

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

This document is received on 19 JAN 2024.
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

2400086 9/1 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/KTN/101
	Date Received 收到日期	19 JAN 2024

- 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)

BEST CREATION DEVELOPMENT LIMITED

百匯創建發展有限公司

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

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

CHUN LIK ENGINEERING (HONG KONG) LIMITED

進力工程(香港)有限公司

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)	古洞北第95約地段第736號餘段、第738號餘段(部份)、 第739號餘段及毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,238 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,550 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)	797.9 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	古洞北分區計劃大綱圖 S/KTN/4
(e) Land use zone(s) involved 涉及的土地用途地帶	休憩用地, 其他指定用途(商貿及科技園)及道路
(f) Current use(s) 現時用途	倉庫及汽車維修工場連附屬辦公室及員工休息室 (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_____ (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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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	臨時倉庫及汽車維修工場連附屬辦公室及員工休息室 (為期三年) (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	990.5	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1247.5	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4	.....
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	1550	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1550	.....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) 可參考附頁擬議用途		
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 2個		
Taxi Spaces 的士車位	/	.....
Coach Spaces 旅遊巴車位	/	.....
Light Goods Vehicle Spaces 輕型貨車車位	2個	.....
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 星期一至五 早上9時至下午6時；星期六 早上9時至下午1時； 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(古洞段) 到達申請地點																															
	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 checked="" 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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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>(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>

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


.....
HO CHING MAN
.....

Name in Block Letters
姓名（請以正楷填寫）

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


.....
Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他

on behalf of
代表

進力工程(香港)有限公司

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

Date 日期

6/1/2024 (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	古洞北第95約地段第736號餘段、第738號餘段(部份)、第739號餘段及毗連政府土地 LOTS 736RP, 738RP(PART), 739RP and adjoining Government Lands, Kwu Tung North, New Territories
Site area 地盤面積	2,238 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 797.9 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	古洞北分區大綱圖 S/KTN/4 KWU TUNG NORTH OZP
Zoning 地帶	休憩用地, 其他指定用途(商貿及科技園)及道路 Open Space, Other Specified Uses (Business and Technology Park) and Road
Type of Application 申請類別	<input checked="" 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 <u>3</u> <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	臨時倉庫及汽車維修工場連附屬辦公室及員工休息室(為期三年) Temporary Warehouse and Vehicle Repair Workshop with Ancillary Office and Staff Rest Room 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
	Non-domestic 非住用	1550	<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	4	
(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	11.34	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(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) _____ _____		/
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		
			2個 / / 2個 / / / /

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明） 場地圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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） 進出流量報告(中文) 及 消防裝置建議(中文+英文)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/>		
Drainage Impact Assessment and Proposal (英文)		
<hr/>		
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。

擬 議 用 途

構築物 1：

用途：倉庫及附屬寫字樓

二層，上蓋面積不多於 1024.5 平方米，其中 97.5 平方米為雨蓬，所以地面（倉庫）實用面積約 927 平方米，二樓（附屬寫字樓）325 平方米；高度不多於 11.34 米

構築物 2：

用途：汽車維修工場及員工休息室

二層，上蓋面積不多於 195 平方米，地面（汽車維修工場）195 平方米，二樓（員工休息室）75 平方米；高度不多於 6.9 米

構築物 3：

用途：廁所

一層，上蓋面積不多於 12 平方米，高度不多於 3 米

構築物 4：

用途：消防泵房及電掣房

一層，上蓋面積不多於 16 平方米，高度不多於 3.2 米

申 請 理 由

- (1) 此申請由代理人進力工程（香港）有限公司〔Chun Lik Engineering (HK) Limited〕提出申報，作為三年的臨時倉庫、汽車修理工場連附屬辦公室及員工休息室用途。此申請地點位於古洞北分區計劃大綱圖（S/KTN/4）的『休憩用地』（Open Space）及『其他指定用途（商貿及科技園）』（OU(Business and Technology Park)）及道路（Road）地帶內。
- (2) 申請地點涉及三幅相連土地及毗連政府地。申請地點總面積約 2238 平方米，位於新界古洞北丈量約第 95 約地段第 736 號餘段、第 738 號餘段(部份)、第 739 號餘段及毗連政府土地。涉及政府土地面積約 797.9 平方米。如申請獲城規會批准，申請人將會向地政處申請短期豁免書。
- (3) 申請地點設有四個構築物，總樓面面積不多於 1550 平方米，用途如下：
構築物 1：倉庫及附屬辦公室（二層）、構築物 2：汽車維修工場及員工休息室（二層）、構築物 3：廁所（單層）、構築物 4：消防泵房及電掣房（單層）
- (4) 構築物 1 以金屬及混凝土搭建的密封式倉庫，配套簡單，樓高二層，主要為倉庫、內有一個平台為辦公室，高度不多約 11.34 米，貯物倉庫面積約 927 平方米、辦公室面積約 325 平方米。構築物 2 以金屬搭建的升高鐵架，樓高二層，下層為修理汽車、二層為員工休息室，最高位約 6.9 米，修理汽車佔面積約 195 平方米、員工休息室面積約 75 平方米。經營者及有關工作人員不會在申請地點及構築物內留宿。構築物 3 為廁所，一層，為員工提供廁所用途，附設有化糞池，一切污水並不會外泄，定期用吸糞車處理排污物。構築物 4 為消防泵房及電掣房，一層，內有消防系統裝置及泵房。
- (5) 申請地點設有 2 個上落輕型貨車車位，每個車位呎吋為 3.5 米闊 x 6 米長，不設中至重型車輛或拖頭車位。每輛汽車每週出入次數為少，而運輸車隊由申請人擁有，每次出入貨都會事先由寫字樓安排，能有效控制車的出入流量，並不會造成因輪候而需要在外地方等候，減少對交通的負荷。（可參考流量報告）
- (6) 申請地點於大路（青山公路古洞段）旁邊，申請地點更包括租用前面約 256 平方米之政府用地作為汽車迴旋，擁有足夠空間出入倉庫，並不會使用主要幹道造成阻礙；於倉庫旁有一條支路，長度數十米，少有行人，車道平坦並良好狀態。申請人明白上述旁邊行車道並非由運輸署管理，申請人會負責維修及補養。

- (7) 申請地點辦工時間為星期一至五每日早上九時至下午六時，星期六早上九時至下午一時，星期日及公眾假期休息。一切的運輸工作均由寫字樓平均分配，司機需根據時間表進出倉庫；晚上不會進行任何運輸工作，不會為附近居民帶來不便及噪音。
- (8) 場地設有3個門口，一個南面為主要出入口，有12米闊、一個西面為後備門，有10米闊，只用作維修消防泵房及電機用途，平時不作出入門、一個東面為汽車維修工場出入口用，有8米闊。
- (9) 申請地點是第三次提交申請，之前已批出的申請編號為 A/KTN/86，獲批給許可的日期為2022年6月10日；已批給許可用途為臨時倉庫、汽車修理工場連附屬辦公室及員工休息室用途，跟本次申請大致相同。此批給許可附有兩項附帶條件：消防及排水，落實排水建議於2023年4月14日已完成附帶條件之（f）項；消防裝置建議於2023年8月9日已完成附帶條件之（d）項。
- (10) 由於政府有意發展古洞北，未來古洞河上鄉一帶必然有極大轉變；申請人知道，是次申請用途，只是在轉變前的空檔時間作短暫發展。申請人明白申請範圍所在土地，最終須配合古洞北新發展區藍圖的意願發展。申請人願意配合，只希望作短暫發展，並將此納入規管。申請人在此承諾；倘若政府工程展開，此申請會告一段落。
- (11) 擬議申請發展屬於臨時性質，從事的工作簡單，設施簡單容易還原。除申請之發展以外，不會涉及其他用途。不會進行工場發展，包括不會在申請地點從事噴油及清理油污等工作。不會有任何損害環境的發展、更不會在申請地點內存放易燃物品，發展項目不會含有有害廢料及污染物、並對生態及環境不會帶來任何影響。
- (12) 申請地點已跟據附帶條件（h）項進行，鋪設U型明渠，容量為闊度300mm x 300mm至600mm深，申請人已聘用具經驗的公司協助，以專業知識計算排水的方向，並於2020年11月27日批出排水建議。渠身以混凝土鞏固，確保堅固耐用。接近渠道的地表，已鋪成暗斜，加強去水之用；加上兩個上蓋物都設有上蓋排水管，並配有下水管直到右方的政府渠道，減少地表上去水的壓力，不會導致地面積水。申請人最後於2023年4月14日得到批出（f）項許可。

- (13) 申請人會對場內所有排水設施的興建及維修保養責任，會期定清理渠道內雜物及定期檢驗排水設施，確保有關設施運作良好，不會對鄰近地方出現水浸問題。
- (14) 申請地點已跟據附帶條件（d）項進行，申請人已聘用具經驗的公司協助，以專業知識規劃地點的消防設備，並於2023年8月9日批出消防裝置建議。申請人亦已聘用消防認可之承辦商進行工程，以及向水務處申請消防水，便可盡快落實附帶條件（e）項。
- (15) 雖然是作臨時發展用途，但申請人將按照消防處的指引及要求，聘用專業及認可的消防承辦商做好消防設備系統，每年定期檢查，以達到安全標準。
- (16) 雖然貴處於2023年6月5日批出對附帶條件（e）項的延期到2023年12月10日，但由於申請人已於水務處申請消防水中，估計未能於現有申請KTN／86之餘下時間內完成。故此決定於限期前再入新申請，以延續有關申請，希望在新申請限期內可得到水務署的申請，盡快完成附帶條件（e）項，配合城規會的條件。
- (17) 申請人雖然對申請知識有限，但一直極力滿足附帶條件，於期間不斷尋找專業人士應對消防及排水等計劃書；但早前出現社會運動及後期的3年疫情，難以要求承建商到申請人倉庫進行視察及報價，造成時間不足，申請人對此感到抱歉，並承諾將來再次批出申請後，定會用最快的時間完成餘下之附帶條件，以滿足城規會的規管。

申請人承諾如獲城規會批准擬議用途，將會盡力配合及滿足城規會的要求，減少對周邊環境影響，並承諾在許可期限後，還原申請地點，懇請城規會寬大批准新界古洞北丈量約第95約地段第736號餘段、第738號餘段(部份)、第739號餘段及毗連政府土地作為不超過三年的臨時倉庫、汽車修理工場連附屬辦公室及員工休息室用途。

進行附帶條件參考附圖：





進 出 流 量 報 告

擬議申請用途：倉庫、汽車維修工場, 附屬寫字樓及員工休息室

地點：古洞北第 95 約地段第 736 號餘段、第 738 號餘段(部份)、第 739 號餘段
和毗連政府地

一星期輕型貨車(5.5 噸)進出流量

日期：18/12/2023 (星期一)

時間	進入(輛)	離開(輛)
09:00 - 10:00	1	1
10:00 - 11:00	1	1
11:00 - 12:00	0	0
12:00 - 13:00	0	0
13:00 - 14:00	1	0
14:00 - 15:00	0	0
15:00 - 16:00	0	1
16:00 - 17:00	0	0
17:00 - 18:00	0	0

車輛數量：3 輛

日期：19/12/2023 (星期二)

時間	進入(輛)	離開(輛)
09:00 - 10:00	1	0
10:00 - 11:00	0	1
11:00 - 12:00	1	1
12:00 - 13:00	1	0
13:00 - 14:00	0	1
14:00 - 15:00	0	0
15:00 - 16:00	1	0
16:00 - 17:00	0	1
17:00 - 18:00	0	0

車輛數量：4 輛

日期：20/12/2023 (星期三)

時間	進入(輛)	離開(輛)
09:00 - 10:00	0	0
10:00 - 11:00	2	0
11:00 - 12:00	0	1
12:00 - 13:00	0	1
13:00 - 14:00	1	0
14:00 - 15:00	0	1
15:00 - 16:00	0	0
16:00 - 17:00	0	0
17:00 - 18:00	1	1

車輛數量：3 輛

日期：21/12/2023 (星期四)

時間	進入(輛)	離開(輛)
09:00 - 10:00	0	0
10:00 - 11:00	0	0
11:00 - 12:00	0	0
12:00 - 13:00	2	0
13:00 - 14:00	0	1
14:00 - 15:00	0	1
15:00 - 16:00	0	0
16:00 - 17:00	0	0
17:00 - 18:00	0	0

車輛數量：2 輛

日期：22/12/2023 (星期五)

時間	進入(輛)	離開(輛)
09:00 - 10:00	1	0
10:00 - 11:00	1	0
11:00 - 12:00	0	2
12:00 - 13:00	1	0
13:00 - 14:00	0	0
14:00 - 15:00	0	1
15:00 - 16:00	0	0
16:00 - 17:00	1	1
17:00 - 18:00	1	1

車輛數量：4 輛

日期：23/12/2023 (星期六)

