2025 Jul 24 - LP-01 Rev E.pdf

類別: Internet Email

Dear Sir/Madam,

I write to submit the following further information for the captioned:

1. Layout Plan LP-01 Rev E showing the revised approximate boundary of the open storage and its area.

Should you have any questions, please do not hesitate to contact me.

Regards,

KC LEE

--

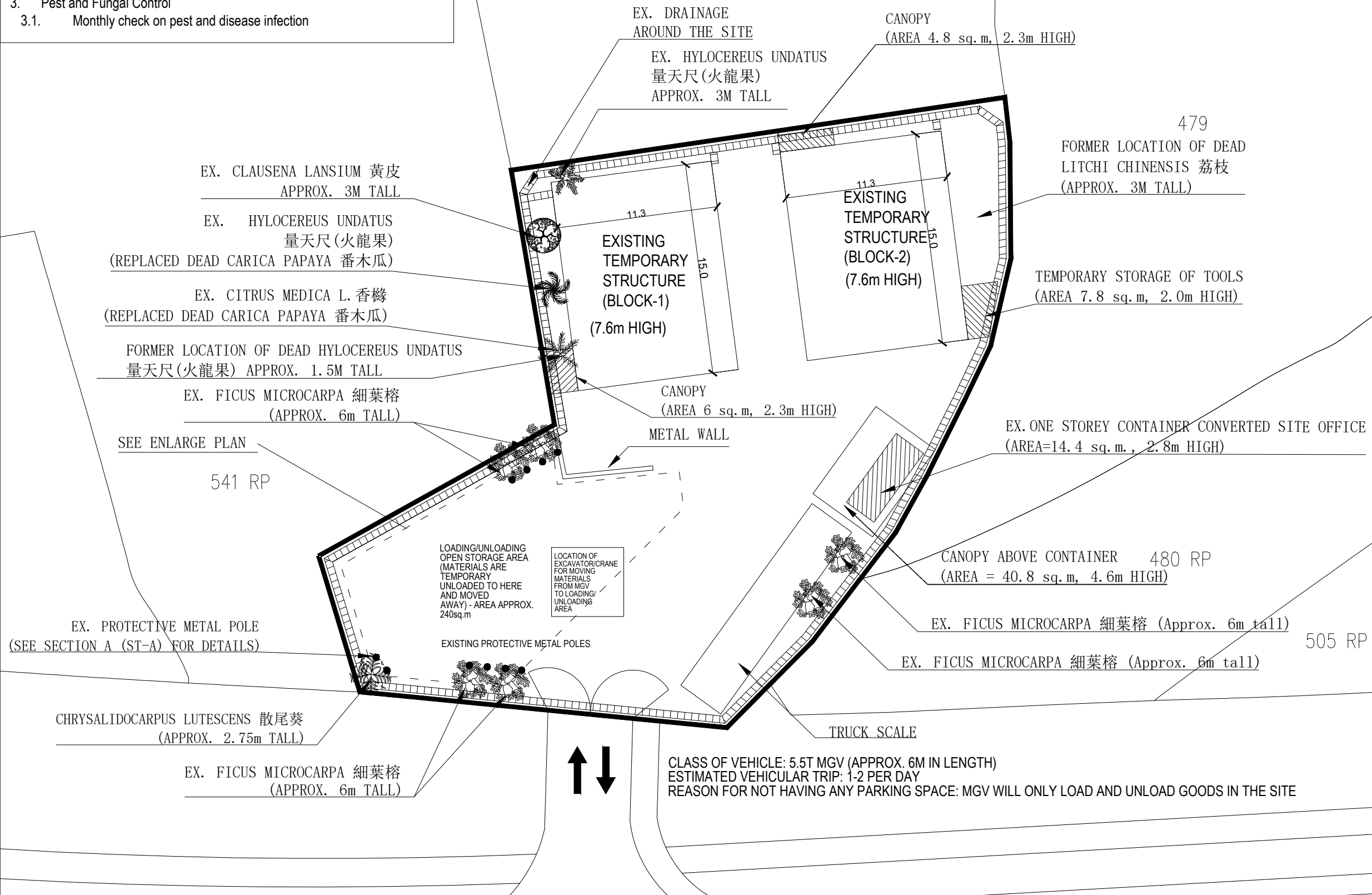
Fotton ELA Architects Limited

Tel.: [REDACTED] Fax: [REDACTED]

Address: [REDACTED]
[REDACTED]

Operation and Maintenance Schedule

1. Watering
 - 1.1. Water would be applied using an approved hose or sprinkler.
 - 1.2. Water would be carried out either in early morning or late afternoon or boat as the case maybe
 - 1.3. Watering frequency would be applied in every 3 to 4 days (depends on weather condition), to ensure the plants are in healthy condition.
2. Fertilizer
 - 2.1. Slow release fertilizer application would be carried out at a rate of 50g/nr/4 months.
3. Pest and Fungal Control
 - 3.1. Monthly check on pest and disease infection



B.D. REF.		
F.S.D. REF.		
U.S.D. REF.		
2022 May 26		

**Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for New Development Areas (NDAs):

- (a) The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
- (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
- (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for

NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.

