

2021年 2月 11日

Appendix Ia

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。

17 FEB 2021

Form No. S16-III
表格第 S16-III 號

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

2100160

15/1 by hand

**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 Renewal
of Permission for such Temporary Use or Development***

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

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

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/KTN/75
	Date Received 收到日期	11 FEB 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 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)

侯月球 HAU YUET KAU

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)

梁恒年 LEUNG HANG NIN

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)	上水古洞北丈量約份第95約地段第1049號及第1050號和毗連政府土地	
(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 2086.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 1270 sq.m 平方米 <input checked="" type="checkbox"/> About 約	2117.2 - 11.5%
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 1034 sq.m 平方米 <input checked="" type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/KTN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR (1)
(f) Current use(s) 現時用途	豆製品工場, 零售及露天茶座 (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)。 附件(7)(8)
- ☐ 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. 如上述任何方格的空間不足, 請另頁說明)

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	 (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 type="checkbox"/> year(s) 年 <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sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積sq.m <input 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)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

6

	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) 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)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ KTN / 42
(b) Date of approval 獲批給許可的日期	16-3-2018 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	30-3-2021 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時「豆品加工工場, 零售及露天茶座」
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 3年 <input type="checkbox"/> month(s) 個月

Part 6 (Cont'd) 第 6 部分(續)

7. Justifications 理由

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

1. 此規劃續期已得到上水鄉事委員會及河上鄉鄉公所的支持 請參附件(1)(2)

2. 本址多年前已領有地政署發出的豁免書及短期租約

豁免書檔號:1476

短期租約檔號:1491

3. 本址已領有各類政府指定的牌照 請以下參附件:

商業登記(3)

食物製造廠牌(4)

小食食肆牌(5)

排污牌(6)

4. 本址多年來都完滿完成規劃指定的條款

5. 此規劃許可方便郊遊人仕, 帶動本土民生產業, 同時創造了就業。

現同時呈交:

位置圖(9)

整體規劃平面圖(10)

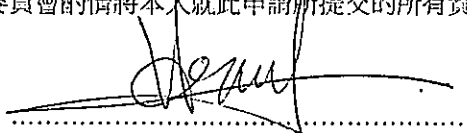
<整體規劃及消防設施平面圖> (11)

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 an application to the Board 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


.....
LEUNG HANG NIN
.....

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

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

Date 日期

13-1-2021

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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。

(1)

上水區鄉事委員會
The Sheung Shui District Rural Committee

貴署檔號：TPB/A/KTN/42

檔案編號：01-SSDRC-2021

敬啟者：

有關續期牌照申請

上水古洞北第 95 約地段第 1049 號、1050 號及毗連政府土地

有關河上鄉村豆美味豆花團申請上述土地續期牌照一事。據本會了解，上述地段已經營數拾年，乃是河上鄉特色景點之一，同時帶動旅遊業發展，而且該處衛生環境亦得到村民們嘉許。謹呈函

懇請 貴署接納上述的續期申請，期盼早賜佳音，承蒙協助，深表謝意，是荷。

此致
規劃署 台照

上水區鄉事委員會
主席



侯志強 謹啟

日期：2021 年 1 月 13 日

(2)

河 上 鄉 鄉 公 所

HO SHEUNG HEUNG VILLAGE OFFICE

貴署檔號：TPB/A/KTN/42

敬啟者：

有關續期牌照申請

上水古洞北第 95 約地段第 1049 號、1050 號及毗連政府土地

有關本村豆美味豆花園在本村經營數拾年，是本村特色景點，帶動人流到本村遊覽，能促進旅遊業發展，而且經營衛生環境亦得到村民們嘉許。

謹呈函 貴署關注有關續期申請，從速落實，期盼早賜佳音，承蒙協助，深表謝忱，是荷。

此致
規劃署 台照



河上鄉村村代表

A stylized handwritten signature in black ink.

侯志強

A stylized handwritten signature in black ink.

侯永良

A stylized handwritten signature in black ink.

侯永忠 謹啟

2021 年 1 月 13 日

(4)



編號
Serial No.

《公眾衛生及市政條例》(第 132 章)
PUBLIC HEALTH AND MUNICIPAL SERVICES ORDINANCE (CAP. 132)

食物製造廠牌照
FOOD FACTORY LICENCE

牌照/許可證號碼
Licence/Permit No.

此處所(地址載於本牌照內)已由食物環境衛生署署長(署長)發牌以便開設食物製造廠經營以下食品業務。持牌人姓名列後。
The premises at the address shown have been licensed by the Director of Food and Environmental Hygiene (Director) as a food factory to carry on the undermentioned food business, the licensee being the person whose name appears hereunder.