時間	進入(輛)	離開(輛)
09:00 - 10:00	1	0
10:00 - 11:00	0	0
11:00 - 12:00	0	1
12:00 - 13:00	0	0
13:00 - 14:00	NA	NA
14:00 - 15:00	NA	NA
15:00 - 16:00	NA	NA
16:00 - 17:00	NA	NA
17:00 - 18:00	NA	NA

車輛數量：1 輛

總結：

申請地點為臨時倉庫，只在星期一至五早上九時至下午六時及星期六早上九時至下午一時營業，星期日及公眾假期休業。營業時間只在一般的日常時間，除上述時間外倉庫均為休業，加上附近甚少居民，不會為居民帶來進出不便及噪音。

申請地點連接青山公路古洞段，為公路副路，是雙程路；青山公路古洞段與粉錦路相連，這是一條雙車道路：南行 2 車道、北行 2 車道。來自粉錦路的車輛可左轉至青山公路西行。

申請用途涉及 2 個輕型貨車車位，車重不多於 5.5 噸，不涉及其他中至重型車輛或拖頭；申請地點設有直徑 12 米的車輛迴旋空間供車輛掉頭，貨車不會以倒車方式進入倉庫；倉庫設有上落貨台 2 個，加上主要出入大門有 12 米闊，貨車有足夠空間迴旋後到貨台上落貨物，並不會出現需要其他地方等候入倉庫的情況，擬議發展不會對附近交通造成不良影響、不會構成對道路的安全問題。

由於運輸車隊全由申請人所擁有，每部貨車出入時間均由寫字樓安排、每位司機均需依據寫字樓編排的時間表，以便倉庫員工安排貨物。

上述流量表中顯示每天出入總車輛數量由最少的 1 輛至最多的 4 輛；每個時段並不多於同時 2 輛車輛進出，並不會出現第 3 輛車輛等候入倉庫的情況，減少道路的負荷。另外，車輛進出的時間只限於早上九時至下午六時，並沒有提早或延遲的情況，以配合倉庫的營業時間，加上車輛的進出時間分佈平均，一般在 1 至 2 小時之間貨車已完成出入貨物並立即離開，並沒有逗留過長的時間。

申請人倉庫內的貨物一般為小型貨品，故此倉庫只需要用輕型貨車進出貨物，例如藥品、保健品及小型日常用品等（附圖）

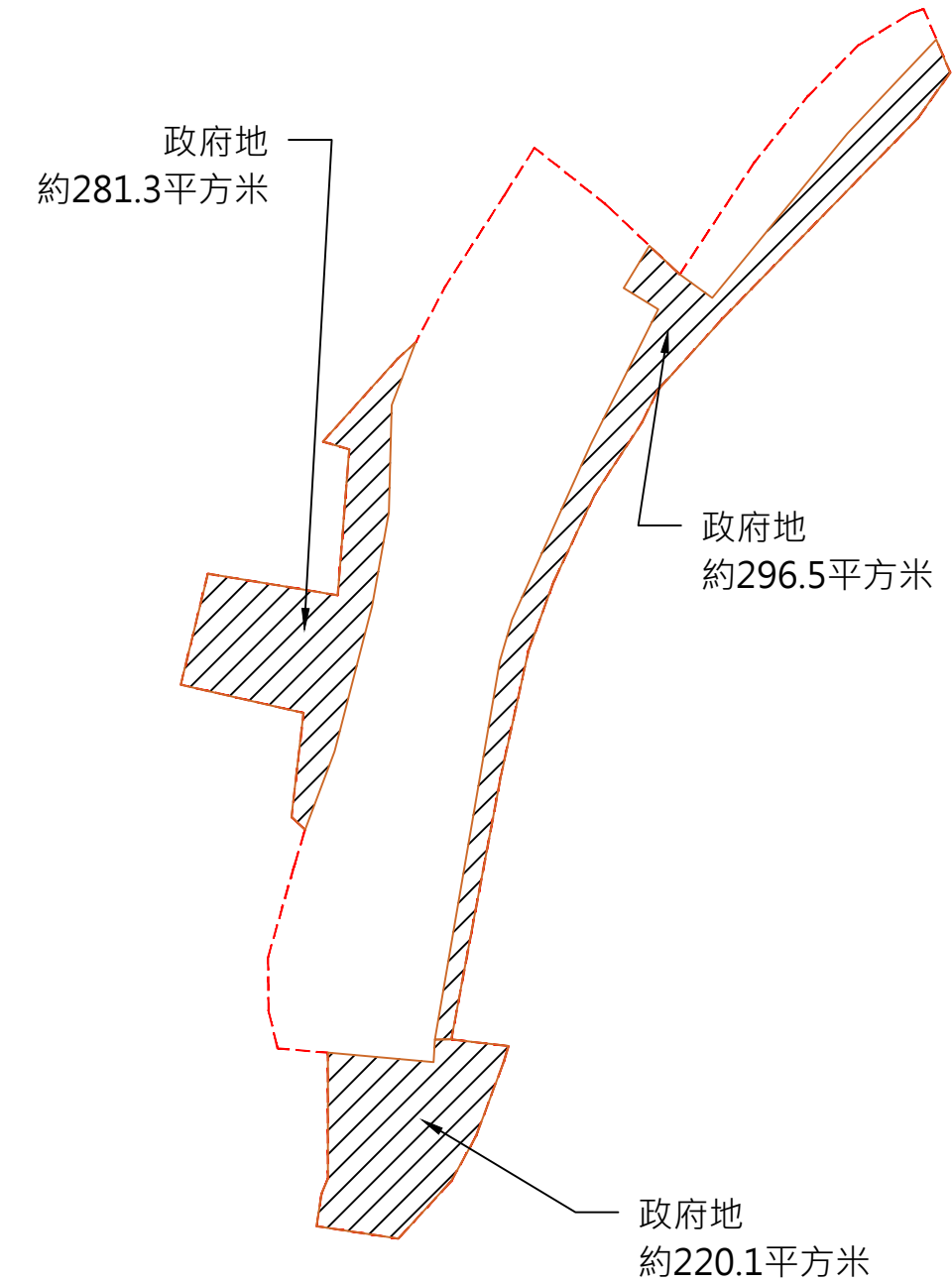






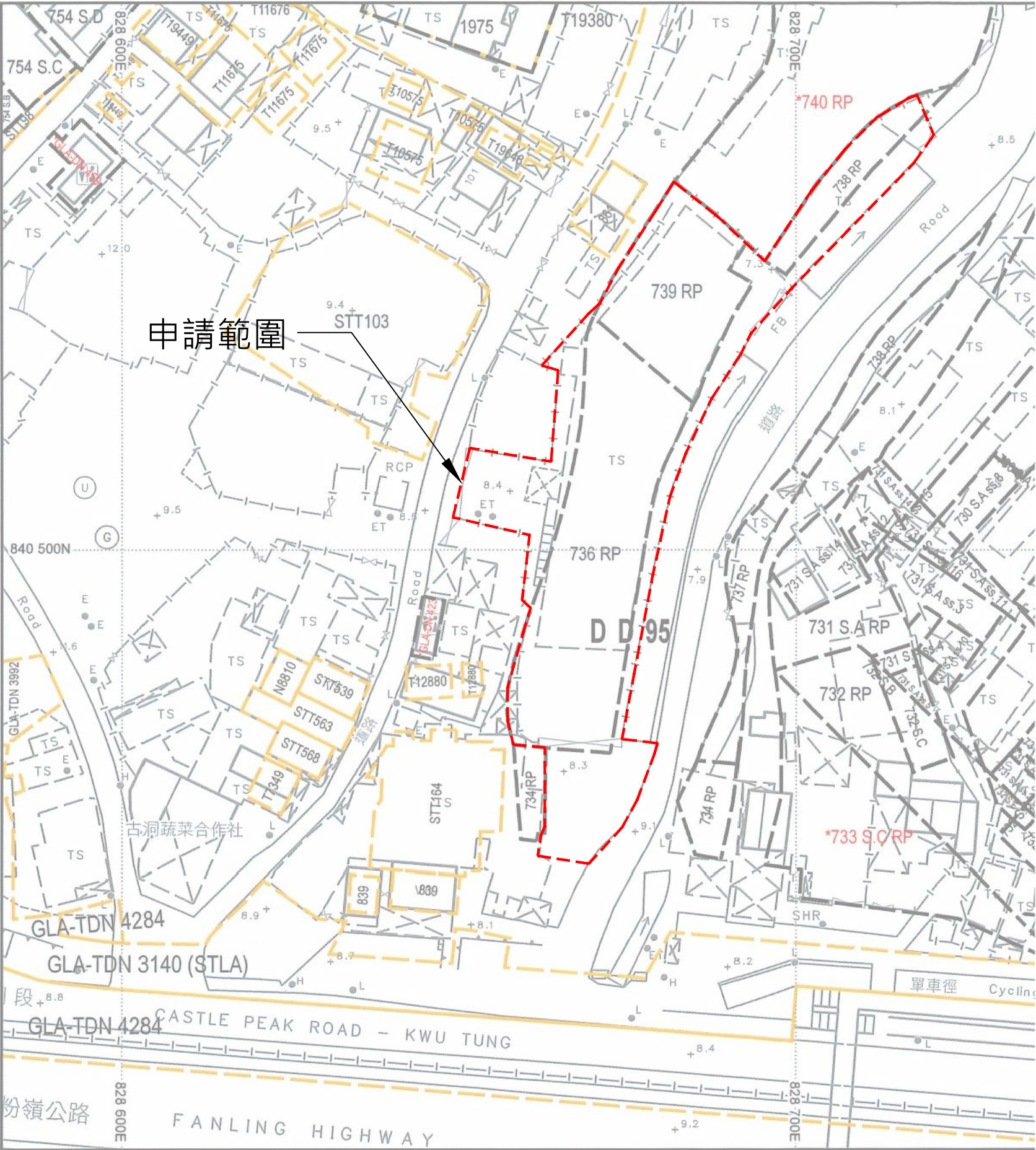
擬於古洞北丈量約份第95約地段
第736號餘段,第738號餘段(部份),
第739號餘段及毗連政府土地申請為
臨時倉庫及汽車維修工場連附屬寫字樓及員工休
息室(為期三年)

申請範圍：面積約2,238平方米
其中包括租用政府地範圍：面積約797.9平方米
(281.3+296.5+220.1)



地政總署測繪處
Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



擬於古洞北丈量約份第95約地段
第736號餘段,第738號餘段(部份),
第739號餘段及毗連政府土地申請為
臨時倉庫及汽車維修工場連附屬寫字樓及員工休
息室(為期三年)

申請範圍：面積約2,238平方米
其中包括租用政府地範圍：面積約797.9平方米

擬議露天土地面積：約990.5平方米
擬議有上蓋土地面積：約1,247.5平方米(1024.5+195+12+16)
構築物數目：4
擬議非住用樓面面積：約1,550平方米(927+325+195+75+12+16)
擬議總樓面面積：約1,550平方米(927+325+195+75+12+16)

輕型貨車泊車位：2個

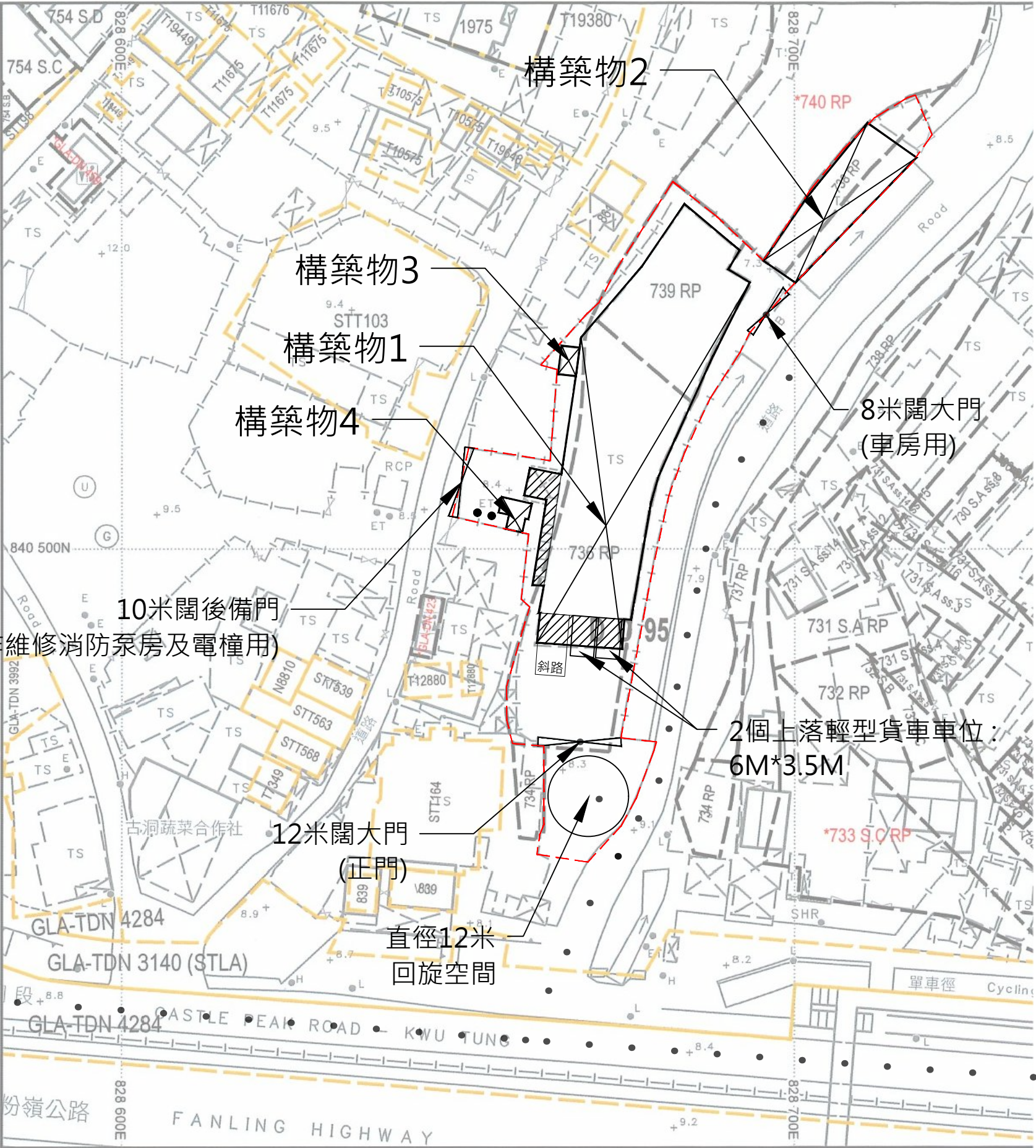
構築物1
倉庫及附屬寫字樓
上蓋面積：約1,024.5平方米
(其中97.5平方米為雨蓬)
高度：11.34米
共二層：地面(倉庫) 樓面面積約927平方米
二樓(附屬寫字樓) 樓面面積約325平方米

