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 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	
	Date Received 收到日期	

1. 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。

2. 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。

3. 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)

MR: Wong Chun Hung, 黃鎮雄先生, MS: TONG, 蘇女士.

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

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

3. Application Site 申請地點

(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	新界上水古洞南營盤下村第100約地段1618(部份)1619,1620(部份)及毗鄰政府土地。
(b)	Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 1568 sq.m 平方米 ☑About 約 ☐Gross floor area 總樓面面積 ..... sq.m 平方米 ☐About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積（倘有）	39 sq.m 平方米 ☑About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	古洞南分區計劃大綱圖 S/NE-KTS/16
(e) Land use zone(s) involved 涉及的土地用途地帶	REC
(f) Current use(s) 現時用途	臨時存放(洗潔精包裝) 及建築材料連附屬寫字樓 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#&(請繼續填寫第 6 部分，並夾附業權證明文件)。

☑ is one of the "current land owners"# & (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☐ is not a "current land owner"#.
並不是「現行土地擁有人」#。

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

5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s) "#.
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 .....2..... 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 20-11-2020 (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 26-11-2020 (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	臨時存放(洗滌精包裝)及建築材料連附屬寫字樓 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	665 sq.m ☒About 約
Proposed covered land area 擬議有上蓋土地面積	959.5 sq.m ☒About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	0 sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	959.5 sq.m ☐About 約
Proposed gross floor area 擬議總樓面面積	959.5 sq.m ☐About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

上蓋是鋼皮構築物一層高面積959.5平方米高6米，分兩間的，(1)一間是660平方米高6米是上蓋下是洗滌精包裝，內有寫字樓和洗手間，(2)一間是299.5平方米，高6米下是存放建築材料。

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	1個上落貨車位，是都輕型貨車位
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	輕型貨車車位
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 逢星期一至星期六上午9時下午5時星期日公眾假期休息		
(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	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)		
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情
	No 否	☑
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☑
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐ No 不會 ☑
	On traffic 對交通	Yes 會 ☐ No 不會 ☑
	On water supply 對供水	Yes 會 ☐ No 不會 ☑
	On drainage 對排水	Yes 會 ☐ No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐ No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐ No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐ No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐ No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐ No 不會 ☑
	Others (Please Specify) 其他（請列明）	Yes 會 ☐ No 不會 ☑

	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/_____/_____
(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☐ year(s) 年 ..... ☐ month(s) 個月 .....

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）。

本人黃鎮雄與蘇女，在新界上水古洞南營盤下村第100約，地段1618(部份)1619，1620(部份)，及毗鄰政府土地。

規劃申請臨時存放洗潔精包裝及建築材料同寫字樓。

上述地址已附合城市規劃條例的要求，例如：環保種樹，渠務，交通，消防，並已在城市規劃處記載，規劃申請編號(A/NE-KTS/452)曾批准申請許可。

現懇請規劃處，許可我們新的申請

申請地点作業時間為

上午9時至下午5時(星期一至六)
(逢星期日，公眾假期休息)

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in 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 黃鎮雄 蘇女 ☑ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

黃鎮雄 蘇女

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 2020年11月27日 (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。

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	
Site area 地盤面積	sq. m 平方米 ☐ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	
Zoning 地帶	
Type of Application 申請類別	☐ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	

(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	0 ☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	959.5 ☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用		
		Non-domestic 非住用	2	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
			Storeys(s) 層 ☐ (Not more than 不多於)	
		Non-domestic 非住用	6 m 米 ☐ (Not more than 不多於)	
			Storeys(s) 層 ☐ (Not more than 不多於)	
(iv)	Site coverage 上蓋面積		% ☐ 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) _____ _____	1	
		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) _____ _____	1	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☑	☐
Floor plan(s) 樓宇平面圖	☑	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明） 一張種樹及排水渠圖	☑	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☑	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明） 一張消防圖	☑	☐

Note: May insert more than one「✓」. 註：可在多於一個方格內加上「✓」號

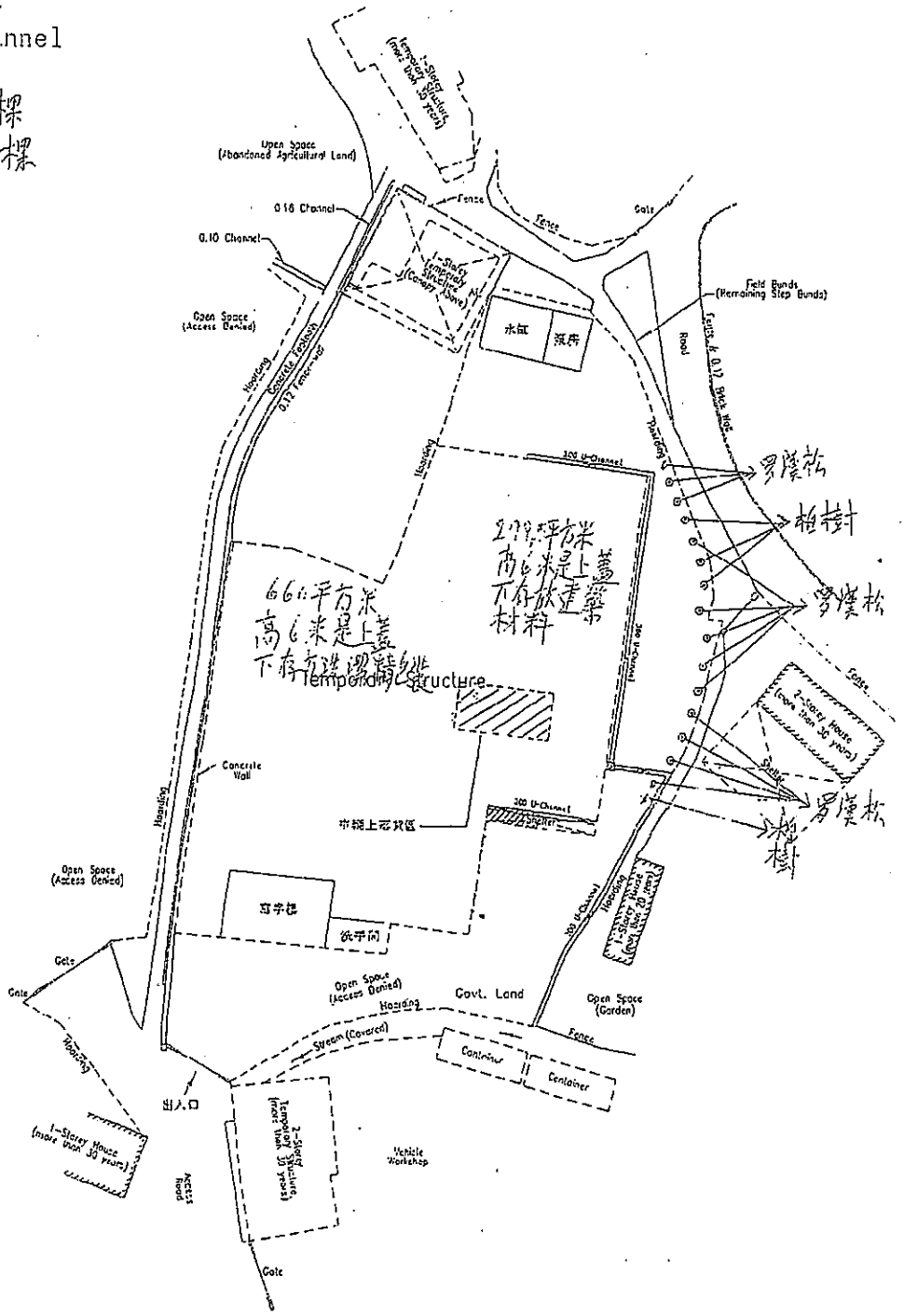
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