牌照的有效期限為一年，由 11/09/2020 起至 10/09/2021 止，
但署長有權隨時將牌照暫時吊銷或取消。

Unless suspended or cancelled by the Director, the licence shall remain in force for one year from 11/09/2020 to 10/09/2021.

持牌人必須遵守《公眾衛生及市政條例》(第132章)與有關規例，而署長所訂的發牌條件、持牌條件及一切限制，持牌人亦須依從。
This licence is issued subject to the provisions of the Public Health and Municipal Services Ordinance (Cap.132) and Regulations made thereunder, and to such requirements, conditions or restrictions as are notified to the licensee by the Director.

除非獲得署長書面同意，否則任何獲發給牌照的人士，不得將所持有的牌照轉讓予他人。
Save with the consent in writing of the Director, a person to whom a licence has been granted shall not transfer his licence to any person.

持牌人必須在與本牌照有關處所的入口附近一個當眼處，展示本牌照。
The licensee shall exhibit this licence at a conspicuous place near the entrance of his premises to which this licence relates.

處所大小(按照屋內樓面面積計算): 195.18平方米 SQ.M.
Size of premises by reference to floor area

批簽/批准(有關代號的註釋，請參閱背頁):
Endorsements/Permission (For description of codes, please see overleaf)

*** See Annex ***

(Fee waived 已豁免收費)

費用收訖: 0
Fee Received

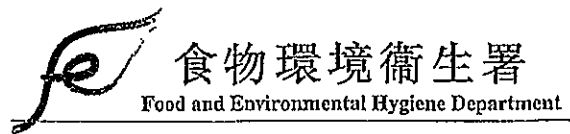
DAILY FRESH FOOD (HK) LIMITED

PORTION D, DD 95, LOT 1049 & STT 1491, HO SHEUNG HEUNG, SHEUNG SHUI, NEW TERRITORIES

食物環境衛生署署長 (Miss Charlotte YU代行)
for Director of Food and Environmental Hygiene
日期:
Date 25/08/2020

FEH(L) 105 (7/2011)

(5)



編號
Serial No.]

《公眾衛生及市政條例》(第 132 章)
PUBLIC HEALTH AND MUNICIPAL SERVICES ORDINANCE (CAP. 132)

牌照/許可證號碼
Licence/Permit No.

小食食肆牌照
LIGHT REFRESHMENT RESTAURANT LICENCE

此處所(地址載於本牌照內)已由食物環境衛生署署長(署長)發牌以便開設小食食肆。持牌人姓名列後。
The premises at the address shown have been licensed by the Director of Food and Environmental Hygiene (Director) as a light refreshment restaurant, the licensee being the person whose name appears hereunder.

牌照的有效期限為一年，由 17/07/2020 起至 16/07/2021 止。
但署長有權隨時將牌照暫時吊銷或取消。

Unless suspended or cancelled by the Director, the licence shall remain in force for one year from 17/07/2020 to 16/07/2021.

持牌人必須遵守《公眾衛生及市政條例》(第132章)與有關規例，而署長所訂的發牌條件、持牌條件及一切限制，持牌人亦須依從。
This licence is issued subject to the provisions of the Public Health and Municipal Services Ordinance (Cap.132) and Regulations made thereunder, and to such requirements, conditions or restrictions as are notified to the licensee by the Director.

除非獲得署長書面同意，否則任何獲發給牌照的人士，不得將所持有的牌照轉讓予他人。
Save with the consent in writing of the Director, a person to whom a licence has been granted shall not transfer his licence to any person.

持牌人必須在與本牌照有關處所的入口附近一個當眼處，展示本牌照。
The licensee shall exhibit this licence at a conspicuous place near the entrance of his premises to which this licence relates.

處所大小(按照屋內樓面面積計算): 55.48 平方米 SQ.M
Size of premises by reference to floor area

批簽/批准(有關代號的註釋，請參閱背頁):
Endorsements/Permission (For description of codes, please see overleaf)
14

Inclusion of Outside Seating Accommodation (90.40 m2) approved with effect from 17.7.2013 with daily operating hours from 10:00 a.m. to 18:00

(Fee waived 已豁免收費)

費用收訖: \$ 0
Fee Received

DAILY FRESH FOOD (HK) LIMITED

G/F AND OUTSIDE SEATING ACCOMMODATION AT SHOP FRONT ,
PORTION E, DD 95, LOT 1050 & STT 1491, HO SHEUNG HEUNG, SHEUNG
SHUI, NEW TERRITORIES

食物環境衛生署署長 (Miss Amy WONG 代行)

for Director of Food and Environmental Hygiene

日期:

Date 25/08/2020

FEH(L) 105 (7/2011)



Licence No. :
牌照編號 :

This Licence is Valid to : 31/05/2021
本牌照有效期至 : 二零二一年五月卅一日

ENVIRONMENTAL PROTECTION DEPARTMENT
環境保護署
WATER POLLUTION CONTROL ORDINANCE (CAP. 358)
水污染管制條例(第358章)
LICENCE PURSUANT TO SECTION 15/20/23A*
按第15 / 20 / 23A*條簽發的牌照

The Director of Environmental Protection ("the Authority") grants this licence under the Water Pollution Control Ordinance ("the Ordinance") on the terms and conditions stated below.