構築物2
汽車維修工場及員工休息室
上蓋面積：約195平方米
高度：6.9米
共二層：地面(汽車維修工場) 樓面面積約195平方米
二樓(員工休息室) 樓面面積約75平方米

構築物3
廁所
上蓋面積：約12平方米
高度：3米

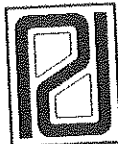
構築物4
消防泵房及電掣房
上蓋面積：約16平方米
高度：3.2米

地政總署測繪處
Survey and Mapping Office, Lands Department
比例尺 SCALE 1:1000



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



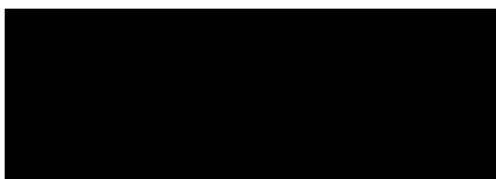
Planning Department

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

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/KTN/51
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

By Post and Fax (3487 1173)

2 July 2020



Dear Sir/Madam,

Planning Application No. A/KTN/51

Temporary Warehouse and Vehicle Repair Workshop with Ancillary Office and Staff Rest Room for a Period of 3 Years in "Open Space" and "Other Specified Uses" annotated "Business and Technology Park" Zones and an area shown as 'Road', Lots 736 RP (Part), 738 RP (Part) and 739 RP in D.D.95 and Adjoining Government Land, Kwu Tung North (Compliance with Approval Condition (k) – implementation of landscape proposal)

I refer to your submissions which were received by our office on 1.6.2020 and 23.6.2020 for compliance with the captioned approval condition in relation to the implementation of landscape proposal.

2. The Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) has advised that the captioned condition **has been complied with.**

3. You are reminded of the following:

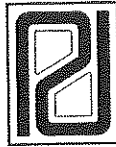
- (a) Routine horticultural maintenance, such as watering and weed removing etc. shall be carried out to ensure healthy plant growth.
- (b) To observe and follow the guidelines promulgated by Greening, Landscape & Tree Management Section of Development Bureau for good horticultural maintenance:

- 護養樹木的簡易圖解

https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf

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/51
電話號碼 Tel. No.: 3168 4039
傳真機號碼 Fax No.: 3168 4074

By Post



27 November 2020

Dear Mr. KWOK

**s.16 Planning Application No. A/KTN/51
Temporary Warehouse and Vehicle Repair Workshop with Ancillary Office
and Staff Rest Room for a Period of 3 Years in "Open Space"
and "Other Specified Uses" annotated "Business and Technology Park" Zones
and an area shown as 'Road', Lots 736 RP(Part), 738 RP(Part) and 739 RP
in D.D.95 and Adjoining Government Land, Kwu Tung North
(Compliance with Approval Condition (h) – submission of drainage proposal)**

I refer to your submission dated 18.11.2020 for compliance with the captioned condition in relation to the submission of drainage proposal.

2. Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has been consulted on your submission, and advised that approval condition (h) **has been complied with.** Please find the detailed departmental comments at **Appendix.**
3. Should you have any query, please contact Mr. Henry YU (Tel: 2300 1407) of DSD direct.

Yours faithfully,

(Ms. Winnie Lau)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

Appendix

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

- 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.

DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

Planning Application Ref: A/KTN/51

**Lots 736 RP (Part), 738 RP (Part) and 739 RP in D.D. 95
and Adjoining Government Land
Kwu Tung North, New Territories**

APT Architects Limited

November 2020

CONTENTS

DRAINAGE IMPACT ASSESSMENT

- 1.0 Introduction
- 2.0 The Drainage Proposal
- 3.0 Maintenance of the Proposed Stormwater Drainage Systems
- 4.0 Conclusion

APPENDIX

- Drawing No. D-01 Drainage Plan
- Drawing No. DS 1025B Sandtrap A Detail
- Drawing No. C2405i Typical Catchpit Detail

Planning Application Ref: A/KTN/51
Lots 736 RP (Part), 738 RP (Part) and 739 RP in D.D. 95 and Adjoining
Government Land, Kwu Tung North, New Territories
DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

1.0 INTRODUCTION

- 1.1 This site is located at Lots 736 RP (Part), 738 RP (Part) and 739 RP in D.D. 95 and Adjoining Government Land, Kwu Tung North, New Territories.

The Application Site is proposed for Temporary Warehouse and Vehicle Repair Workshop with Ancillary Office and Staff Rest Room for a Period of 3 Years.

The Town Planning Board has approved the use and this Drainage Proposal is to fulfill the approval condition of the Town Planning Board.

- 1.2 The site is accessed from Castle Peak Road - Kwu Tung. The total **area of the site** is about 2,283m².

2.0 THE DRAINAGE PROPOSAL

- 2.1 The site is near to a main road (Castle Peak Road - Kwu Tung) of irregular shape and is currently paved with concrete with fall from west to east. There is an existing nullah in concrete of about 3.5mWidth x 3.5mDepth (photo) adjacent to the site.
- 2.2 There are 2 temporary shed A, and B occupying about 65% of the site area.
- 2.3 The drainage of the site is designed and provided with multiple connection to this nullah.

2.4 The existing drainage channel / discharge is summarized as follows:

2.4.1 Site with Temporary Shed B (Lot 738RP, DD95) - Catchment Area 1

- a. All drainage is collected to D7 (300mmW x 300mmD) along eastern boundary of site, and is discharged to Nullah via 2 nos. catchpits CP1 and CP2, with 450mm diameter discharge point.
- b. The western boundary of site is fully enclosed by fence wall with solid curb to contain water within site.

2.0 THE DRAINAGE PROPOSAL (cont'd)

2.4.2 Site with Temporary Shed A (Lots 739RP, 736RP of DD95) - Catchment Area 2 & 3

- a. The Shed A, whole Catchment Area2, has its own gutter to collect rainwater and runoff is charged directly to Nullah N1 via 3 nos. 300mm diameter PVC pipes P1, P2 and P3 (photo) .
- b. Runoff of Ground Level of the Shed A (Catchment Area 3) is mainly collected by:
 - D2A, D2, of 300mmW x 300mmD, fall towards north, and eastward, and discharge via CP2 to the Nullah N1;
 - D6, 300mmW x 300mmD, along the eastern boundary, and discharge via CP2, CP3 and CP4 to the Nullah N1;
- c. Runoff of Ground Level at the carpark area (south of Shed A) - Catchment Area 4 and 5 is mainly collected by:
 - D3, D4 and D5, all of 300mmW x 300mmD collected through CP5 and south portion of D6, and discharge via CP4 to the Nullah N1

2.4.3 When needed, 300mmx300mm channels will be covered with metal grating.

Surface channels S1, S2 will contain rain water within site where 300x300mm channels are not provided.

Drainage of the whole site is in general provided to surround most portion of the site to contain rain water within site, and not to affect adjacent private lots.

Catchpit provided on site at major turns for condition checking and desilting.

2.5 Summary

- a. The runoff of the large temporary shed A is directly discharged to Nullah N1.
- b. Runoff of shed B, and other ground areas will be collected by channels as shown, and are discharged to Nullah N1 via catchpit with disilting trap.
- c. Typical construction details attached will be followed for catchpit / sandtrap where appropriate.

3.0 MAINTENANCE OF THE PROPOSED STORMWATER DRAINAGE SYSTEMS

The applicant of the site will undertake the following construction / maintenance works for the proposed drainage system at his own costs.

Inspection, cleansing and desilting will be carried out at sandtrap A regularly and before / after the rainy season each year to ensure the drainage facilities function efficiently.

Since the system is designed to operate under gravity, the maintenance will be straightforward.

The applicant will be responsible to obtain permission from relevant site owners / government departments for any drainage works outside boundary.

4.0 CONCLUSION

- 4.1 This drainage impact assessment is mainly based on existing drainage system provided by the Applicant of the Site. And there was no report of serious flooding of the site and its close neighbours since the operation of the Site activities.
- 4.2 With the relatively small size of site, the proposed drainage discharge points P1, P2, P3, and CP1, CP2, CP3 and CP4 are considered adequate to handle the runoff from the application site.
- 4.3 We noted that the neighboring sites all have levels almost equal to the application site and are having independent drainage.
- 4.4 Flooding susceptibility will not be increased to the surrounding areas of the site due to the development.

Photo 1:
Shed A, discharge
points P2, P3, and CP3



Photo: Carpark Area,
Shed A, CP4, and
Nullah N1



Photo 3: Carpark Area,
D5



Photo 4: Catchment
Area 3, D2A

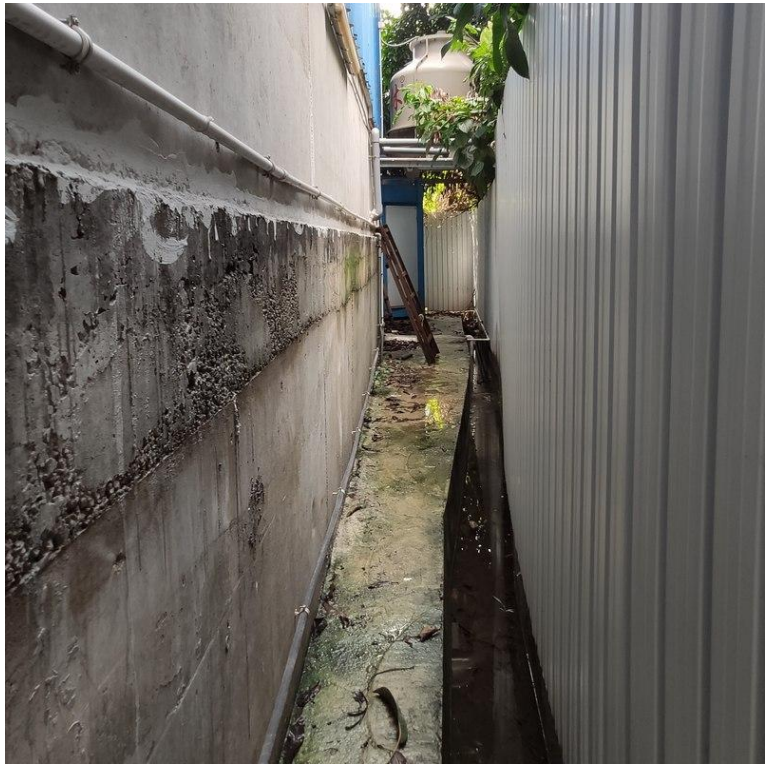


Photo 5,
Shed B, CP1





- LEGEND
- APPLICATION SITE
 - CATCH PIT
 - U- CHANNEL
 - COVERED CHANNEL
 - FLOW DIRECTION
 - FENCE WALL WITH MIN 100H CURB
 - SITE BOUNDARY
 - +9.5 LEVEL
 - IL 8.6 INVERT LEVEL