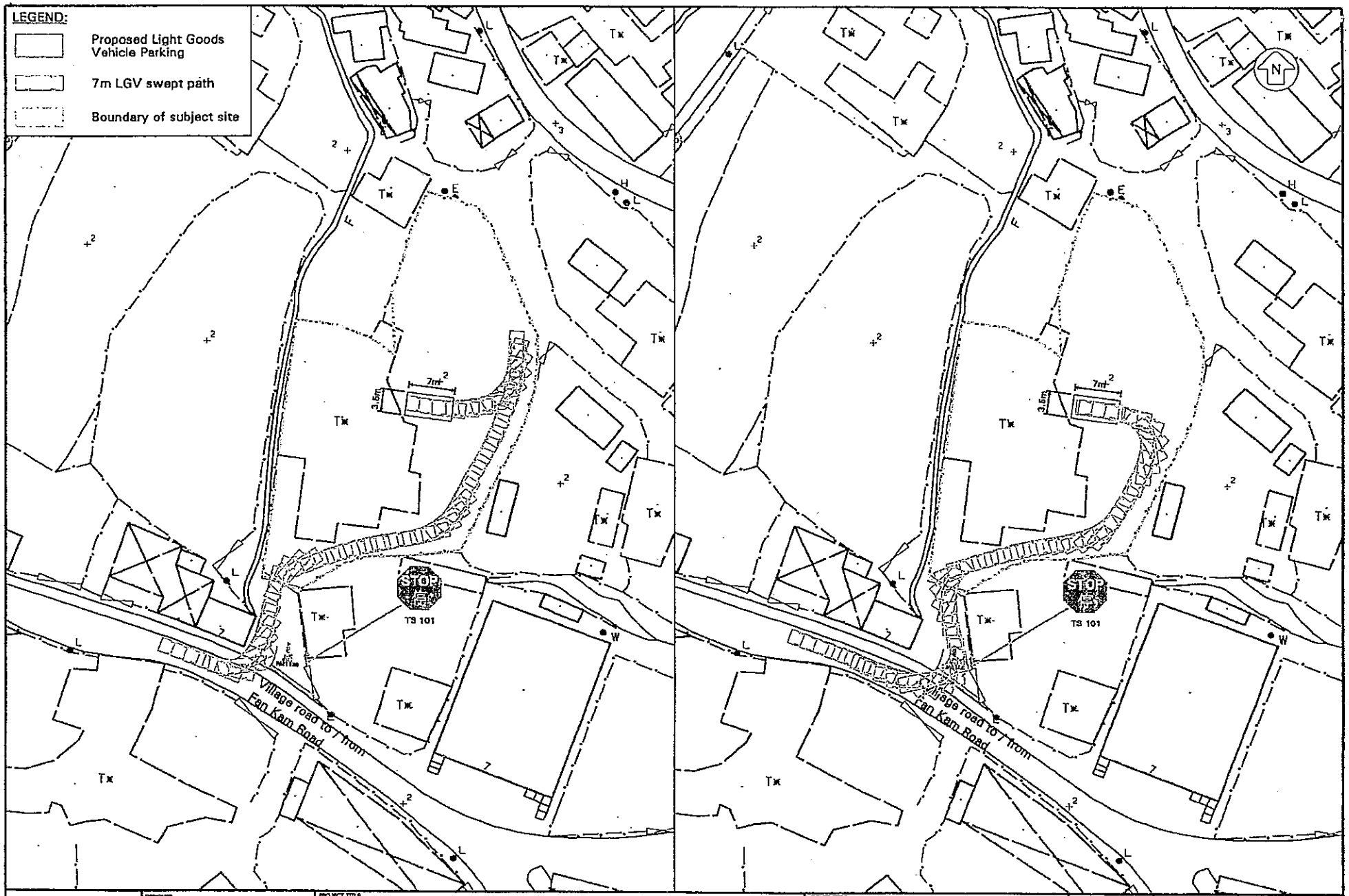
新界上水古洞下村古洞南段
第100約地段1618(部份)
(部份)及毗鄰政府土地
平面图

LEGEND :

- Temporary Structure
  Area = 950 sq.m (about)
- Shelter
  Area = 9.5 q.m (about)
- Goods loading and unloading area
  Dimension 7m x 3.5m
- CP Catch Pit
- 250 U-Channel
- Tree
  柏樹4棵
  罗摩松12棵
  共16棵



卓旺測量服務公司 CHUO WANG SURVEY SERVICES COMPANY	Project Title: LOT 1618 (PART), 1619, 1620 (PART), AND ADJOINING GOVERNMENT LAND IN D.D. 100 KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES.	Scale: 1:500	Figure No. 57