環境保護署署長(「監督」)按下列的條款及條件,根據水污染管制條例(「本條例」)批給此牌照。

09 May 2016

Date

日期

(LI Kim-man)

For the Authority

監督(

李劍民

代行)

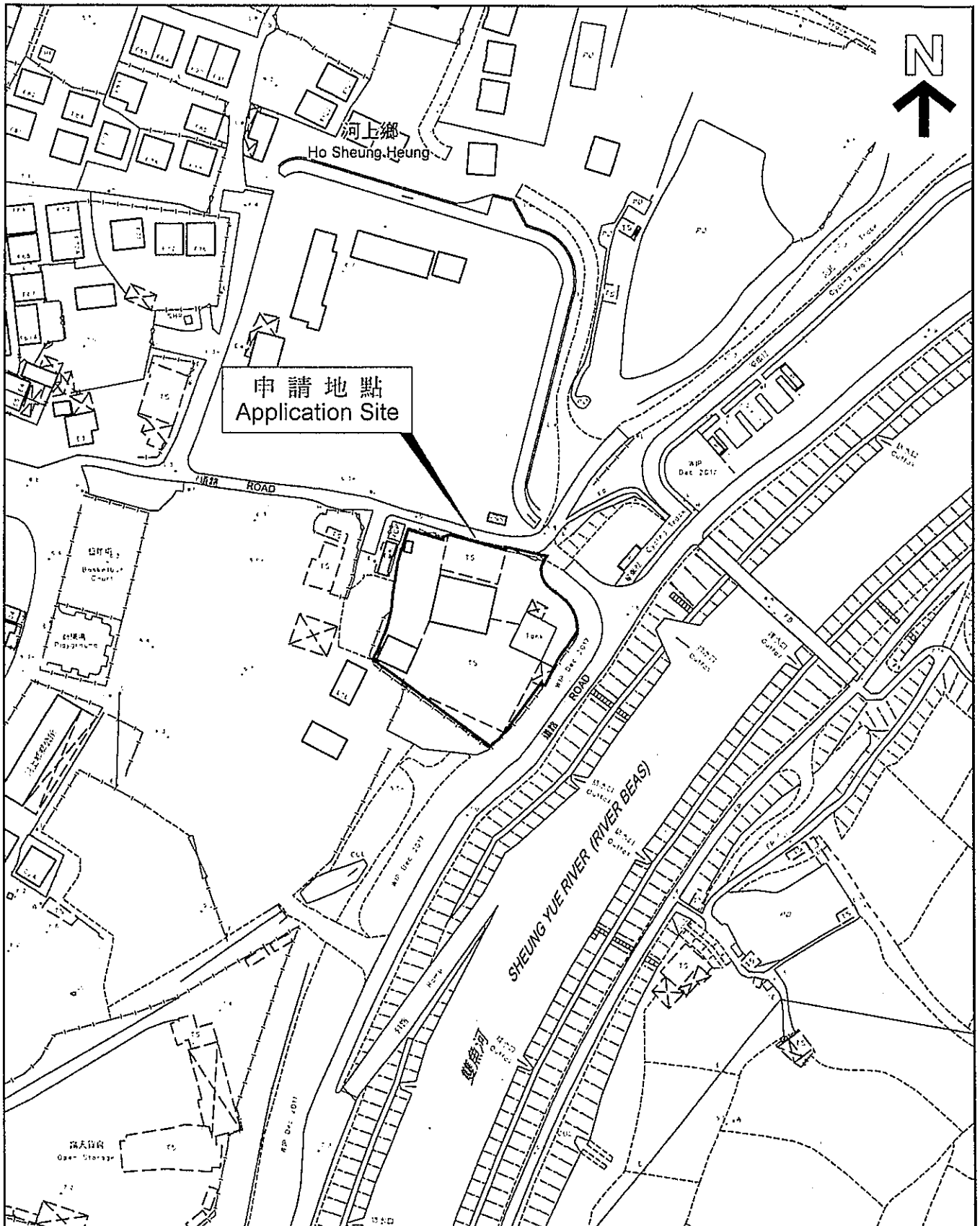
PART A 甲部 : GENERAL TERMS 一般條款

Name of Licensee ("the Licensee") 持牌人名稱(「持牌人」)	Daily Fresh Food (HK) Ltd. 日鮮食品(香港)有限公司
Discharge Premises ("the premises") 排放處所(「處所」)	Lot 1049 in DD95, E-2A Ho Sheung Heung, Sheung Shui, New Territories 新界上水河上鄉E-2A號,丈量約份95號,地段1049號
Water Control Zone 水質管制區	Deep Bay Water Control Zone 后海灣水質管制區
Discharge Category 排放種類	Discharge of industrial trade effluent 工業污水排放