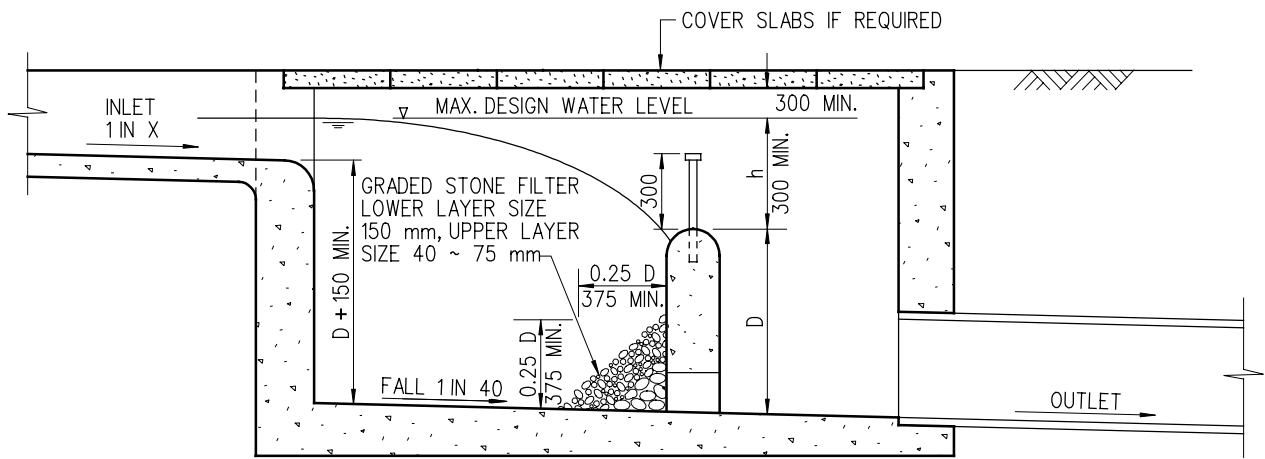
DRAWING NO. D-01
SCALE 1:600
DATE: 28/10/2020

TEMPORARY WAREHOUSE AND VEHICLE WORKSHOP WITH ANCILLARY OFFICE AND STAFF REST ROOM FOR A PERIOD OF 3 Y

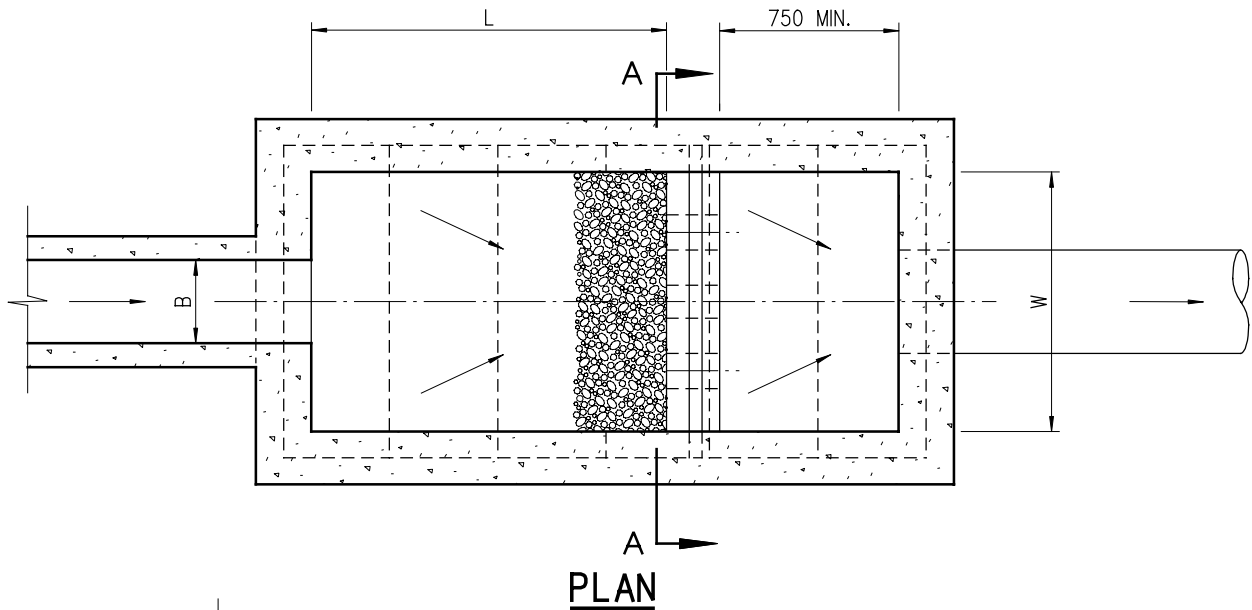
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APT ARCHITECT

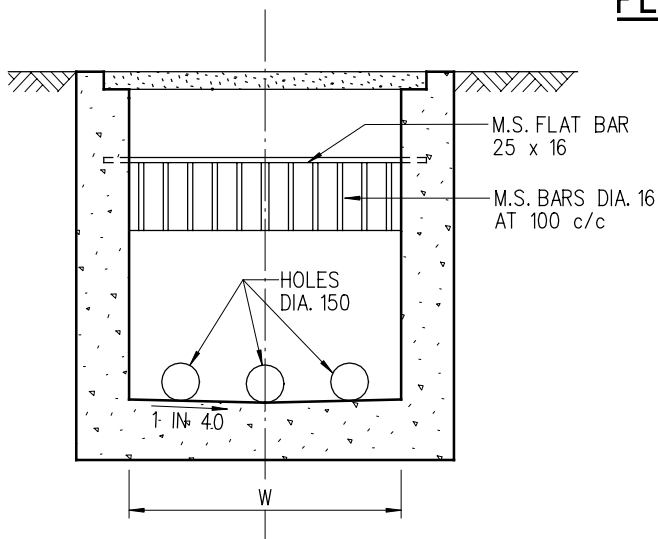
REF:160X1



LONGITUDINAL SECTION



PLAN



SECTION A-A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900 mm DIA. AND BELOW. FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE
DEPTH : $D \leq 750$
WIDTH : $W \geq 3B$
LENGTH : $4.8D^{0.67} h^{0.5} X^{0.5} \geq 4B$
4. GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY D W L TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
REV.	DESCRIPTION	SIGNATURE	DATE

SAND TRAP

DRAINAGE SERVICES DEPARTMENT

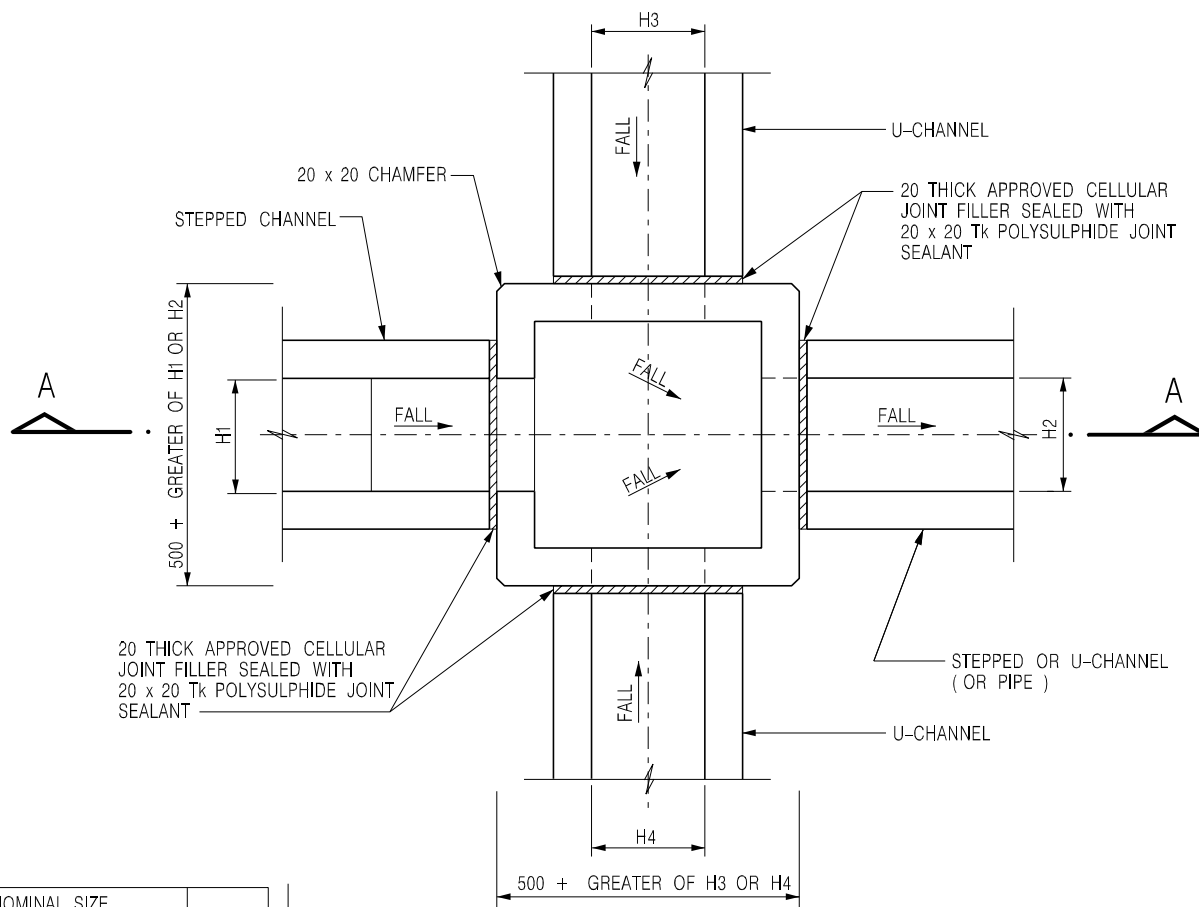
REFERENCE

DRAWING No.

SCALE

DIAGRAMMATIC

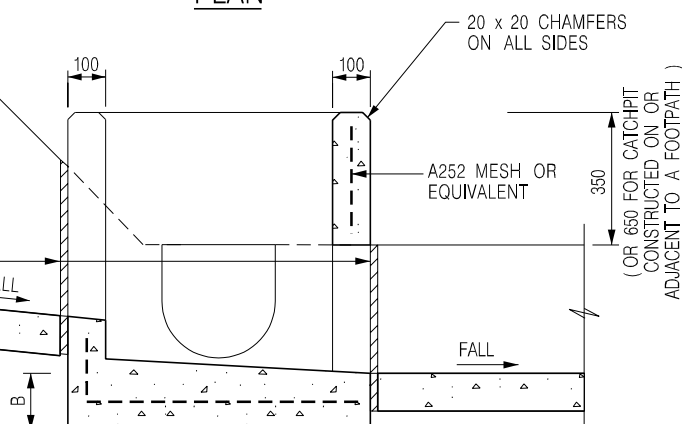
DS 1025B



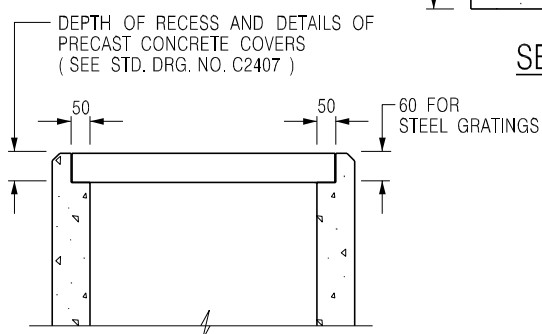
PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A



ALTERNATIVE TOP SECTION FOR
PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

I	DETAILS OF STEEL GRATINGS AMENDED. SHEET 5 ADDED.	Original Signed	03.2009
H	DIMENSIONS OF CATCHPIT AMENDED. NOTES ADDED. SHEETS 2 TO 4 ADDED.	Original Signed	10.2008
G	"FALL" ON BOTTOM OF CATCHPIT ADDED.	Original Signed	05.2008
F	DIMENSION B ADDED.	Original Signed	08.2007
E	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
D	GENERAL REVISION.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

STANDARD CATCHPIT DETAILS



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C24051

SHEET 1 OF 5

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

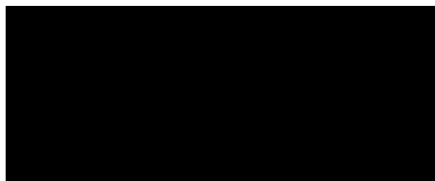


Planning Department

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 : TPB/A/KTN/86
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post



14 April 2023

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (f) - the Implementation of the Agreed Drainage Proposal

**Temporary Warehouse and Vehicle Repair Workshop with Ancillary Office and Staff
Rest Room for a Period of 3 Years in "Open Space", "Other Specified Uses" annotated
"Business and Technology Park" Zones and area shown as 'Road', Lots 736 RP,
738 RP (Part) and 739 RP in D.D. 95 and Adjoining Government Land, Kwu Tung North**
(Application No. A/KTN/86)

I refer to your submission dated 1.3.2023 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Samuel X. WANG (Tel: 2300 1135) of Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.
CE/MN, DSD

(Attn.: Mr. Samuel X. WANG)

Fax: 2770 4761

Internal
CTP/TPB(2)

f.i.