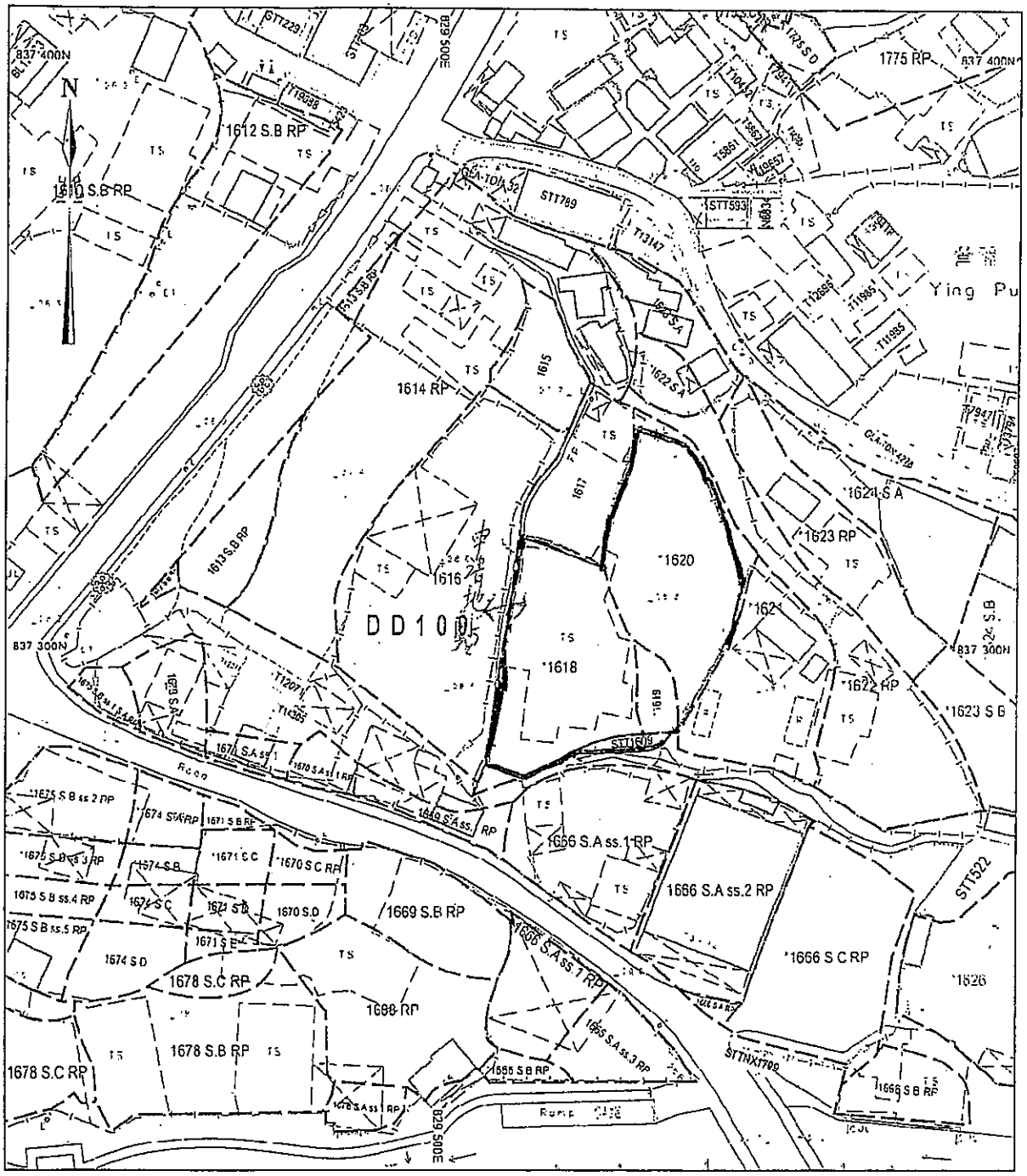


	Nolan Consultants Ltd. 諾蘭顧問有限公司	Application for Temporary Storage of Cosmetic Products, Beverages and Construction Materials with Ancillary Office for a Period of 3 Years	7m LGV Swept Path Analysis	1:500(A3) METER	Figure 7

...\DGN\Jan2018\FIGURE 7_7mSP.dgn 25/1/2018 19:11:21

Mike

地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1 000

米 metres 10 0 10 20 30 40 50 米 metres

Certified True Copy

( )

Date: 02-Nov-2020

Locality :

Lot Index Plan No. : ND0009112020

District Survey Office : North

Date : 02-Nov-2020

Reference No. : 2-SE-20D

香港特別行政區政府 一 版權所有

SMO-P01 20201102105306 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和臨時持有的土地的圖條界線。這些土地包括私人地段、政府撥地、短期租約批地、以及其他作特准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際發展；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應做詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤產而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that. (1) the information shown on this plan is subject to update without prior notification. (2) there may be time lag between an update and the related changes taken place, and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

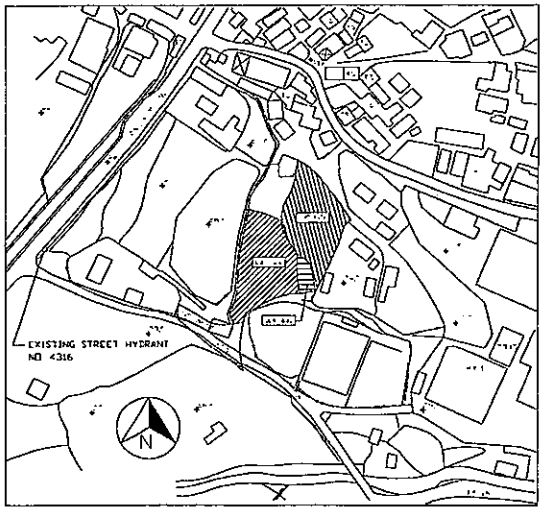
Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

B. O. REFERENCE

F. S. D. REFERENCE : FP 19 / 24422

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETER



BLOCK PLAN SCALE 1:1000

SCHEDULE OF PIPE MATERIALS

LOCATION	USAGE	MATERIAL STANDARD
ABOVEGROUND	PIPE WORK UP TO & INCLUDING 150MM DIAMETER	GALVANIZED MILD STEEL PIPES TO BS1387 MEDIUM GRADE FOR SCREWING TO BS21 PIPE THREADS
ABOVEGROUND	PIPE WORK 200MM DIAMETER	DUCTILE IRON PIPES TO BS EN545:2002, CLASS K9 COLD BITUMEN COATED EXTERNALLY AND INTERNALLY TO BS 3416:1991 TYPE A

DRAWING LIST

DRAWING NO.	REVISION	DRAWING TITLE
FS-1	0	F.S. NOTES, BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM & SPRINKLER PIPE LOSS CALCULATION
FS-2	0	F.S. LAYOUT PLAN

PUMP SCHEDULE

DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (VOLTS/PHASES/HZ)
TWO HOSE REEL PUMPS (FSP-1 AS DUTY & FSP-2 AS STAND-BY PUMP OR VISE VERSA)	5.5	30	2900 MAXIMUM	1.5 KW	380/3/50
TWO SPRINKLER BOOSTER PUMPS (SPR-1 AS DUTY & SPR-2 AS STAND-BY PUMP OR VISE VERSA)	4.4 / 2.9 / 3.2	2250 / 1350 / 1100	2900 MAXIMUM	18.5 KW	380/3/50
SPRINKLER JOCKEY PUMP (SPJ-1)	5.5	30	2900 MAXIMUM	1.5 KW	380/3/50

FIRE SERVICES NOTE:

1. NO STORAGE OF DANGEROUS GOODS WITHOUT THE PERMISSION BY THE DIRECTOR OF FIRE SERVICES. ANY INTENDED STORAGE OR USE DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES
2. FIRE ALARM SYSTEM WAS PROVIDED TO THE ENTIRE BUILDING AND MODIFIED IN ACCORDANCE WITH BS 5839 PART 1:2002+ A2:2008 AND FIRE SERVICES DEPARTMENT (FSD) CIRCULAR LETTER NO. 1/2009. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THE ATTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION
3. AN HOSE REEL SYSTEM WITH 2000 LITER CAPACITY F.S. WATER TANK WAS PROVIDED. THERE WERE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING FOR THE ENTIRE BUILDING
4. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266 : PART 1 AND BS EN 1838
5. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266 : PART 1 AND FSD CIRCULAR LETTER NO. 5/2000
6. SECONDARY POWER SUPPLY CONNECTED IN FRONT OF THE MAIN SWITCH WAS PROVIDED AS THE EMERGENCY POWER SUPPLY FOR THE F.S. INSTALLATION FOR THE PREMISES.
7. 5KG CO2 FIRE EXTINGUISHERS WERE PROVIDED NEAR F.S PUMP ENCLOSURE AND IN SPRINKLER PUMP & CONTROL ROOM.
8. AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 90 000 LITRE SPRINKLER WATER TANK AND HAZARD CLASS 3 WAS PROVIDED TO THE 1D THE ENTIRE BUILDING (EXCEPT RESIDENCE) IN ACCORDANCE WITH BS EN12845:2003 AND FSD CIRCULAR LETTER 3/2006, 4/2010 & 3/2012.
9. ALL FIRE ALARM SIGNALS WERE CONNECTED TO F.S.C.C/CHUBB CENTRE THROUGH DIRECT TELEPHONE LINE.