- (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

**Relevant Extracts of the Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance with Planning
Conditions for Temporary Use or Development”
(TPB PG-No. 34D)**

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

Previous s.16 Applications covering the Application Site

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	IDPA/NE-KTN/4	Warehouse for Storage of Building Materials and Ironmongeries	4.7.1991 (On Review)
2.	A/DPA/NE-KTN/7	Warehouse for Storage of Building Materials and Ironmongeries	14.8.1992
3.	A/NE-KTN/135	Temporary Open Storage of Ironmongeries, Scrap Metal, Building Materials, Wastes, Miscellaneous Items and a Movable Container for a Period of 3 Years	5.6.2009 (Revoked on 5.12.2009)
4.	A/NE-KTN/152	Temporary Open Storage of Ironmongeries, Scrap Metal and Waste, Steel and Building Materials and Miscellaneous Items and an Ancillary Office for a Period of 3 Years	30.3.2012 (Revoked on 11.5.2012)
5.	A/NE-KTN/158	Temporary Open Storage of Metal and Steel, Scrap Metal and Materials, Construction Materials and Miscellaneous Objects and Office for a Period of 3 Years	5.10.2012
6.	A/KTN/17	Temporary Warehouses and Open Storage of Metal and Steel, Scrap Metal and Materials, Construction Materials and Miscellaneous Objects and Office for a Period of 3 Years	21.8.2015 (Revoked on 21.2.2016)
7.	A/KTN/25	Temporary Warehouses, Open Storage of Metal and Steel, Scrap Metal and Materials, Construction Materials and Miscellaneous Objects and an Ancillary Office for a Period of 3 Years	13.5.2016
8.	A/KTN/59	Renewal of Planning Approval for Temporary Warehouses, Open Storage of Metal and Steel, Scrap Metal and Materials, Construction Materials and Miscellaneous Objects and an Ancillary Office for a Period of 3 Years	3.5.2019
9.	A/KTN/92	Temporary Warehouses, Open Storage of Metal and Steel, Scrap Metal and Materials, Construction Materials and Miscellaneous Objects, and an Ancillary Office for a Period of 3 Years	9.9.2022

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department:

- the application site (the Site) comprises Old Schedule Agricultural 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
- the lot concerned is covered by Short Term Waivers (STW) No. 1070 for the purpose of warehouse for the storage of building materials and ironmongeries. Right of way via Government land is granted under the STW. An application for modification of STW for warehouse use with Built-Over-Area of 398.4m² is under processing.

2. Traffic

Comments of the Commissioner for Transport:

- no objection to the application from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories East, Highways Department:

- no comment on the application from highway maintenance point of view; and
- advisory comments are at **Appendix V**.

3. Drainage

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

- no objection to the application from public drainage viewpoint;
- according to condition as reflected in the submitted photo record of the drainage facilities, the implementation of the drainage facilities is considered acceptable; and
- advisory comments are at **Appendix V**.

4. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of Nov 2024 and site photos in June 2025, the Site is located in an area of rural inland plains landscape character surrounded by vacant lands, farmlands, open storage, temporary structures, village houses and scattered tree groups.

A few existing trees are observed along the southeast and southwest boundary within the Site. There is no significant change in the landscape character of the adjacent area since the last application (No. A/KTN/92) was approved. The proposed continuous temporary uses are considered not incompatible with the landscape setting in the proximity. According to the applicant's submission, there is no change in the layout or applied use. Further adverse landscape impact arising from the development within the site is not anticipated; and

- advisory comments are at **Appendix V**.

5. Other Departments

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Fire Services;
- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- Commissioner of Police;
- Chief Engineer/Construction, Water Supplies Department; and
- District Officer (North), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that:
- HyD is/shall not be responsible for the maintenance of any access connecting the application site (the Site) to Castle Peak Road - Kwu Tung; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (b) to note the comments of the Director of Environmental Protection that:
- the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- the applied uses and the drainage facilities implemented on the Site shall not obstruct overland flow/surface runoff and any existing drainage facilities;
 - the applicant shall make sure that rain water falling onto the Site shall be connected by a drainage system and conveyed to a proper discharge point(s);
 - the applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost, particularly, the applicant shall routinely clear the sand trap to prevent blockage; and
 - the applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system;
- (d) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - if the applied uses under application are subject to the issue of a licence, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - any temporary shelters or converted containers for storage or office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the Building (Planning) Regulations;
 - 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) Regulation respectively;
 - if the Site is not abutting on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the Building (Planning) Regulation 72 and Division 3 of Design Manual: Barrier Free Access 2008 (BFA) if BFA requirements are applicable to the subject development;
 - the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
 - formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines, etc will be formulated at the formal building plan submission stage;
- (f) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that:
- should there be any proposed building works, the proposed building works should be submitted to the BD for approval as required under the provisions of the BO.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/KTN/106

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature [Signature] 日期 Date 2025. 6. 16