AL/HW/hw

Appendix

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

- i. Please be reminded that the development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities.
- ii. 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.

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.

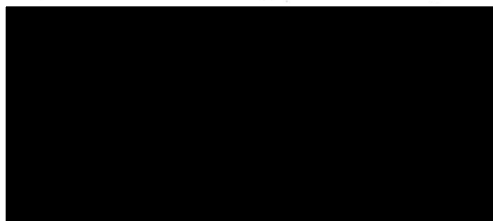
來函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/KTN/86

電話號碼 Tel. No. : 3168 4034

傳真機號碼 Fax No. : 3168 4074

By Post



9 August 2023

Dear Sir/Madam,

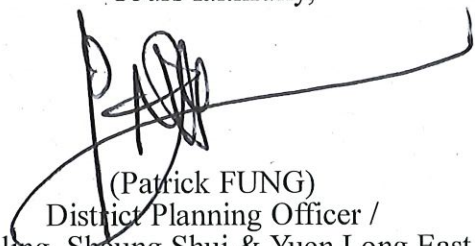
Temporary Warehouse and Vehicle Repair Workshop with Ancillary Office and Staff Rest Room for a Period of 3 Years in “Open Space”, “Other Specified Uses” annotated “Business and Technology Park” Zones and area shown as ‘Road’, Lots 736 RP, 738 RP (Part) and 739 RP in D.D. 95 and Adjoining Government Land, Kwu Tung North, (Compliance with Approval Condition (d) – submission of a proposal for fire service installations (FSI))

I refer to your submission dated 21.7.2023 for compliance with the captioned condition in relation to the submission of a proposal for FSI.

2. The Director of Fire Services 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 WAH Herbert Chi-lut (Tel: 2733 5844) of Fire Services Department directly.

Yours faithfully,


(Patrick FUNG)
District Planning Officer /
Fanling, Sheung Shui & Yuen Long East
Planning Department (Atg.)

Appendix I

Detailed Comments of the Director of Fire Services:

Please submit a full set of FS.251 which should incorporate all FSIs proposed in the endorsed FSI proposal vide your preceding email dated 21.7.2023.

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITER FIBRE GLASS WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO HOSE REEL PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPRINKLER & HOSE REEL PUMP ROOM.
- 1.7 THE HOSE REEL SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.
- 2.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY : CATEGORY (I)
(B) STORAGE HEIGHT : NOT EXCEEDING 4M
(C) STORAGE : ST1
- 2.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.9 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50m² IN PLAN AREA FOR CATEGORY I.

3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPRINKLER & HOSE REEL PUMP ROOM.

4. MISCELLANEOUS F.S. INSTALLATION

- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.3 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.4 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

5. NOTES FOR WATERWORKS

- 5.1 ALL EQUIPMENT USED IN THE INSTALLATION SHALL BE OF THE APPROVED TYPE AND APPROVED MAKE BY THE H.K.F.S.D.
- 5.2 ALL OVERFLOW PIPE OF WATER TANKS SHALL BE DISCHARGED IN A CONSPICUOUS POSITION TO THE COMMUNAL AREA WHERE IT IS EASILY VISIBLE AND ACCESSIBLE BY THE OCCUPANTS.
- 5.3 ALL ABOVE GROUND PIPEWORKS UP TO INCLUDING ø150mm SHALL BE GALVANIZED MILD STEEL (G.M.S.) PIPES TO BS 1387 MEDIUM GRADE AND JOINTED WITH SCREWED FITTINGS, SCREWED FLANGES, OR SCREWED UNIONS.
- 5.4 ALL UNDERGROUND PIPEWORKS UP TO AND INCLUDING ø150mm SHALL BE GALVANIZED MILD STEEL (G.M.S) PIPE TO BS 1387 HEAVY GRADE AND JOINTED WITH SCREWED FITTINGS, SCREWED FLANGES, OR SCREWED UNIONS.
- 5.5 ALL PIPEWORKS FROM ø150mm UPWARDS SHALL BE DUCTILE IRON (D.I) TO BS 4722 AND JOINTED WITH FLANGE AND FLANGED FITTINGS.
- 5.6 ALL COPPER ALLOY GATE VALVE SHALL CONFORM TO BS 5154 AND CHECK VALVES CONFORM TO BS 5153.
- 5.7 ALL BALL FLOAT VALVES SHALL CONFORM TO BS 1221, PART 1.
- 5.8 NO WATER PIPE SHALL BE EMBEDDED WITHIN LOAD BEARING STRUCTURAL ELEMENTS SUCH AS COLUMNS, BEAMS AND SLABS IN LONGITUDINAL DIRECTION.

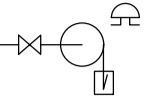





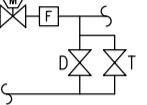








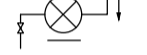


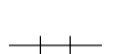




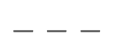

6. EMERGENCY LIGHTING

- 6.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.









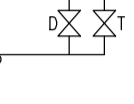



















7. EXIT SIGN

- 7.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

LEGEND (FOR SCHEMATIC DIAGRAM)

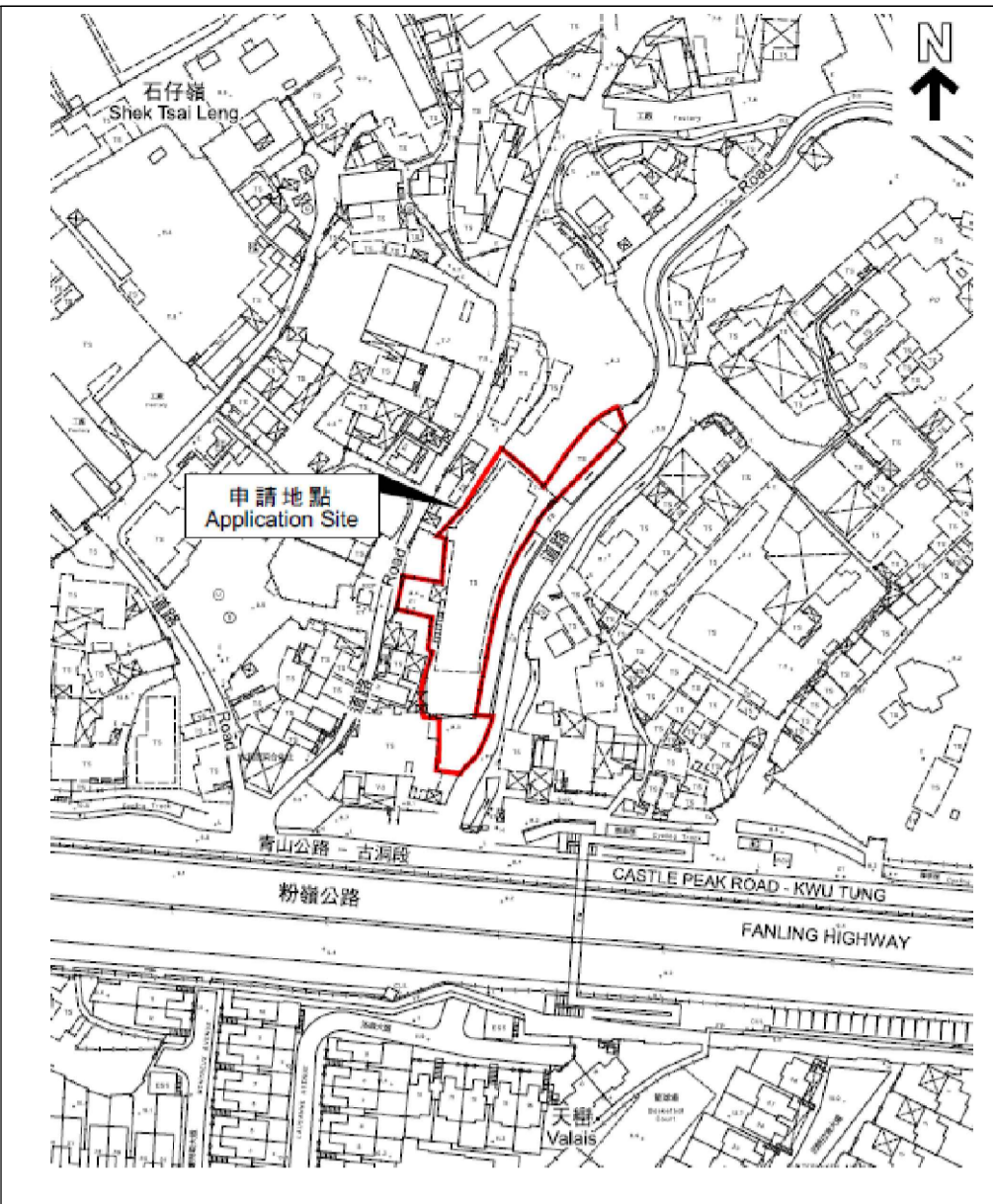
	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	FAST RESPONSE TYPE SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH,TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	PRESSURE GAUGE WITH COCK
	AUTOMATIC AIR VENT WITH COCK
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
	FLEXIBLE CONNECTOR
	CHECK METER POSITION
	PLUG
	Y-STRAINER
	SPRINKLER / F.S. INLET
	SPRINKLER PROVING PIPE
	EXISTING F. S. INSTALLATION
	FLEXIBLE JOINT

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	SPRINKLER HEAD 93°C
	SPRINKLER HEAD UNDER OBSTACLE
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH,TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	SELF-CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT
	EXISTING F. S. INSTALLATION

ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT



LOCATION PLAN (NOT TO SCALE)

C	FSD SUBMISSION	19-07-2023	WC
B	FSD SUBMISSION	01-06-2023	WC
A	FSD SUBMISSION	05-03-2023	WC
REV	DESRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building,
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT
PROPOSED F.S. INSTALLATION AT LOTS 736 RP, 738 RP(PART) AND 739 RP IN D.D. 95 AND ADJOINING GOVERNMENT LAND, KWU TUNG NORTH, NEW TERRITORIES

DRAWING TITLE

FIRE SERVICES INSTALLATION-
F.S. NOTES, LEGEND, LOCATOIN PLAN,
ABBREVIATION

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-08-2022
DESIGN BY	JACKIE	S.ENG	07-08-2022
CHECK BY	CM	PM	08-08-2022
APPROVED BY	-	-	-
PROJECT NO.	KTN-86		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO. EP-KTN86-FS01			
SCALE	N.T.S	REVISION	A

WORKSHOP AND STAFF LOUNGE
(195 sq.m., Height: 6.9m)

TOILET
(12 sq.m., Height: 3m)

WAREHOUSE AND OFFICE
(1024.5 sq.m., Height: 11.34m)

RAIN SHELTER
135,000L SPR TANK (UG)

FS PUMP RM. AND ELECTRICAL RM.
(16 sq.m., Height: 3.2m)

ADDR. TYPE FIRE ALARM PANEL

SPRINKLER INLET
2000L FS TANK

RAIN SHELTER

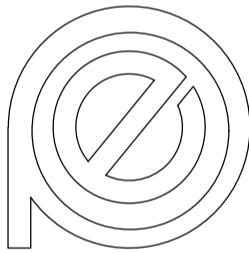
NO	STRUCTURE CONTENT:	APPROXIMATED AREA (m ²)	HEIGHT (m)	NO. OF STOREY	APPROXIMATED VOLUME (m ³)
1	WAREHOUSE AND OFFICE	1,024.5	11.34	1	11,617.83
2	WORKSHOP AND STAFF LOUNGE	195	6.9	1	1,345.5
3	F.S. PUMP ROOM AND ELECTRICAL ROOM	16	3.2	1	51.2
4	TOILET	12	3	1	36



C	FSD SUBMISSION	19-07-2023	WC
B	FSD SUBMISSION	01-06-2023	WC
A	FSD SUBMISSION	05-03-2023	WC
REV	DESRPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