PIPE COLOUR CODE

PIPE SIZES	COLOUR
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN
ø200mm	DEEP BLUE

CALCULATION OF SPRINKLER PIPE PRESSURE LOSS

RUN OF DISTRIBUTION PIPE FROM CONTROL VALVE TO DESIGN POINT	PIPE SIZE (mm)	PIPE LENGTH (m)	FITTINGS	NOS.	EQU. LENGTH OF FITTINGS (m)	TOTAL EQU. LENGTH OF FITTINGS (m)	TOTAL EQU. PIPE LENGTH L (m)	CALCULATED BY HAZEN-WILLIAMS FORMULA P =
A	100	45	GATE VALVE	2	0.81	1.62	55.62	0.214 BAR (LESS THAN 0.5 BAR)
			90° ELBOW	3	3	9		
B	100	14	GATE VALVE	2	0.81	1.62	24.62	0.108 BAR
			90° ELBOW	3	3	9		
	80	20	90 ELBOW	0	2.4	0	20	0.32 BAR
							TOTAL	0.428 BAR (LESS THAN 0.5 BAR)

REFER CLAUSE 13.3 OF BS EN 12845:2003
USING HAZEN-WILLIAMS FORMULA AND PRE-CALCULATED SYSTEM.

$$P = \frac{6.05 \times 10^5}{C^{1.85} \times d^{4.87}} \times L \times Q^{1.85}$$

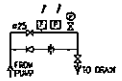
P IS THE PRESSURE LOSS IN THE PIPE, IN BAR.
Q IS THE FLOW THROUGH THE PIPE, IN LITRES PER MINUTE = 1000
d IS THE MEAN INTERNAL DIAMETER OF THE PIPE, IN mm = 104.97 & 83.51
C IS A CONSTANT FOR THE TYPE AND CONDITION OF PIPE = 120
L IS THE EQUIVALENT LENGTH OF PIPE AND FITTINGS, IN METRES

LEGEND

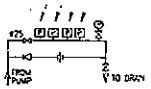
SYMBOL	DESCRIPTION
	HOSE REEL W/30 M. LENGTH HOSE, STRIKER, LOCKABLE GLASS FRONT BOX, FIRE ALARM BELL & BREAK GLASS UNIT
	FIRE ALARM BELL (WEATHER PROOF FOR OUTDOOR)
	BREAK GLASS UNIT (WEATHER PROOF FOR OUTDOOR)
	GATE VALVE
	NON RETURN VALVE
	Y-STRAINER
	BALL FLOAT VALVE
	PRESSURE SWITCH
	FLOW SWITCH
	FLOW SWITCH ASSEMBLY
	PRESSURE GAUGE
AAV	AUTOMATIC AIR VENT WITH COCK
	FIRE PUMP
	LEVEL SWITCH
	MONITORED GATE VALVE
	DIRECT READING FLOW METER
	68°C SPRINKLER HEAD
	VORTEX INHIBITOR
EXIT	EXIT SIGN BOX EQUIPPED WITH CHARGER AND BATTERY BACK-UP
	F.S. / SPRINKLER PIPE

START DUTY PUMP
START STAND-BY PUMP

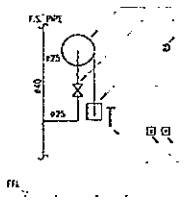
NO FLOW SIGNAL
0.5 BAR PRESSURE DROP SIGNAL
20% PRESSURE DROP
START/STOP SPRINKLER JOCKEY PUMP



'P1' PRESSURE SWITCH ASSEMBLY



'P2' PRESSURE SWITCH ASSEMBLY



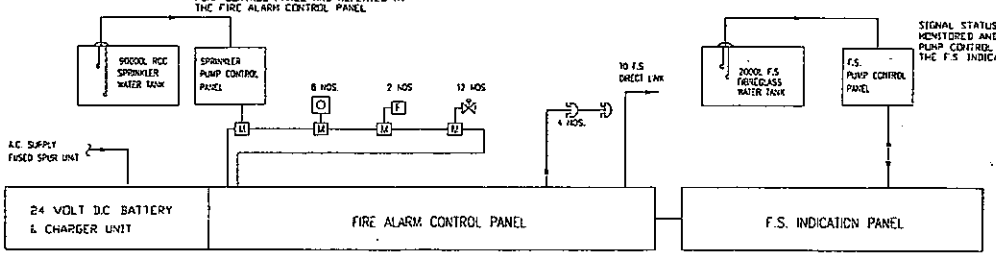
HOSE REEL WITH 30 METER LENGTH HOSE
25MM GATE VALVE
FIRE ALARM BELL (WEATHERPROOF TYPE FOR OUTDOOR)

HOSE REEL NOZZLE IN LOCKABLE GLASS FRONT CABINET

BREAK GLASS UNIT (WEATHERPROOF TYPE FOR OUTDOOR)
WATER AUTHORITY WARNING INSTRUCTION PLATE WITH OPERATION INSTRUCTION PLATE FOR HOSE REEL SET
METAL OR PLASTIC STRIKER ABOUT 300mm LONG

TYPICAL ARRANGEMENT OF HOSE REEL

SIGNAL STATUS OF NEW SPRINKLER PUMPS WERE MONITORED AND DISPLAYED AT THE PUMP CONTROL PANEL AND REPEATED AT THE FIRE ALARM CONTROL PANEL



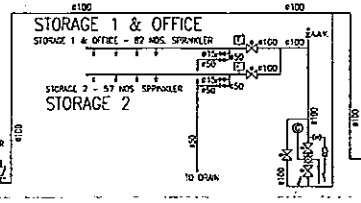
SCHEMATIC DIAGRAM FOR FIRE ALARM CONTROL SYSTEM

SIGNAL STATUS OF F.S. PUMP WERE MONITORED AND DISPLAYED AT THE PUMP CONTROL PANEL AND REPEATED AT THE F.S INDICATION PANEL