Nature of Discharge and Wastewater Treatment Facilities 排放性質及廢水處理設施	Effluent (a) - Trade effluent arising from the premises 污水(a) - 源自上址的行業污水 Effluent (b) - Domestic sewage arising from the premises 污水(b) - 源自上址的生活污水 Effluent (a) - Screening, Equalization Tank, Sedimentation & Aeration 污水(a) - 隔篩、均衡缸、沉澱及曝氣 Effluent (b) - Septic tank system & soakaway pit 污水(b) - 化糞池系統及滲水井
Discharge Point(s) 排放點	Effluent (a) - Communal drain for the carriage of surface drainage water 污水(a) - 排放人共用雨水渠 Effluent (b) - Soakaway pit 污水(b) - 滲水井
Sampling Point(s) 取樣點	Sampling point(s) at discharge outlet(s) of the premises 取樣點在上址之出水口

*Delete as appropriate
將不適用者刪去

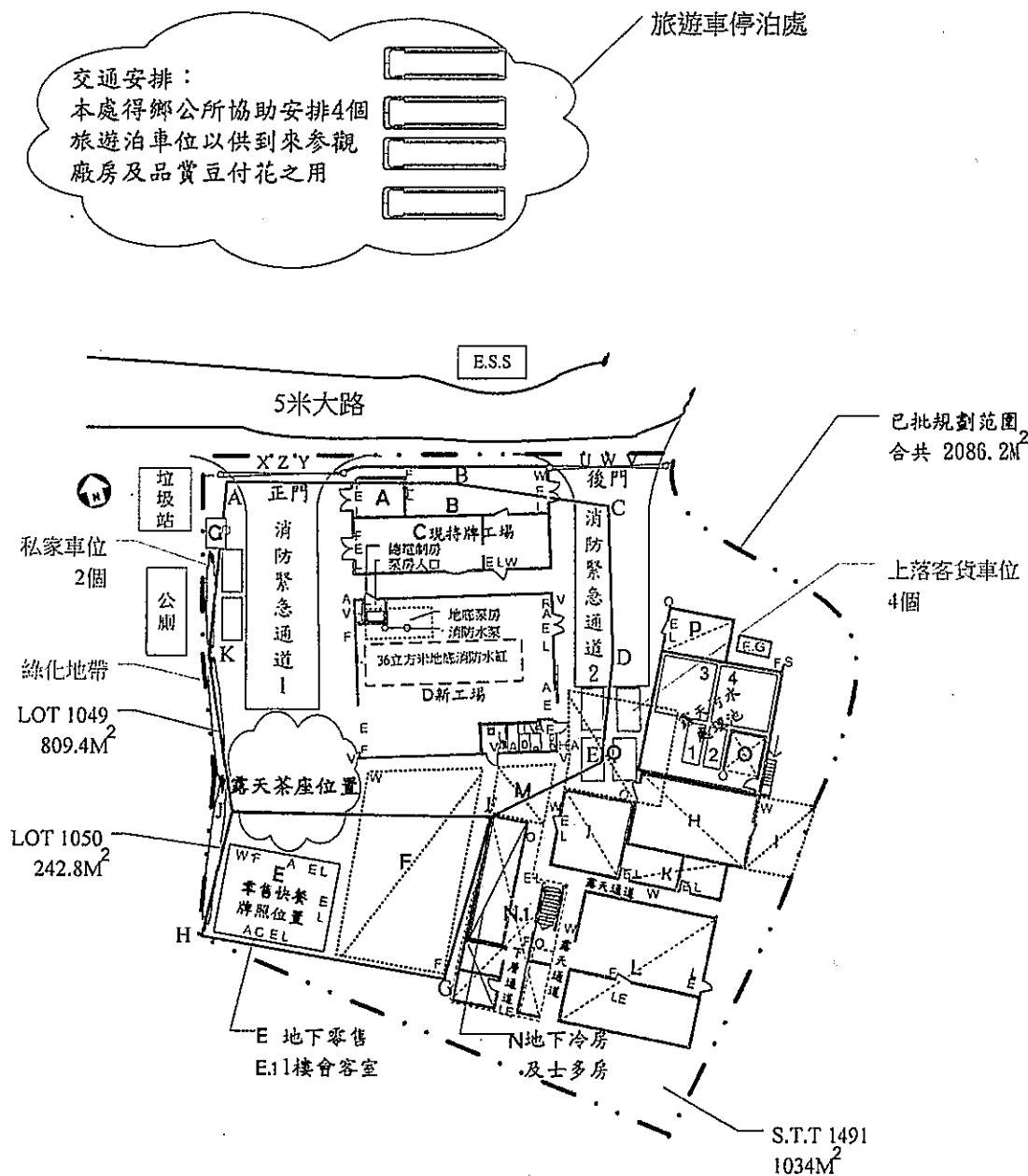
(9)