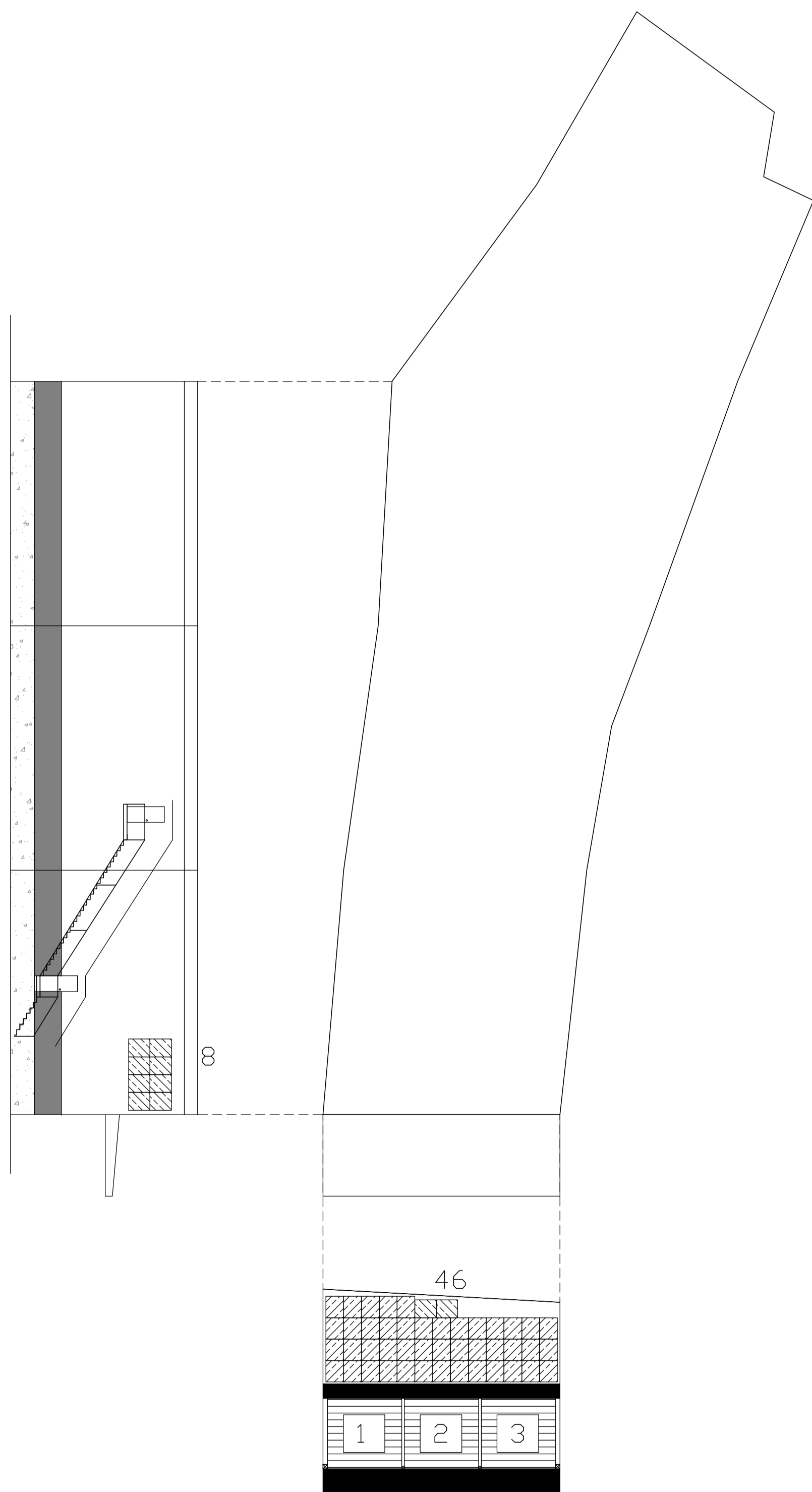
Flat A, 7/F., Hop Shing Commercial Building,
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT
PROPOSED F.S. INSTALLATION AT LOTS 736
RP, 738 RP(PART) AND 739 RP IN D.D. 95 AND
ADJOINING GOVERNMENT LAND, KWU TUNG
NORTH, NEW TERRITORIES

DRAWING TITLE

F.S. LAYOUT PLAN ON
GROUND FLOOR

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-08-2022
DESIGN BY	JACKIE	S.ENG	07-08-2022
CHECK BY	CM	PM	08-08-2022
APPROVED BY	-	-	-
PROJECT NO.	KTN-86		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO. EP-KTN86-FS02			
SCALE	1:400 @A3	REVISION	A

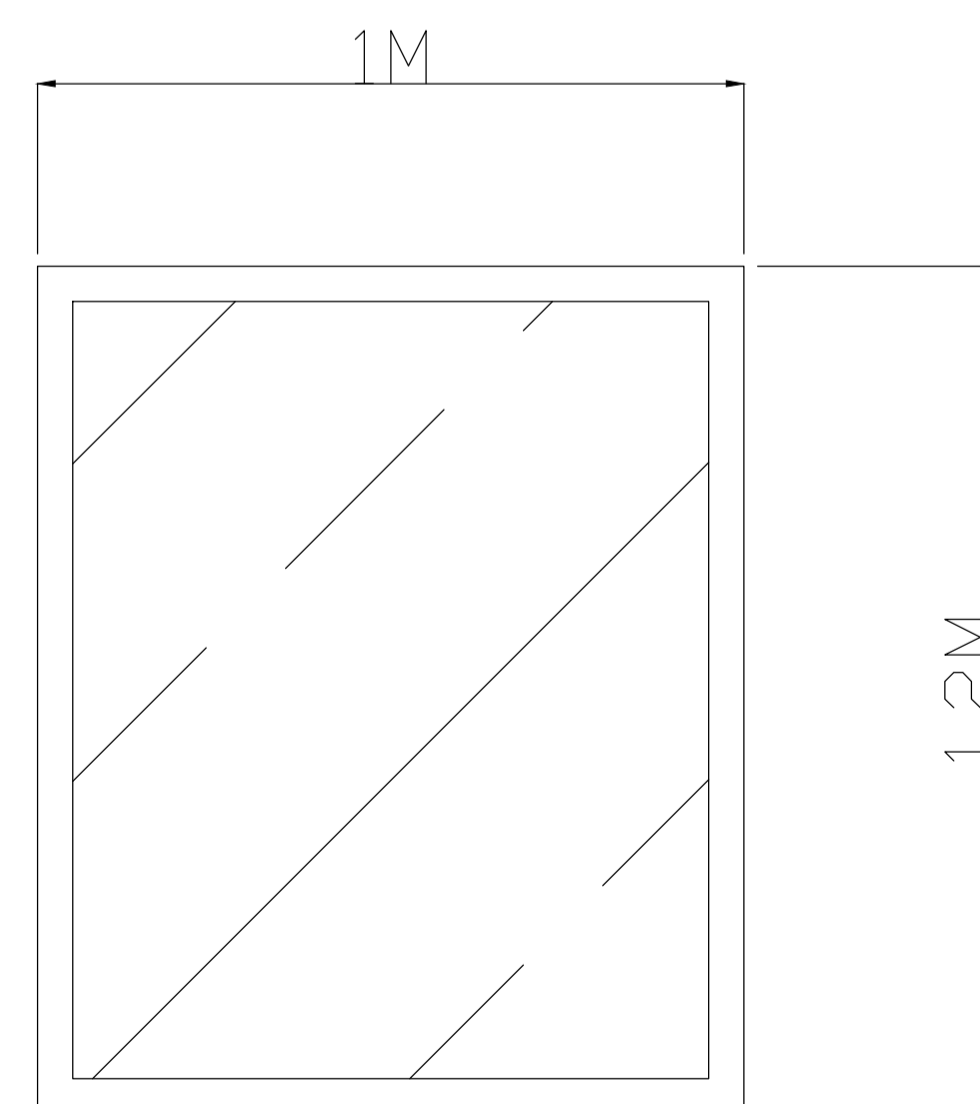


上蓋+雨蓬面積:10,966 ft²

需要開窗面積:
 $10966 \text{ ft}^2 \times 6.25\% = 685 \text{ ft}^2$

新開窗口面積: $12.9 \text{ ft}^2 \times 54 = 696 \text{ ft}^2$

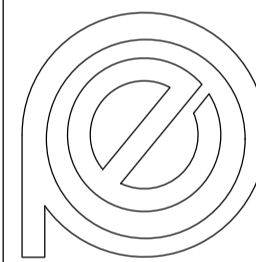
$696 \text{ ft}^2 > 685 \text{ ft}^2$



A	FSD SUBMISSION	05-03-2023	WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

 Flat A, 7/F., Hop Shing Commercial Building,
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT
PROPOSED F.S. INSTALLATION AT LOTS 736
RP, 738 RP(PART) AND 739 RP IN D.D. 95 AND
ADJOINING GOVERNMENT LAND, KWU TUNG
NORTH, NEW TERRITORIES

DRAWING TITLE
WINDOW CALCULATION

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-08-2022
DESIGN BY	JACKIE	S.ENG	07-08-2022
CHECK BY	CM	PM	08-08-2022
APPROVED BY	-	-	-
PROJECT NO.	KTN-86		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO. EP-KTN86-FS03			
SCALE	1:400 @A3	REVISION	A

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

From: [REDACTED]
Sent: Wednesday, January 24, 2024 10:37 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: A/KTN/101 後補文件

TO 梁小姐 [REDACTED]

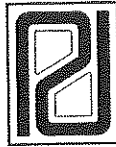
你好, 附件是補回有關批出渠道的信件;
另外向水務處申請水紙方面, 申請人於8/9/2023得悉消防建議計劃書得到批准, 立即找合資格承辦
高報價申請入水紙, 並於20/11/2023 找到一間 (附件發票及入數紙), 並於20/12/2023填好表格, 交予承
辦商; 承辦商同時買水路圖等及到現場視察等。
由於昨天跟申請人再之確定, 不論結果如何, 申請人的意願是想繼續上會做申請, 如需再補充文件, 請
聯絡本人, 謝謝
如有任何問題, 隨時致電本人 [REDACTED] 何小姐
謝謝!

何小姐
進力工程(香港)有限公司
Chun Lik Engineering (HK) Limited

[REDACTED]

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/51
電話號碼 Tel. No.: 3168 4039
傳真機號碼 Fax No.: 3168 4074

By Post



27 November 2020

Dear Mr. KWOK

**s.16 Planning Application No. A/KTN/51
Temporary Warehouse and Vehicle Repair Workshop with Ancillary Office
and Staff Rest Room for a Period of 3 Years in "Open Space"
and "Other Specified Uses" annotated "Business and Technology Park" Zones
and an area shown as 'Road', Lots 736 RP(Part), 738 RP(Part) and 739 RP
in D.D.95 and Adjoining Government Land, Kwu Tung North
(Compliance with Approval Condition (h) – submission of drainage proposal)**

I refer to your submission dated 18.11.2020 for compliance with the captioned condition in relation to the submission of drainage proposal.

2. Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has been consulted on your submission, and advised that approval condition (h) **has been complied with.** Please find the detailed departmental comments at **Appendix.**
3. Should you have any query, please contact Mr. Henry YU (Tel: 2300 1407) of DSD direct.

Yours faithfully,

(Ms. Winnie Lau)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

Appendix

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

- 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.

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

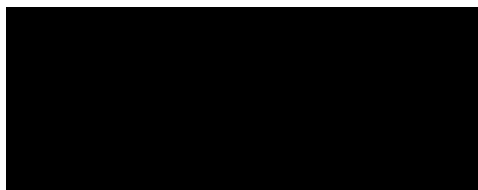
電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/KTN/86

郵遞函件



先生／女士：

在劃為「休憩用地」地帶、「其他指定用途」註明
「商貿及科技園」地帶及顯示為「道路」的地方的
古洞北第 95 約地段第 736 號餘段、
第 738 號餘段(部分)及第 739 號餘段和毗連政府土地
闢設臨時倉庫和汽車修理工場
連附屬辦公室及員工休息室(為期三年)

我曾於二零二二年四月二十八日發信給你。

城市規劃委員會(下稱「城規會」)在考慮這宗申請後，
決定根據《城市規劃條例》第 16 條，按照你向城規會所提交申
請的內容，批准這宗規劃許可申請。這項規劃許可屬臨時性
質，有效期為三年，至二零二五年六月十日止，並須附加下列
條件：

- (a) 如你所建議，在規劃許可有效期內，不得於下午六
時至上午九時在申請地點作業；
- (b) 如你所建議，在規劃許可有效期內，不得於星期六
下午一時至下午六時在申請地點作業；
- (c) 如你所建議，在規劃許可有效期內，不得於星期日
及公眾假期在申請地點作業；

- (d) 在批給規劃許可之日起計六個月內(即在二零二二年十二月十日或之前)，提交消防裝置建議，而有關建議必須符合消防處處長或城規會的要求；
- (e) 就上文(d)項條件而言，在批給規劃許可之日起計九個月內(即在二零二三年三月十日或之前)，落實消防裝置建議，而有關情況必須符合消防處處長或城規會的要求；
- (f) 在批給規劃許可之日起計九個月內(即在二零二三年三月十日或之前)，落實經協定的排水建議，而有關情況必須符合渠務署署長或城規會的要求；
- (g) 倘在規劃許可有效期內沒有遵守上述規劃許可附帶條件(a)、(b)或(c)項的任何一項，現時批給的許可即會停止生效，並會即時撤銷，不再另行通知；以及
- (h) 倘在指明日期當日仍未履行上述規劃許可附帶條件(d)、(e)或(f)項的任何一項，現時批給的許可即會停止生效，並會於同日撤銷，不再另行通知。