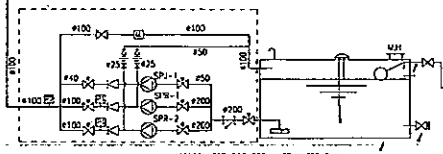
SCHEMATIC DIAGRAM FOR F.S. INDICATION SYSTEM

ABBREVIATION—

HR	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
EX	EXISTING
FE	5KG CO2 FIRE EXTINGUISHER
DP	DESIGN POINT



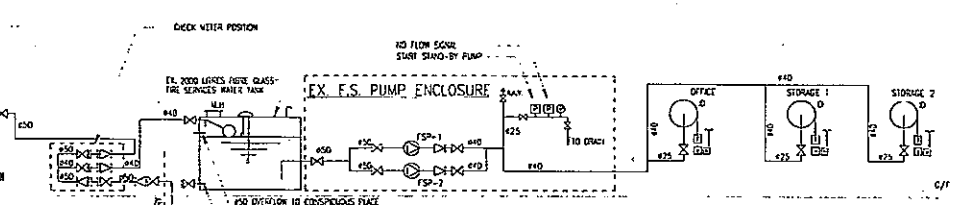
SPRINKLER CONTROL VALVE GROUP WITH WATER ALARM GONG AND PROVISS PIPE



90000 LITRE RCC SPRINKLER WATER TANK

ø50 DRAIN VALVE W/ PLUG

SCHEMATIC PIPING DIAGRAM FOR SPRINKLER SYSTEM



SCHEMATIC PIPING DIAGRAM FOR HOSE REEL SYSTEM

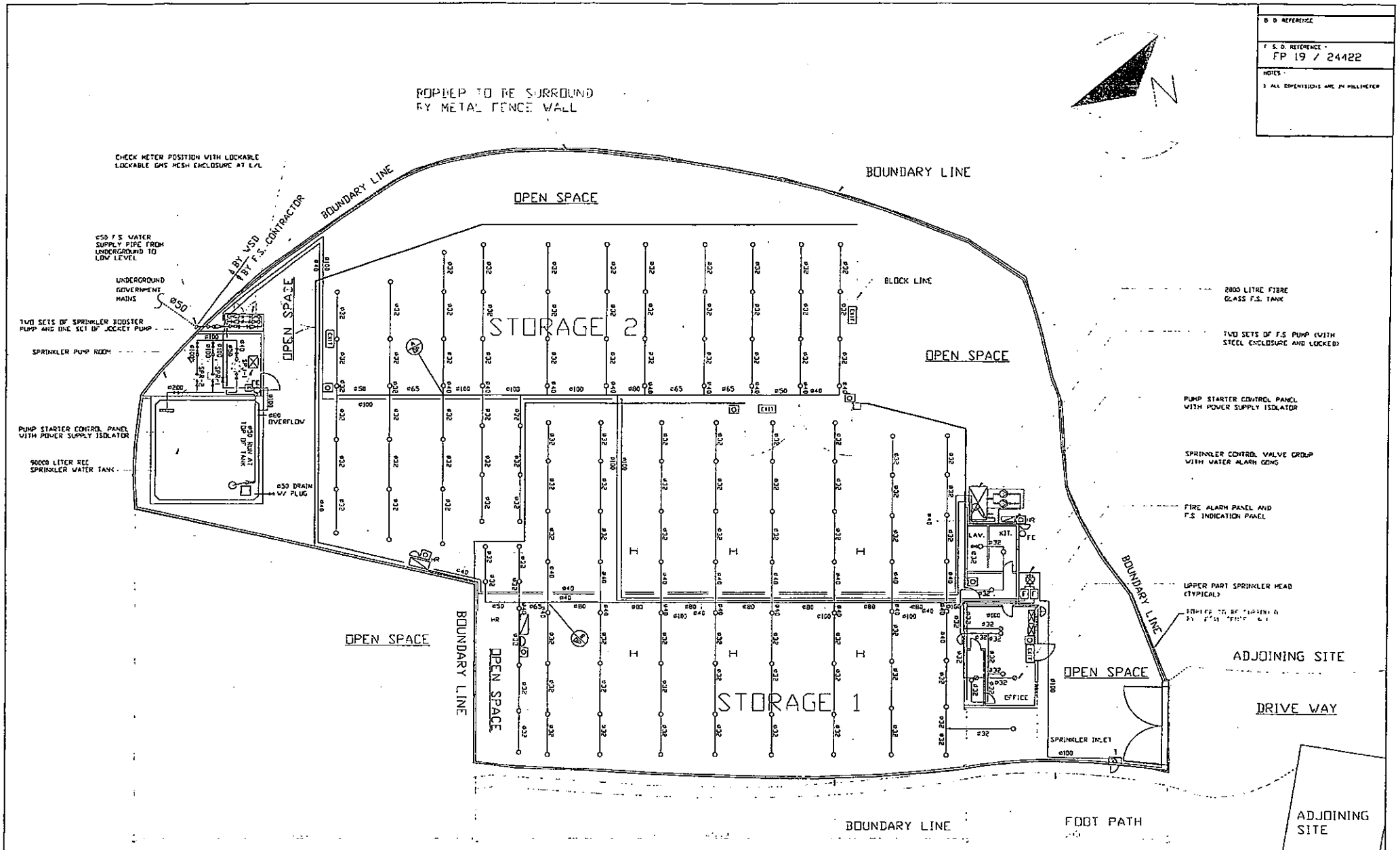
REMARK.
ALL FS AND SPRINKLER INSTALLATION ARE EXISTING INSTALLATION.

F.S CONSULTANT : NEW EXTEND ENGINEERING LIMITED	PROJECT : LAYOUT PLAN FOR LOTS NOS. 1518(PART), 1519, 1620(PART) IN D.D.100 AND ADJOINING GOVERNMENT LAND, YING PUN, KWU TUNG SOUTH, SHEUNG SHUI, N.T	TITLE : F.S. NOTES, BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PIPE COLOUR CODE, PUMP SCHEDULE, SCHEMATIC DIAGRAM FOR SPRINKLER AND HOSE REEL SYSTEM AND FIRE ALARM SYSTEM & SPRINKLER PIPE LOSS CALCULATION	JOB NO : 0808	DRAWING NO : FS-1
			SCALE : NOT TO SCALE	
			DATE : MAY 2010	REVISION : 0

B. D. REFERENCE

F. S. D. REFERENCE : FP 19 / 24422

NOTES :
1 ALL DIMENSIONS ARE IN MILLIMETER



GROUND FLOOR PLAN
SCALE 1:100

REMARK
ALL FS AND SPRINKLER INSTALLATION ARE EXISTING INSTALLATION.

F.S. CONSULTANT: NEW EXTEND ENGINEERING LIMITED	PROJECT: LAYOUT PLAN FOR LOTS NOS 1518(PART), 1519, 1620(PART) IN D.D.100 AND ADJOINING GOVERNMENT LAND, YING PUN, KWU TUNG SOUTH, SHEUNG SHUI, N.T.	TITLE: FIRE SERVICES LAYOUT PLAN	JOB NO: 65349 / SCALE: 1 : 100 (A1) / DATE: JULY 2020	DRAWING NO: FS-2 / REVISION: 0

2-

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public.groups

A/NE-KTS/493 Application for DD100 Lot 1618-20
11/01/2021 14:34

From: [redacted]
To: tpbpd@pland.gov.hk
Cc: sytlee@pland.gov.hk
FileRef:

1 attachment

ANE-KTS493 Application.pdf

Dear Sir/Madam,

Here is the revised application form for DD100 Lot 1618-20 (Ref: A/NE-KTS/493).