A/KTN/42 (位置圖)



檔號：A/KTN/42 申請規劃許可續期

〈整體規劃平面圖〉



業主：	侯達宜祖
地址：	Lots 1049 and 1050 in D.D. 95 and adjoining Government Land, Kwu Tung North, Sheung Shui
用途：	豆品加工工場、零售及露天茶座
比例：	1 : 500
日期：	13-1-2021

A/KTN/42 申請規劃許可續期

<整體規劃及消防設施平面圖>

消防設備代號：

A = 警鐘、及鈴手	E = 出口指示牌	H = 消防喉槍	R = 消防喉箍	W = 9公升水柱滅火筒
C = 滅火毯	E.G = 應急發電機	L = 緊急照明燈	S = 沙高	
D = 消防報警直線	F = 5公斤二氧化碳滅火筒	O = 5公斤干粉滅火筒	V = 閃燈	

消防注解：下列消防裝置按(最低限度之消防裝置及設備守則)第4.29段規定制定

A-Q部份用途及上蓋、樓面面積計算以及消防設備資料表：

位置名稱	高度(米)	面積(平方米)	體積(立方米)	消防設備代號
A * 機房	3	4.5X4.5 = 21	63	E L F
B * 什物間	3.5	13X4.5 = 59	207	E L F W
C * 現(持牌)工場	4.8	4.5X16 = 72	346	E L F W
D * 新工場(已領FS172)	4.8	16X13 = 208	999	A D E L R H F V
E * 地下零售部	3.3	9X7.2 = (65)	215	A C E L F W
E.1 * 1樓會客室	2.7	9X7.2 = 65	176	E L O
F * 蓮1	5.5	9.5X17 = 162	891	F W
G * 電錶房	2.4	2X2.5 = 5	12	O
H 冷房	2.4	6X10 = 60	144	O
I 蓮2	4.8	4.5X6 = 27	130	W
J 豆倉	3.5	6X6.5 = 39	137	E L W
K 休息室	4.5	3.5X10 = 35	158	E L W
L 原料倉	3.5	12X12 = 144	504	E L F W
M 蓮3	4	5X4.5 = 23	92	W
N 地下冷房及士多房	2.4	15X6 = (90)	216	E L F O
N.1 上層辦公室	2.4	15X6 = 90	216	E L F W
O 上層泵房	2.4	3X3 = 9	22	O
P 地下零件部	2.4	6X4 = 24	58	E L O S F E.G
Q 蓮4	4	9X8 = 72	288	O

合共樓面面積：1270平方米減(155) = 合共上蓋面積：1115平方米

註：* 私人位

總申請規劃面積2086.2平方米

S.T.T 批准面積1034平方米 (批准上蓋面積：625M²) (已建上蓋面積：523M²) (已建樓面面積：613M²) 附合規定

S.T.W 批准面積1052.2平方米(批准上蓋面積：689M²) (已建上蓋面積：592M²) (已建樓面面積：657M²) 附合規定

申請人	侯達宣(侯月球)司理	電話	9304 5553	業主	侯達宣祖
代辦人	梁恒年	電話	9487 2111	地址	Lois, 1049 and 1050 in D.D. 95 and adjoining Government Land, Kwu Tung North, Sheung Shui
認可人仕	侯學仁	電話	9012 4402	用途	食品加工工場、零售及露天茶座
結構工程師	侯學仁	電話	9012 4402	比例	1 : 500
傳真號碼	2639 2134	日期	13-1-2021		

規劃編號	A/KTN/42
屋宇編號	BD 2909407(TB)
消防編號	FP 19/21862
地政編號	DLONR 198 / NAT / 97
豁免書號	1476 短期租約： 1491

交通安排：

本處得鄉公所協助安排4個
旅遊泊車位以供到來參觀
廠房及品賞豆付花之用

旅遊車停泊處

已批規劃範圍
合共 2086.2M

5米大路

E.S.S

私家車位
2個

綠化地帶

LOT 1049
809.4M²

LOT 1050
242.8M²

露天茶座位置

零售快餐
牌照位置

E 地下零售
E.11樓會客室
擬建部份2層共6米高
(依小形屋宇條例建制)