城規會亦同意告知你，留意城規會文件附錄 IV 所載的指引性質的條款(隨函夾附該附錄的中譯本)。

你必須**嚴格**遵守有關履行上述規劃許可附帶條件的期限。如你在指定期限內沒有履行上述附帶條件的任何一項，現時批給的許可即會撤銷，不再另行通知，而當局亦會對有關發展採取執行管制行動。如欲申請延長履行規劃許可附帶條件的期限，請最遲在上述指定期限屆滿前六個星期，向城規會提交第 16A 條申請。這安排旨在讓城規會有足夠時間在徵詢有關部門的意見後處理該宗申請。如規劃許可所指定的期限在城規會考慮延期申請時已經屆滿，該宗延期申請將不獲城規會考慮。詳情(包括可能給予的規劃許可附帶條件履行總期限)請參閱規劃指引編號 34D 和 36B。有關規劃指引、申請表格(表格第 S16A 號)及《申請須知》，可瀏覽城規會的網頁(網址：www.info.gov.hk/tpb/)，或向規劃署的規劃資料查詢處(查詢熱線：2231 5000；地址：北角渣華道 333 號北角政府合署 17

樓和沙田上禾輦路 1 號沙田政府合署 14 樓)及城規會秘書處(地址：北角政府合署 15 樓)索取。

這項臨時規劃許可將於二零二五年六月十一日失效。如欲就這項臨時許可申請續期，一般最早可在臨時許可有效期屆滿前四個月，或最遲在有效期屆滿前兩個月，把填妥的申請表格(表格第 S16-III 號)提交城規會。對於在臨時規劃許可有效期屆滿前多於四個月提交的申請，城規會僅會按每宗個案的個別因素及特殊情況作出考慮。詳情請參閱規劃指引編號 34D。不過，城規會不一定批准為這項臨時許可續期。

對核准發展作出的修訂，部分無須另行申請批准，部分則須根據《城市規劃條例》第 16A 條向城規會提出申請。詳情請參閱規劃指引編號 36B。

就這宗申請擬備的城規會文件(補充規劃綱領／技術報告(如有的話)除外)，已上載於此連結(https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Agenda/697_rnt_agenda.html)。現隨函付上二零二二年六月十日城規會會議記錄的相關摘錄，以供參閱。由於規劃署人手短缺，因此無法提供上述文件的中譯本。如需釐清文件的內容，可聯絡規劃署規劃資料查詢處的職員，尋求協助。

根據《城市規劃條例》第 17(1)條，申請人如因城規會的決定而感到不滿，可向城規會申請對有關決定進行覆核。如欲提出覆核申請，你須在本信發出日期起計的 21 天內(即二零二二年七月十五日或之前)通知我。其後，我會與你聯絡，邀請你及／或你授權的代表出席城規會的聆聽會。城規會須在收到覆核申請的日期起計三個月內考慮覆核申請。所有覆核申請均須予公布，為期三個星期，讓公眾提出意見。

城規會根據《城市規劃條例》第 16 條批給這項規劃許可，並不表示申請人也會獲批給與這項發展有關而須向政府取得的其他許可。你必須就有關事宜與適當的政府部門聯絡。

如對這項規劃許可有任何疑問，請與粉嶺、上水及元朗東規劃處林秀霞女士聯絡(電話：3168 4035)。為方便你向相關政府部門查詢有關上述規劃許可附帶條件的事宜，隨函付上有關政府部門人員名單，以供參閱。

城市規劃委員會秘書
(梁靜思代行)

二零二二年六月二十四日

東力工程有限公司 East Power Engineering Limited

九龍大角咀廣東道1163號B中華漆廠大廈地下
G/F, CHINA PAINT BLDG., 1163B, CANTON ROAD
TAI KOK TSUI, KOWLOON

百匯創建發展有限公司

發 INVOICE 票

Nº 138628

Messrs. 百匯倉

Address

Date 20-11-2023

Description		Quantity	Unit Price	Amount
代客申請消防水及安排試水		1 單	\$25,000.00	\$25,000.00
Total				HK\$25,000.00

Company Chop

Signature



恒生銀行 HANG SENG BANK



恒生商業 e-Banking
Hang Seng Business e-Banking

◀ 翻查資金管理

使用紀錄

操作詳情

使用日期	2023年11月22日, 上午10時49分
操作類別	Create
使用人	206127
狀況	In Progress

交易詳情

使用類別	Fund Transfer to accounts with other local banks in HKD/USD (Express Transfer / e-Transfer)
支賬戶口	Integrated Account HKD Current
入賬戶口	EAST POWER ENGINEERING LIMITED,
轉賬貨幣及金額	HKD 25,000.00
轉賬日期	22 Nov 2023
交易參考編號	
轉賬方法	Express Transfer

OK



申請供水表格 (附註1)

致: 水務監督

檔案編號 (如適用): _____ 申請書編號 (如適用): _____

一. 申請用水樓宇地址 (請用英文填寫以便電腦處理資料)

室	樓	座	DD95 LOT736RP, 738RP(部份), 739RP
			大廈名稱/地段號碼/丈量約份
			古洞北
			屋邨名/村名/其他
門牌號碼 街道名稱			
新田			* 香港/九龍/新界
地區			

二. 申請人資料

*先生/太太/小姐/女士/機構名稱 (中文): 百匯創建發展有限公司

(英文) (以正楷填寫): BEST CREATION DEVELOPMENT LIMITED

身份證上的中文商用電碼 (如適用):

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

*身份證號碼/身份證明文件號碼/商業登記證號碼 (請提供證明文件之副本, 詳情可參考附註8):

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

用水樓宇電話: _____ 日間聯絡電話: _____ 手提電話: _____

傳真: _____ 電子郵箱: _____

通訊地址 (若與用水樓宇地址不同): (請用英文填寫以便電腦處理資料):

室	樓	座	大廈名稱/地段號碼/丈量約份
門牌號碼 街道名稱			屋邨名/村名/其他
地區			* 香港/九龍/新界

我/我們欲收到以 *中文/英文印發的水費及排污費帳單。

我/我們 *願意/不願意以電郵方式收取電子水費及排污費帳單。

三、申請供水的類別 (請於適當空格「二」內填上「✓」號,可選多於一格)

<p>(a) <input type="checkbox"/> 新建樓宇 *食水 / 沖廁用水 / 消防用水</p>	<p>(e) <input type="checkbox"/> 水管及裝置 *同位 / 異位更換 *食水 / 沖廁用水 / 消防用水</p>
<p>(b) <input type="checkbox"/> 村屋 *食水 / 沖廁用水 / 消防用水</p> <p><input type="checkbox"/> 自設化糞池/污水處理系統 (附註 2)</p>	<p>(f) <input type="checkbox"/> 地盤臨時供水</p> <p>(g) <input type="checkbox"/> 改用鹹水沖廁 (現有臨時淡水沖廁水錶編號: _____)</p>
<p>(c) <input type="checkbox"/> 分拆水錶 (現有水錶編號: _____)</p>	<p>(h) <input type="checkbox"/> 搬移錶位 (現有水錶編號: _____)</p>
<p>(d) <input type="checkbox"/> 重新接駁水錶 (處所應已安裝內部供水系統) (處所必須曾有用水帳戶及水錶記錄， 請提供原有 *用戶/水錶編號: _____)</p>	<p>(i) <input type="checkbox"/> 加大水錶 (現有水錶編號: _____)</p>
<p>(j) 其他</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p><input type="checkbox"/> 灌溉系統</p> <p><input type="checkbox"/> 清洗用途</p> <p><input type="checkbox"/> 餐飲業 / 運水煙罩</p> <p><input type="checkbox"/> 飲水機</p> <p><input type="checkbox"/> 折衷式消防花灑系統 / 消防喉轆 / 消防栓</p> </div> <div style="width: 48%;"> <p><input type="checkbox"/> 游泳池 / 人工水景</p> <p><input type="checkbox"/> 淡水冷卻塔</p> <p><input type="checkbox"/> 用作系統性沖洗的臨時水錶</p> <p><input type="checkbox"/> 其他 (請註明: _____)</p> </div> </div>	

四. 水錶用戶的種類編碼 (請於適當空格「□」內填上「✓」號。)

我/我們現聲明此項供水服務屬：(附註 3)

☐ 住宅供水

☐ 非住宅供水 (附註 4)

☐ 工商業污水附加費行業 (請參照"水錶用戶分類"列表中的 30 種行業、業務或製造業，例如餐館業、麵包製品業等。)

☐ 其他

種類編碼 (附註 5 至 7)	說明	預計水錶數目
		預計水錶總數 =

五. 擬建供水系統設計師資料

名稱：_____ 公司：_____ 日間聯絡電話：_____
通訊地址：_____

六. 申請人的保證及同意書

我/我們完全明白及同意遵守下列的保證及同意書(A)-(E)項內容，以及根據本保證書規定繳交按金(如適用) (附註 9)。

保證及同意書

(A) 申請人同意：

- (i) 若本申請包括消防供水系統，註冊成為該消防供水系統的用戶；
- (ii) 若本申請包括內部供水系統（包括食水和/或沖廁供水），註冊成為該內部供水系統的用戶；及
- (iii) 若本申請包括公用供水系統(指在同一處所內超過一名用戶共同使用的消防供水系統或內部供水系統的部份)，註冊成為該公用供水系統的代理人。

(B) 根據《水務設施條例》(香港法例第 102 章)第 7 及 19 條，申請人現保證：

— (適用於擬成為消防供水/內部供水系統用戶的申請)

按照《水務設施條例》(香港法例第 102 章)及《水務設施規例》(香港法例第 102 A 章)的規定，向香港特別行政區政府繳付有關該處所消防供水/內部供水系統所規定應繳納的任何費用及按金 (附註 9)。申請人並保證負責保管及保養該處所的上述的消防供水/內部供水系統和保管所裝設的任何水錶(附註 10)。

— (適用於擬成為公用供水系統代理人的申請)

按照《水務設施條例》(香港法例第 102 章)及《水務設施規例》(香港法例第 102 A 章)的規定，向香港特別行政區政府繳付有關該處所公用供水系統所規定應繳納的任何費用及按金 (附註 9)。申請人並保證負責保管及保養該處所的上述公用供水系統和保管所裝設的任何水錶(附註 10)。

請注意，用戶或代理人或須按照《污水處理服務條例》(香港法例第 463 章)及該條例屬下的任何規例，繳付費用及附加費(包括但不限於排污費及工商業污水附加費)。

- (C) 申請人同意遵照《水務設施條例》(香港法例第 102 章)、《水務設施規例》(香港法例第 102A 章)及《污水處理服務條例》(香港法例第 463 章)及屬下的任何規例的全部規定。
- (D) 申請人同意向香港特別行政區政府繳納水務監督因經由此表格所申請事項而需進行的工程及水務監督認為需就此申請而進行的任何相關工程的費用，包括根據任何成文法則、規例或則例的規定，而須就或為進行有關工程所支付的一切成本、費用，並包括《土地(雜項條文)條例》(香港法例第 28 章)附表 3 所訂明，根據該條例為進行有關工程而簽發的挖掘准許證的任何費用及經濟成本、工資、材料及監工費在內。申請人必須在收到水務監督發出的繳費通知書的 14 天內繳付相關費用。
- (E) 申請人完全明白及同意水務監督可把從申請人收集所得與本申請有關的資料，用於處理本申請、或用於與這些方面有直接關連的事宜、或與水務監督須執行的工作、及與水務設施或上述消防供水/內部供水系統/公用供水系統的一般行政及管理有關的事宜。如申請人沒有提供足夠資料，水務監督可能無法處理其申請。申請人同意收集的資料可轉交其他政府決策局及部門和任何其他相關人士作上述用途。申請人亦同意從申請人收集所得的資料(包括申請人的姓名及處所的地址)，都可能會向公眾公開(例如於互聯網發布相同資料)。申請人明白可向香港灣仔告士打道 7 號入境事務大樓 48 樓水務署部門秘書要求查閱及更正個人資料。

日期：_____

申請人簽署/
獲授權人士簽署及公司印鑑：

For and on behalf of
BEST CREATION DEVELOPMENT LIMITED
百匯創建發展有限公司

Authorized Signature(s)