Best Regards,
Edmond

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	臨時存放(洗潔精包裝)及建築材料連附屬寫字樓 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 ....3.... ☐ month(s) 個月 ....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	608.5 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	959.5 sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	0 sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	959.5 sq.m ☐About 約
Proposed gross floor area 擬議總樓面面積	959.5 sq.m ☐About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

上蓋是生鐵皮構築物一層高面積950平方米高6米分兩間的(1)一間是660平方米高6米，是上蓋下是洗潔精包裝內有寫字樓和洗手間(2)一間是290平方米高6米下是存放建築材料另一個是鐵皮棚面積9.5平方米高6米是沒有圍板的

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	上落貨車位是都輕型貨車位。
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)	

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）。

本人黃鎮雄與蘇女，在新界上水古洞南營盤下村第100約，地段1618(部份) 1619, 1620(部份)，及田66鄰政府土地。

規劃申請臨時存放洗潔精包裝及建築材料同寫字樓。

上述地址已附合城市規劃條例的要求，例如：環保種樹，渠務，交通，消防，並已在城市規劃處記載，規劃申請編號(A/NE-KTS/452)曾於66准申請許可。

現懇請規劃處，許可我們新的申請

申請地點作業時間為

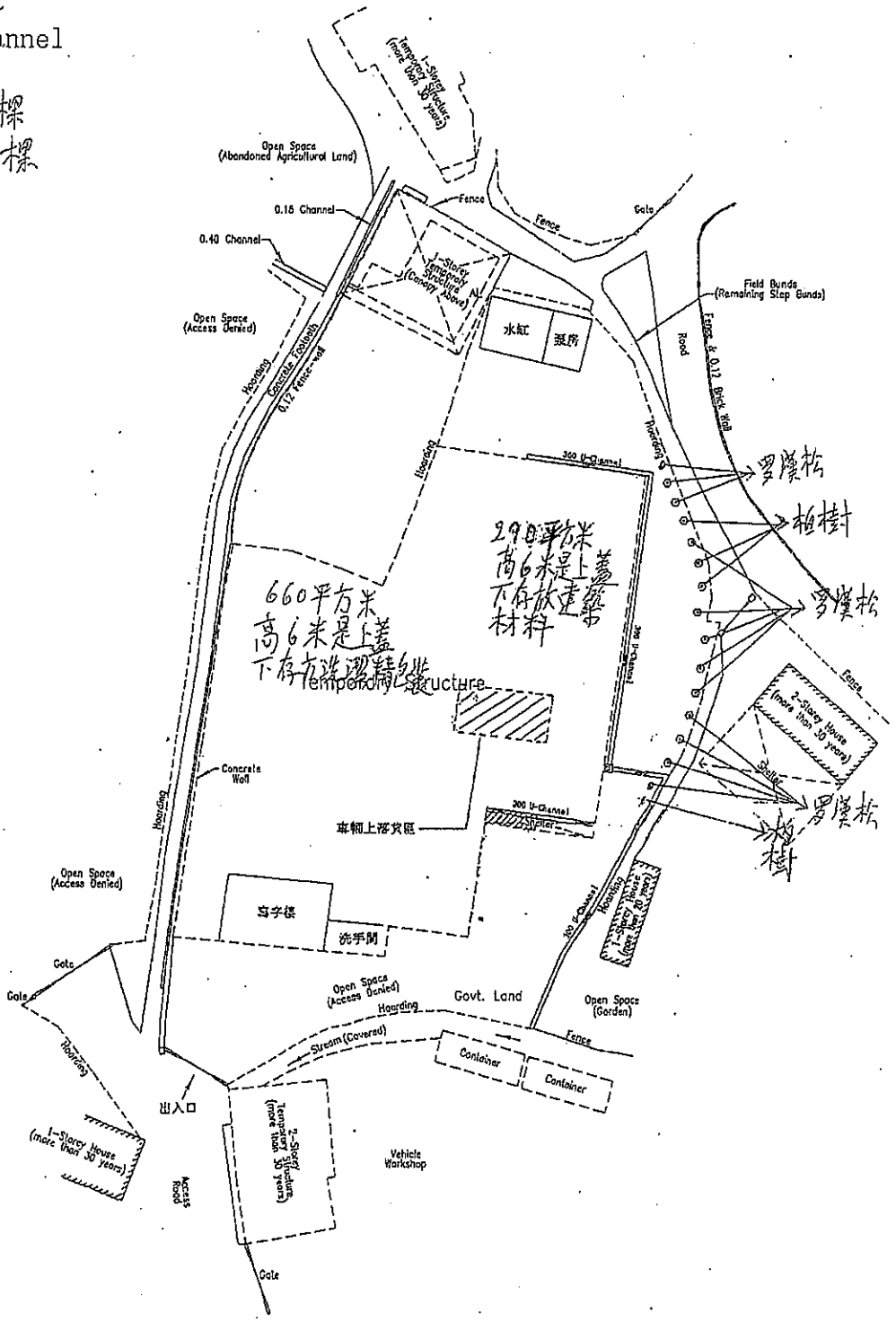
上午9時至下午5時(星期一至六)
(逢星期日，公眾假期休息)

(申請地點內有一個洗手間，內建有化糞池的)

新界上水雙魚下村古洞南區
第100約地段1618(部份)1619,1620
(部份)及毗鄰政府土地。
平面圖

LEGEND :

- Temporary Structure
  Area = 950 sq.m (about)
- Shelter
  Area = 9.5 q.m (about)
- Goods loading and unloading area
  Dimension 7m x 3.5m
- CP Catch Pit
- 250 U-Channel
- Tree
  植樹4棵
  罗漢松12棵
  共16棵



卓弘測量服務公司 CHUO WANG SURVEY SERVICES COMPANY	Project Title	Scale	Figure No
G/F, No 21 A, Lam Ming Street, Luen Wo Hui, Fanling, N.T.	LOT 1618 (PART), 1619, 1620 (PART), AND ADJOINING GOVERNMENT LAND IN D.D. 100, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES.	1 : 500	SF - 01

Appendix Ib

tpbpd@pland.gov.hk

寄件者: perry Lee <[redacted]>
寄件日期: 2021年03月04日星期四 21:03
收件者: tpbpd@pland.gov.hk; sytlee@pland.gov.hk
主旨: Fw: 致: 城規會 檔案號碼: A/NE-KTS/493 回復運輸署意見(Draft)
附件: b1-2.pdf; b2 行人過路牌.pdf; b3 探錄.pdf; Microsoft Word - 03回城規信20210303.pdf

03
致: 城規會
檔案號碼: A/NE-KTS/493

回復運輸署意見

回復(i). 在圖附圖b1-2中示, 現在我司只有一輛貨車出入, 內有自己停車地位置, 不會在貨場以外停放, 而每天該輛貨車出入2～4趟次.
回復(ii). 在圖附圖b1-2中示.
回復(iii). 在圖附圖b1-2中示.
回復(iv). 現在我司只有一輛貨車出入, 內有自己停車地位置, 不會在貨場以外停放, 而每天該輛貨車出入2～4趟次.
回復(v). 在圖附圖b1-2, b2, b3中示.
回復(vi). 明白.