N 地下冷房
及士多房

S.T.T 1491
1034M²

上落客貨車位
4個

消防緊急通道 2

消防緊急通道 1

現持牌工場

地盤地盤

36立方呎地盤抽水缸

D新工場

後門

正門

垃圾站

廁所

地盤地盤

地盤地盤

地盤地盤

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此致：城規會 煩交：北區規劃處(執事幫辦)

檔號：TPB/A/KTN/75

地址：上水古洞北第 95 約地段第 1049 及第 1050 號和毗連政府土地

用途：臨時豆品加工工場、零售及露天茶座的規劃許可續期三年

申請規劃許可續期

交通安排補充說明

按貴署要求提供補充說明如下：

本址申請人保證不會在(星期一)至(星期五)的上午7時至10時以及下午4時至7時這交通繁忙時段內安排車輛到訪；只會在每天的上午10時後及下午4時前接待到訪的車輛。

近年到訪車輛大減，主要是個人單車客為主。

如有需要請與代辦人梁生聯絡

懇請批准為盼

申請人：侯達宣祖 侯月球司理

代辦人：梁恒年

日期：3-3-2021

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處編號

A

Name of Client:

顧客姓名

Daily Fresh Food (HK) Limited

Name of Building:

樓宇名稱

Lots 1049 & 1050 in

Street No./Town Lot: D.D.95

門牌號數/市地段

and S.T.T. 1491 Adjoining

Street/Road/Estate Name:

街道/屋苑名稱

Ho Sheung Heung

Block:

座

Portion A~C, E1, F~Q

District:

分區

Sheung Shui

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☒ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
10	Emergency Generator (1set)	P後面發電機位	Conforms with FSD requirements	03-06-2020	02-06-2021
11	Emergency Lighting (18 nos.)	A機房, B什物房, C現工場, J豆倉, K休息室, L原料倉, N地下冷房及土多, N1上層辦公室, P地下零件部, E1 1樓會客室	"	"	"
12	Exit Sign (22 nos.)	A機房, B什物房, C現工場, J豆倉, K休息室, L原料倉, N地下冷房及土多, N1上層辦公室, P地下零件部, E1 1樓會客室	"	"	"

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature:
授權人簽署

Name:
姓名
FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處編號

A

Name of Client:

顧客姓名

Daily Fresh Food (HK) Limited

Name of Building:

樓宇名稱

Lots 1049 & 1050 in D.D.95

and S.T.T. 1491 Adjoining

Street No./Town Lot:

門牌號數/市地段

Government Land

Street/Road/Estate Name:

街道/屋苑名稱

Ho Sheung Heung

Block:

座

Portion A~C, E1, F~Q District:

分區

Sheung Shui

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	手提滅火筒	地下:			
1)	8 x 9Ltr. 水劑滅火筒	B 什物房, C 工場	符合消防處規定	03-06-2020	02-06-2021
	F 蓬1, I 蓬2, J 豆倉, K 休息室, L 原料倉, M 蓬3				
2)	7 x 5kg 乾粉滅火筒	G 電錶房, H 冷房門口	"	"	"
	E1 上層會客室, N 冷房及士多, O 上層泵房, Q 蓬4, P 地下零件部				
	認可的人手操作手提器具				
3)	7 x 5kg CO ₂ 滅火筒	A 機房, B 什物房, P 後面發電機位	"	"	"
	C 工場, F 蓬1, L 原料倉, N 冷房及士多				
25 1)	2 x 防火沙筒	EG 近發電機	"	"	"

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature:
授權人簽署

Name:
姓名

FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處檔號

A

Name of Client:

顧客姓名

Daily Fresh Food (HK) Limited

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

DD 95, LOT 1049 &

STT 1491

Street/Road/Estate Name:

街道/屋苑名稱

Ho Sheung Heung

Block:

座

Portion D

District:

分區

Sheung Shui

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☒ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Lighting (5 nos.)	地下: 廠內, 制房, 廁所, 殘廁,	Conforms with FSD requirements	03-06-2020	02-06-2021
12	Exit Sign (4 nos.)	廠內, 廁所	"	"	"
13	Fire Alarm System (MFA) (Call Point 6; Bell 4; Flash Ltg. x 6)	廠內, 制房, 廁所, 殘廁, 外圍,	"	"	"
15	Fire Detection System	制房, 泵房	"	"	"
16	Fire Hydrant / Hose Reel System	外圍 (F.H. x 2) 廠內 (H.R. x 1)	"	"	"
30	Supply Tank (36M ³)	廠內	"	"	"
33	Water Supply (dia. 50mm.)	廠內	"	"	"