附註：

1. 本申請表格必須由欲申請成為相關用水處所的擬建消防供水系統/內部供水系統/公用供水系統的用戶/代理人的申請人填妥。如欲為現有供水系統申請用戶或代理人轉名，請填寫表格編號 WWO1，本表格並不適用。
2. 根據污水處理服務條例第 5 條規定，任何用戶/代理人的處所如接駁公共污水渠，便須繳付排污費及工業污水附加費(如適用)。如有疑問，請向排水事務監督查詢。
3. 供水服務分為"住宅用水"和"非住宅用水"，必須選擇其中一項。
4. 若選擇了"非住宅用水"，必須選擇"工商業污水附加費行業"或"其他"。
5. 若選擇了"非住宅用水"，必須填寫六位數字的"種類編碼"(商業種類編碼)和行業說明。
6. 若填寫的種類編碼與行業說明不符，則以種類編碼為準。有關種類編碼與行業說明已載列於「水務用戶分類」小冊子。申請人可在本署網頁 <http://www.wsd.gov.hk/tc/application-public-forms/waterworks-form-wwo-542/index.html> 下載 或到本署客戶諮詢中心索取該本小冊子。
7. 日後如你的業務變更而令種類編碼有所改變，請向水務監督及排水事務監督呈報新的種類編碼及行業說明。
8. 如以公司名義申請，請提供一份商業登記證影印本連同申請表格交回；如以個人名義申請，請提供一份身份證或其他身份證明文件(例如護照)的影印本連同申請表格交回供本署查證申請人身份。本署在查證後會立刻將身份證及身份證明文件的影印本銷毀。
9. 根據本保證書規定繳交的按金，不得轉讓，而水務監督亦可隨時運用該筆按金支付任何費用。
10. 根據《水務設施條例》(香港法例第 102 章)第 20 條及《污水處理服務條例》(香港法例第 463 章)第 5 條，本保證書規定用戶/代理人要繼續承擔其責任直至
 - (a) 水務監督認可由另一用戶/代理人替代其位；或
 - (b) 水務監督取消其保證，即使有下列情況亦無影響
 - (i) 用戶/代理人已不再佔用該處所；
 - (ii) 用戶/代理人不再負責管理該處所或其任何部分；或
 - (iii) 水務監督根據水務設施條例(香港法例第 102 章)第 8、9、10 或 19(2)條行使任何權力。如用戶/代理人欲撤銷保證及同意書，必須盡快通知水務監督。
11. 排水事務監督地址：香港薄扶林道 2A 號西區裁判法院地下；電話：2834 9432 / 傳真：3104 6433 / 電郵:customer_services@dssd.gov.hk

水務監督專用	申請書編號：	用戶編號：
收表日期：		檔號：
批核人員：		身份證/商業登記證覆核人員：
繳款通知單編號：		是否需要從政府總水管接駁供水：是/否

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

From: [REDACTED]
Sent: 2024-02-20 星期二 09:23:48
To: [REDACTED]
Subject: 回覆: Departmental Comments for s.16 Planning Application
No. A/KTN/101
Attachment: CCF19022024.pdf

致規劃處

有關回應其中水務署的回覆, 經本人查詢承辦商後, 是於昨天 19/2/2024 才正式入紙到水務處 (附件), 之前的時間是一直做前期工作, 例如到水務處 CALL 地底水喉圖、畫圖、現場視察及地底勘察等前期準備。

如有任何問題, 隨時致電本人 [REDACTED] 何小姐
謝謝!

何小姐
進力工程(香港)有限公司
Chun Lik Engineering (HK) Limited

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

keep

附件 B

消防系統

其他於《申請供水指引》附錄 2 中未提及的申請供水類別的文件清單
[適用於水務表格 WWO 542(06/2020)項目三(i)]

申請用水樓宇地址: LOTS 736 RP, 738 RP (PART) AND 739 RP IN D.D.95 AND
ADJOINING GOVERNMENT LAND, KWU TUNG NORTH, N.T.
申請書編號/檔案編號 (如適用):

我/我們確認供水申請所需的資料文件已按照此文件清單中的要求夾附於我/我們的申請供水的水管工程計劃中，否則，水務監督將拒絕處理此供水申請。

項目	描述	已夾附? (如果是, 請 在方格□中 加上剔號(✓))	文件管理檔案中心 已檢查 (此欄由辦理機關處理)
表格 WWO542			
1.*	正式簽署 WWO542 表格	✓	
2.*	商業登記證副本(適用於公司申請)或 身份證副本(適用於個人申請)	✓	
圖則			
3.*	地盤位置平面圖 - 比例不少於 1:1000	✓	
4.	駁喉平面圖	✓	
5.	地下水管平面圖	□	
6.*	垂直水管路線圖	✓	
7.	樓宇平面圖 (如涉及用於工商業用途的獨立水錶)	□	
8.	水錶房/箱位置圖	□	
9.	水錶房設計/水錶箱細節和水錶位置安排細節	□	
12.	預計每日用水量	□	
13.	貯水箱附表	□	
14.	水泵附表	□	
15.	表格 WWO 1149	□	
其他			
18.	相關地主的同意書 (如涉及在私人土地敷設政府水管及設立供水點)	□	

標註:

* 在表中標有星號 ["*"]標記的資料文件必須於申請供水時一併提交

(申請人或授權代表)

簽名:

姓名:

聯絡電話:

SUNG MAN HO SAM



Previous Applications covering the Site

Approved Applications

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC/TPB)
A/KTN/51	Temporary Warehouse and Vehicle Repair Workshop with Ancillary Office and Staff Rest Room for a Period of 3 Years	8.3.2019 (Revoked on 8.6.2021)
A/KTN/86	Temporary Warehouse and Vehicle Repair Workshop with Ancillary Office and Staff Rest Room for a Period of 3 Years	10.6.2022 (Revoked on 10.3.2024)

Rejected Application

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC/TPB)	Rejection Reasons
A/DPA/NE-KTN/37	Low density residential development including club house and ancillary facilities	15.07.1994	(1) to (7)

Rejection Reasons

- (1) The proposed development is not in line with the planning intention for the area on the approved Kwu Tung North Development Permission Area Plan which is to encourage in-situ reconstruction of the structures with permanent materials with a view to improving the current situation and local environment.
- (2) The proposed development is incompatible with the industrial/storage uses in the vicinity and will result in industrial/residential interface problems particularly with respect to air and noise pollution.
- (3) The proposal will aggravate the traffic congestion of the strategic road network and will have undesirable effects on Castle Peak Road which is substandard.
- (4) The traffic impact assessment is not satisfactory in that it has not addressed the traffic impact on the strategic road network, the local roads and some critical junctions, and the traffic problems associated with the residential development in a predominantly industrial area.
- (5) The proposed car parking provision is inadequate.
- (6) The drainage impact assessment is not acceptable and a more detailed drainage impact assessment is required to demonstrate that there will be no adverse impact on the development and the adjacent areas.
- (7) The master landscape plan is not acceptable as the provision of landscaping is inadequate with respect to the scale of the proposed development and the adjacent land uses.

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- No comment on the application from traffic engineering point of view.

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

- No comment on the application.
- The vehicular access adjacent to the Site is not maintained by HyD.

2. Environment

Comments of the Director of Environmental Protection:

- No environmental complaint concerning the Site received in the past three years.
- No objection to the application.

3. Drainage

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

- No objection to the proposal from the public drainage viewpoint.
- Should the application be approved, conditions should be included to request the applicant to submit condition records of the existing drainage facilities for the Site to ensure that it will not cause adverse drainage impact to the adjacent areas, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period.
- The Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development.

4. Landscape

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

- No objection on the application from the landscape planning perspective as further adverse landscape impact arising from the development within the Site is not anticipated.

5. Fire Safety

Comments of the Director of Fire Services:

- No objection to the application to the proposal subject to fire service installations being provided to his satisfaction.

6. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department:

- No objection to the application.
- No application for water supply for the Site has been received.

7. Building Matters

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

- No comment under the Buildings Ordinance.
- There is no record of approval by the Building Authority for the buildings/structures existing at the Site and BD is not in a position to offer comments on their suitability of the use related to the application.

8. Long-term Development

Comments of the Director of the Leisure and Cultural Services:

- The Site partially falls within an area that has been earmarked to be a local open space in Kwu Tung North Area 31. CEDD should be consulted regarding their timetable for site formation of Remaining Phase of the Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA) development. The planning application should not cause any delay for the development of open space in Remaining Phase of the KTN/FLN NDA.

9. District Office

Comments of the District Officer (North), Home Affairs Department:

- No comment received from the locals and no particular comments on the application.

10. Other Departments

- The Director of Agriculture, Fisheries and Conservation; Director of Electrical and Mechanical Services; Director of Food and Environmental Hygiene; Commissioner of Police; Head of the Geotechnical Engineering Office, Civil Engineering and Development Department; and Railway Development Office, HyD have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee of the Town Planning Board to any further application;
- (b) the Site falls within the Remaining Phase of Kwu Tung North/Fanling North New Development Area development. The Site would be resumed by the Government at any time during the planning approval period for the implementation of Government projects;
- (c) to note the comments of the District Lands Officer/North, Lands Department (LandsD):
 - (i) the Site comprises an Old Schedule Agricultural Lots 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. No right of access via Government land (GL) is granted to the Site;
 - (ii) the Site is already being used for the applied uses under the application;
 - (iii) there are unauthorised structures on the private lots. According to the records at the Land Registry, a statutory order (No. C/TC/003980/19/NT) under section 24(1) of the Buildings Ordinance was registered against the unauthorised structures. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - (iv) the GL within the Site has been fenced off and illegally occupied with unauthorised structures without any permission. Any occupation of GL without Government's prior approval is an offence under Cap 28. LandsD objects to the planning application since there is illegal occupation of GL which regularization would not be considered according to the prevailing land policy. The lot owner should immediately cease the illegal occupation of GL and remove the unauthorized structures as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that the vehicular access adjacent to the Site is not maintained by HyD;
- (e) to note the comments of the Director of Environmental Protection that the Site is currently not served by the public sewers, the septic tank and soakaway system (STS) will be an acceptable interim measure for sewerage disposal, on condition that Professional Persons Environmental Consultative Committee Practice Notes No. 1/23 could be fulfilled. The applicant should follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance;

- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape of the Planning Department that 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 authorities for approval;
- (g) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the proposals, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted Houses), they are unauthorised under the Buildings Ordinance (BO) and should not be designed for any approved use under the captioned application;
 - (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise, they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the 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 the BO;
 - (iv) any temporary shelters or converted containers for storage of office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations;
 - (v) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- (vi) if the Site is not abutting on a specified street of having a width not less than 4.5m, the development intensity shall be determined by BA under Regulation 19(3) of the B(P)R at the building plan submission stage;
- (vii) 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 Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- (viii) the applicant's attention is drawn to the provision under Regulations 40 and 41 of Building (Standards of Sanitary Fitments, Plumbing Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
- (ix) 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 the 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 (SBD) etc. will be formulated at the formal building plan submission stage;
- (i) to note the Comments of the Director of the Leisure and Cultural Services that the Site partially falls within an area that has been earmarked to be a local open space in Kwu Tung North Area 31. If the Site may interface with the planned project/venue to be handed over to Leisure and Cultural Services Department (LCSD) for management, the applicant should seek prior consent from LCSD in the early planning stage to avoid disturbing public service and coordinate with the relevant project-initiating departments to avoid potential disruption to LCSD's project and venue in the future.
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
 - (ii) proper licence/permit issued by FEHD is required if there is any catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and
 - (iii) for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses. The work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding.
- (k) to note the comments of the Director of Electrical and Mechanical Services in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the

electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/KTN/101 DD 95 Kwu Tung North OS

16/02/2024 01:56

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

Again conditions not fulfilled and under the revised guidelines approval would have to be revoke. Solution, file a fresh application.

Are members going to reward an applicant who shows no intention of complying with its conditions? These are mandated in order to ensure that the community is safeguarded from safety and health issues and impacts.

Members must remeber that there duty is not to support the narrow interests of individual applicants but rather to fulfill its mandate "To promote the *health, safety, convenience and general welfare of the community*".

Failure to fulfill condtions should not be regarded with roll over approvals.

Mary Mulvihill

From:

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

Date: Wednesday, 18 May 2022 2:44 AM HKT

Subject: A/KTN/86 DD 95 Kwu Tung North OS

Dear TPB Members,

Application 81 withdrawn, back again with parking spaces reduced to 2.

Previous objections relevant.

Mary Mulvihill

From:

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

Date: Monday, 25 October 2021 4:01 AM CST

Subject: A/KTN/81 DD 95 Kwu Tung North OS

A/KTN/81

Lots 736 RP (Part), 738 RP (Part) and 739 RP in D.D.95 and Adjoining Government Land , Kwu Tung North

Site area : About 2,283m² Includes Government Land of about 738m²
Zoning : "Open Space" and "Other Specified Uses" annotated "Business and Technology Park"
Applied Use : Warehouse / Vehicle Repair / 3 Vehicle Parking

Dear TPB Members,

Application 41 was withdrawn and replaced by 51 with revised site size.
Approved but revoked in June this year for non-compliance with a number of fire and drainage conditions.

But mo man tai, just submit another application.

However now that the CE has pledged full steam ahead with the Northern Metropolis and related technology facilities, there has to be a review of the long manipulated formula. Brownfield operations will delay the implementation of the Big Vision.

Failure to comply with conditions on government land intended for a better quality community should not be encouraged.

Previous objections upheld.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Friday, December 15, 2017 1:59:59 AM

Subject: A/KTN/41 DD 95 Kwu Tung North

A/KTN/41

Lots 736 RP (Part), 738 RP (Part) and 739 RP in D.D.95 and Adjoining Government Land , Kwu Tung North

Site area : About 2,002m² Includes Government Land of about 580m²

Zoning : "Open Space" and "Other Specified Uses" annotated "Business and Technology Park"

Applied Use : Warehouse

Dear TPB Members,

This is obviously an application to legitimize unapproved land use for many years.

Storage is incompatible with both OS and Business Park Use.

TPB should reject this application as approval would encourage further brownfield use of the site.

Mary Mulvihill