備註:
申請人聘任 李偉良 先生作為顧問
李偉良先生電話: [redacted]
Email: [redacted]
聯絡地址:

2021年03月03日

致: 城規會
檔案號碼: A/NE-KTS/493

回復運輸署意見

回復(i). 在圖附圖 b1-2 中示, 現在我司只有一輛貨車出入, 內有自己停車地位置, 不會在貨場以外停放, 而每天該輛貨車出入 2 ~ 4 駕次.
回復(ii). 在圖附圖 b1-2 中示.
回復(iii). 在圖附圖 b1-2 中示.
回復(iv). 現在我司只有一輛貨車出入, 內有自己停車地位置, 不會在貨場以外停放, 而每天該輛貨車出入 2 ~ 4 駕次.
回復(v). 在圖附圖 b1-2, b2, b3 中示.
回復(vi). 明白.

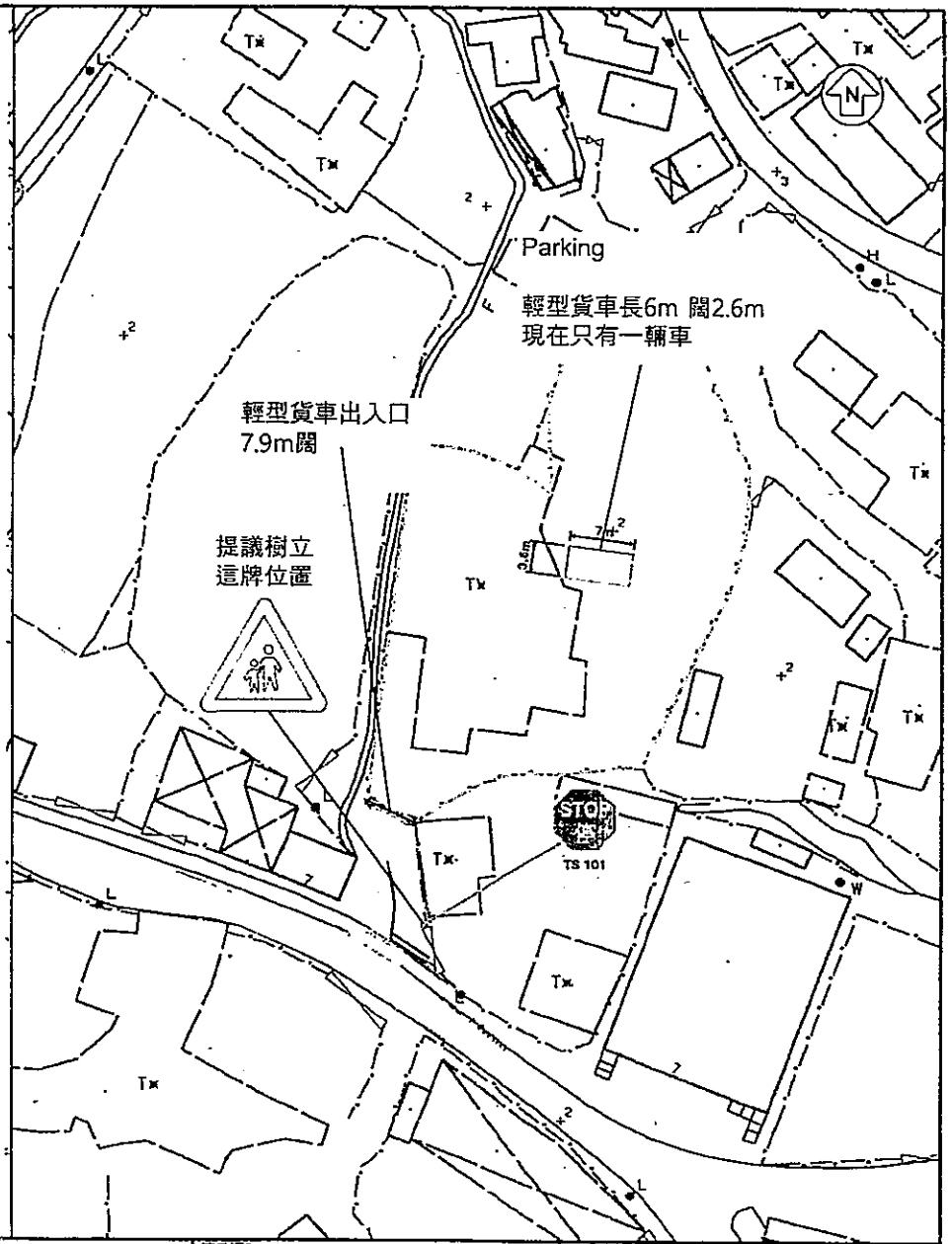
備註:

申請人聘任 李偉良 先生作為顧問

2021 年 03 月 03 日

LEGEND:

- Proposed Light Goods Vehicle Parking
- 7m LGV swept path
- Boundary of subject site



	Nolan Consultants Ltd. 諾蘭顧問有限公司	Application for Temporary Storage of Cosmetic Products, Beverages and Construction Materials with Ancillary Office for a Period of 3 Years	7m LGV Swept Path Analysis	SCALE 1:400(A3) DIMENSIONS ARE IN METER	REV. COPYRIGHT RESERVED	DWG. NO b1-2

M:11

4.5.27 在陡峭的向下斜坡，可使用圖235 的標誌，以勸喻騎單車者為本身安全着想，應下車及手扶單車步行下山。但這個標誌只屬勸告性質，如騎單車者不加理會，亦不算違法。

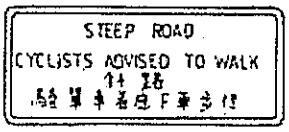


圖235

4.5.28 在單車徑或類似路徑，可能須勸喻騎單車者靠左行駛，可使用圖236 的標誌。

圖236

4.5.29 圖261 可用以表示前面經常有行人橫過馬路。但不應在斑馬線或燈號控制行人過路處之前設置。如道路旁邊沒有行人道，亦可使用這種標誌，以表示司機可能會遇到行人沿着行車道步行。

在停字牌附近
當眼處樹立這牌,
提醒駕駛者注意行人,
確保行人安全.

樹立位置在圖b1-2中示

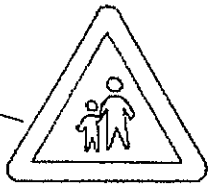


圖261
前面路上有行人或有行人橫過

b2

td.gov.hk/tc/publications_and_press_releases/publications/free_publications/code_of_practice_for_private_road/index.html