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

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

Part 3 第三部 Defects 損壞事項

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

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

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或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

授權人簽署

Name

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處檔號

A

Name of Client:

顧客姓名

Daily Fresh Food (HK) Limited

Name of Building:

樓宇名稱

Street No./Town Lot:
門牌號數/市地段DD-95, LOT 1049 &
STT 1491Street/Road/Estate Name:
街道/屋苑名稱

Ho Sheung Heung

Block:
座

Portion D

District:
分區

Sheung Shui

Area:
地區☐ HK
香港☐ K
九龍☒ NT
新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☒ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	手提滅火筒 5 x 5kg CO ₂ 滅火筒	地下: 制房, 泵房, FA Panel, 工場1, 及工場2	符合消防處規定	03-06-2020	02-06-2021

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

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

Part 3 第三部 Defects 損壞事項

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

Name:
姓名

FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處檔號

A

Name of Client:

顧客姓名

Daily Fresh Food (HK) Limited

Name of Building:

樓宇名稱

G/F and Outside Seating

Street No./Town Lot:

門牌號數/市地段

Accommodation at Shop Front,
DD95, Lot1050 & STT 1491

Street/Road/Estate Name:

街道/屋苑名稱

Ho Sheung Heung

Block:

座

Portion E

District:

分區

Sheung Shui

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地區

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香港

九龍

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

Part 1 Annual Inspection ONLY

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Lighting (4 nos.)	地下零售部	Conforms with FSD requirements	03-06-2020	02-06-2021
12	Exit Sign (4 nos.)	地下零售部	"	"	"
13	Fire Alarm System (MFA) (Call Pointx2, Bellx1)	地下零售部	"	"	"

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

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			- NIL -		

Part 3 第三部 Defects 損壞事項

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Authorized Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

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FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處檔號

A

Name of Client:

顧客姓名

Daily Fresh Food (HK) Limited

Name of Building:

樓宇名稱

G/F and Outside Seating

Accommodation at Shop

Street No./Town Lot:

門牌號數/市地段

Front, DD95, Lot1050 &

STT 1491

Street/Road/Estate Name:

街道/屋苑名稱

Ho Sheung Heung

Block:

座

Portion E

District:

分區

Sheung Shui

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香港

九龍

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☒ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	手提滅火筒	地下:	符合消防處規定	03-06-2020	02-06-2021
1).	2 x 5kg CO ₂ 滅火筒	零售部廚房及	"	"	"
		上層會客室	"	"	"
25	認可的人手操作手提器具	零售部	"	"	"
1).	1 x 1.44M ² 防火毯	零售部廚房	"	"	"

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

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

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
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Authorized
Signature:
授權人簽署

Name:
姓名
FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話
Date:
日期

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或處所當眼處以供消防處人員查核**

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for FSD's inspection if any annual maintenance work is involved.

此致：城規會

煩交：北區規劃處(執事幫辦) 轉交：消防署

檔號：TPB/A/KTN/75

地址：上水古洞北第 95 約地段第 1049 及第 1050 號和毗連政府土地

用途：臨時豆品加工工場、零售及露天茶座的規劃許可續期三年

申請規劃許可續期

消防設施補充聲明

按消防署要求提供補充聲明如下：

1. 本址多年前已按消防署指示安裝了消防滅火水源(36 立方米消防水缸) 及消防喉栓，同時安裝了所須的消防裝置並已取得消防証書 FS 172 。
2. 每年都有為消防裝置做年檢，取得 FS 251 証書
3. 申請人亦保證今次申請的規劃續期面積及各部份位置以及用途都不會改變；全部與 KTN42 的一樣

如有需要請與代辦人梁生聯絡

懇請批准為盼！

申請人：侯達宣祖 侯月球司理

代辦人：梁恒年

日期：6-3-2021

此致：城規會

煩交：北區規劃處(執事幫辦)

檔號：TPB/A/KTN/75

地址：上水古洞北第 95 約地段第 1049 及第 1050 號和毗連政府土地

用途：臨時豆品加工工場、零售及露天茶座的規劃許可續期三年

申請規劃許可續期

補充說明 2(以此取代 4-3-2021 的說明)

按貴署要求提供補充說明如下：

1. 本廠有 4 輛貨車，每天進出約 2-3 次，到訪車輛約 30 輛
2. 現場的綠化種植物都會保留，並會妥善護理
3. 工場的營運時間與 KTN42 是一樣，每天 8:00-20:00
4. 本址的廢水是經過瀘-曝氣-分解-沉澱 才排放。(已領有排污牌照)
糞便是排往化糞池
5. 本址提供的露天茶座座位約 60 個

如有需要請與代辦人梁生聯絡

懇請批准為盼

申請人：侯達宣祖 侯月球司理

代辦人：梁恒年

日期：9-3-2021

Previous Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTN/68	Temporary Covered Structures within Existing Chinese Soya Products Processing Workshop for a Period of 3 Years	14.1.2000	Nil
A/NE-KTN/123	Temporary Soya Products Processing Workshop for a Period of 3 Years	18.1.2008 (Revoked on 18.5.2010)	A1, A2, A3, A4, A5
A/NE-KTN/144	Temporary Soya Products Processing Workshop, Retailing and Outside Sitting Accommodation for a Period of 3 Years	01.04.2011 (Revoked on 01.07.2012)	A4, A5, A6, A7, A8
A/NE-KTN/151	Temporary Soya Products Processing Workshop, Retailing and Outside Seating Accommodation for a Period of 3 Years	30.03.2012	A4, A5, A6, A7, A8
A/KTN/11	Renewal of Planning Approval for Temporary Soya Products Processing Workshop, Retailing and Outside Seating Accommodation for a Period of 3 Years	27.03.2015	A4, A5, A6, A7, A8
A/KTN/42	Renewal of Planning Approval for Temporary Soya Products Processing Workshop, Retailing and Outside Seating Accommodation for a Period of 3 Years	16.03.2018	A4, A5, A6, A7, A8

Approval Conditions:

- A1 The maintenance of the landscape planting.
- A2 The use of medium/heavy goods vehicle to/from the application site was not allowed.
- A3 The reinstatement of the slope, toe channel, U-channels and catchpit affected.
- A4 The submission of proposals and provision on fire service installations and water supplies for fire fighting.
- A5 No night time operation between 8:00 p.m. and 8:00 a.m..
- A6 No medium or heavy goods vehicles exceeding 5.5 tonnes, including container vehicles, and buses exceeding 10 metres.
- A7 The submission and implementation of drainage proposals/ the maintenance of all existing drainage facilities properly and rectification/ the submission of a condition record of the existing drainage facilities.
- A8 The submission and implementation of tree preservation and/or maintenance proposals.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board.

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

By Fax : 2877 0245 or 2522 8426

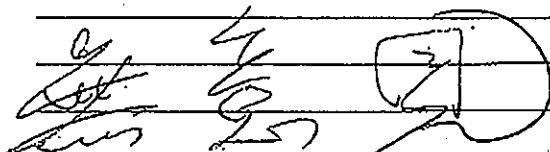
By e-mail : tpbpd@pland.gov.hk

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

A/KTN/75

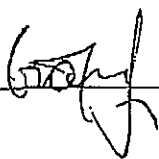
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

24 FEB 2021



5-2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210305-152630-66826

提交限期

Deadline for submission:

12/03/2021

提交日期及時間

Date and time of submission:

05/03/2021 15:26:30

有關的規劃申請編號

The application no. to which the comment relates:

A/KTN/75

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment:

反對，住屋過於密集地方設商業活動，將引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

Advisory Clauses

- (a) to note DLO/N, LandsD's comments that some portions of the adjoining GL, which outside the Site are being occupied and fenced off by hoardings without approval. His office reserves the right to take tenancy enforcement and/or land control actions against the unauthorised occupation. The owner(s) of the lots concerned shall clear off those hoardings erected on adjoining GL outside the Site to the satisfaction of his office. Otherwise, tenancy enforcement and land control actions against the aforesaid irregularities would be taken by his office;
- (b) to note C for T's comments that vehicular access between the Site and Ho Sheung Heung Road is not managed by his department. The applicant should check the land status, management and maintenance responsibilities of the local track with the relevant lands and maintenance authorities accordingly;
- (c) to note DEP's comments that the applicant should follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance;
- (d) to note CBS/NTW, BD's comments as follows:
 - (i) if the existing structures are erected on leased land without approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the 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 BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BD 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) if applied use is subject to the issue of a license, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (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; and

- (vi) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- (e) to note the comments of the DFEH that if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. Proper licence / permit issued by FEHD is required if there is any catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation:
- (i) if the operator intends to operate a restaurant business in the territory, a general restaurant/light refreshment restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). The application for restaurant licence, if acceptable by FEHD, will be referred to relevant Government departments, such as Buildings Department, Fire Services Department, Planning Department, Lands Department (if necessary) for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (ii) when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the DFEH before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences;
 - (iii) in accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required;
 - (iv) for the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence must be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before

commencement of such business. Besides, a Fresh Provision Shop licence is required for any person who intends to sell fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry at any premises before commencement of such business. This department will institute legal action against any person who operates a food business without a valid licence; and

- (v) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.