English 繁體 簡體 RSS

香港特別行政區政府 運輸署

路路暢通 香港

主頁

私家路守則

完整版 (33.0 MB) *列印版本

引言及目錄 (2.0 MB) *列印版本

1. 引言

1.1 概要 (148 KB) *列印版本

1.2 法例 (177 KB) *列印版本

2. 在私家路上活動的管制

2.1 概要 (282 KB) *列印版本

2.2 [illegible] (3.2 MB) *列印版本

3. 路牌

3.1 概要 (298 KB) *列印版本

3.2 [illegible] (785 KB) *列印版本

4. 私家路的交通標誌及道路標記

4.1 概要 (1.4 MB) *列印版本

4.2 [illegible] (1.1 MB) *列印版本

4.3 [illegible] (205 KB) *列印版本

4.4 [illegible] (2.8 MB) *列印版本

4.5 [illegible] (2.2MB) *列印版本

4.6 [illegible] (2.1 MB) *列印版本

4.7 [illegible] (2.9 MB) *列印版本

4.8 [illegible] (4.4 MB) *列印版本

4.9 概要 (272 KB) *列印版本

5. 須經運輸署署長批准的交通標誌及道路標記

https://www.td.gov.hk/filemanager/tc/content_1125/c4_2.pdf

在這裡輸入文字來搜尋

行人過路牌擇錄
b3

Appendix Ic

致城市規劃委員會秘書處：

有關規劃申請編號 A/NE-KTS/493

現本人澄清申請範圍內存放建築材料、洗潔精及洗潔精容器。

懇請規劃主任批准

此致

規劃主任台鑒

申請人 黃鎮雄

蘇女士

2021年4月20日

Previous Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/64	Temporary Open Storage of Private Vehicles/Lorry Truck and Car Repairing and Metal Ware Workshop for a Period of 12 Months	20.6.1997	A1, A2 & A3
A/NE-KTS/108	Temporary Open Storage of Cars and Metal Wares for a Period of 3 Years	17.12.1999 (Revoked on 17.9.2000)	A1, A2, A3, A5 & A6
A/NE-KTS/127	Temporary Open Storage of Stationery and Metal Ware for a Period of 3 Years	15.6.2001 (Revoked on 15.9.2001)	A1, A2, A3, A5, A6, A7 & A8
A/NE-KTS/166	Temporary Open Storage of Metal Ware for a Period of 3 Years	7.3.2003 (Revoked on 7.12.2003)	A1, A2, A3, A5, A6, A7 & A8
A/NE-KTS/215*	Temporary Open Storage of Metal Ware for a Period of 3 Years	24.6.2005	A1, A2, A3, A5 & A6
A/NE-KTS/264*	Temporary Open Storage of Metal Ware for a Period of 3 Years	18.7.2008	A4, A5, A6, A9, A10, A11, A12, A13 & A14
A/NE-KTS/311*	Renewal of Planning Approval for Temporary Open Storage of Metal Ware for a Period of 3 Years	8.7.2011	A3, A4, A5, A6, A8, A9, A10, A11, A13 & A14
A/NE-KTS/367*	Temporary Storage of Metal Ware with Ancillary Office for a Period of 3 Years	25.7.2014	A3, A4,A5,A6, A9, A10,A11,A13, A14 & A15
A/NE-KTS/452*	Temporary Storage (Cosmetic Products, Beverages and Construction Materials) with Ancillary Office for a Period of 3 Years	16.3.2018	A4, A5, A6, A9, A10, A11, A12, A13, A14, A15, A16 & A17

*submitted by the same applicants of A/NE-KTS/493

Approval Conditions

A1 The submission and the provision of vehicular access/run-in/run-out, loading/unloading and parking proposals

A2 The submission of drainage proposals and/or the provision of drainage facilities

A3 The submission and implementation of landscaping and/or tree preservation proposals

A4 The submission of a condition record of the existing drainage facilities

A5	Revocation clause
A6	Reinstatement clause
A7	The stacking height of the materials along the periphery of the application site should not exceed the height of peripheral fence of the application site
A8	The repainting/setting back of existing fence of the application site
A9	No operation between 7:00 p.m. to 7:00 a.m./5:00 p.m. to 9:00 a.m./6:00 p.m. to 8:00 a.m. was allowed
A10	No operation on Sundays or public holiday/and Saturday was allowed
A11	No medium/heavy goods vehicles was allowed for transportation of goods to/from the application site
A12	The existing trees should be maintained
A13	The submission and implementation of proposals on water supplies for fire fighting and fire service installations
A14	The existing drainage facilities on the site should be maintained and those inadequate/ineffective facilities should be rectified
A15	No workshop activities should be carried out on the site
A16	No vehicle is allowed to queue back to or reverse onto/from public road
A17	The implementation of the pedestrian safety enhancement measures

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reason
A/NE-KTS/185	Temporary Open Storage of Metal Ware for a Period of 3 Years	29.10.2004 (on review)	R1

Reasons for Rejection

R1 The use under application did not comply with the Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" in that the previous approval conditions of previous approvals on the provision of run-in/out, loading/unloading and parking facilities, and drainage facilities, and the implementation of landscaping proposals had not been complied with

Similar Applications for Temporary Storage/Godown Use within the Same "Recreation" Zone on the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/17

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/225#	Temporary Godown Uses with Ancillary Office for a Period of 3 Years	3.2.2006 (Revoked on 3.8.2006)	A1, A2, A3, A7, A8 & A9
A/NE-KTS/240#	Temporary Godown Uses with Ancillary Office for a Period of 3 Years	15.12.2006 (Revoked on 15.9.2007)	A1, A2, A3, A7, A8 & A9
A/NE-KTS/261#	Temporary Godown with Ancillary Office for a Period of 3 Years	9.5.2008	A1, A2, A7 A8 & A9
A/NE-KTS/305#	Renewal of Planning Approval for Temporary Godown with Ancillary Office and Staff Quarter under Application No. A/NE-KTS/261 for a Period of 3 Years	6.5.2011	A1, A4, A5, A7, A8, A9, A12 & A13
A/NE-KTS/340*	Temporary Storage of Metal Ware with Ancillary Office for a Period of 3 Years	5.7.2013 (Revoked on 5.10.2015)	A4, A5, A7, A8, A9, A12, A13 & A14
A/NE-KTS/362#	Renewal of Planning Approval for Temporary Godown with Ancillary Office and Staff Quarters Use under Application No. A/NE-KTS/305 for a Period of 3 Years	21.3.2014	A1, A4, A5, A7, A8, A9, A12 & A13
A/NE-KTS/415*	Temporary Storage of Pet Supplies and Beverages with Ancillary Office for a Period of 3 Years	15.7.2016	A4, A5, A7, A8, A9, A10, A12, A13 & A14
A/NE-KTS/449#	Renewal of Planning Approval for Temporary Godown with Ancillary Office and Staff Quarters Use for a Period of 3 Years	28.4.2017	A1, A4, A5, A6, A8, A9, A11, A12 & A13
A/NE-KTS/472*	Temporary Warehouse (Antique Vehicles, Food and Beverages) with Ancillary Office for a Period of 3 Years	21.6.2019	A1, A3, A8, A9, A13, A14, A15 & A16

A/NE-KTS/486#	Temporary Godown with Ancillary Office and Staff Quarters Use for a Period of 3 Years	29.5.2020	A1, A4, A5, A6, A8, A9, A11, A13 & A14

involve almost the same site
* involve another same site

Approval Conditions

A1 No medium/heavy goods vehicles were allowed to be parked/stored on or enter/exit the application site

A2 The submission and the implementation of improvement measures to the access road and associated footpath

A3 The submission of drainage proposals and provision of drainage facilities

A4 The existing drainage facilities should be properly maintained and/or rectified if found inadequate/ineffective during operation at all times

A5 The submission of a condition record of the existing drainage facilities

A6 The existing trees on the site should be maintained

A7 The submission and implementation of landscaping and/or tree preservation/maintenance proposals

A8 The submission and/or provision of emergency vehicular access and/or water supplies for fire fighting and fire services installations

A9 Revocation clause

A10 The provision of fire extinguishers

A11 The submission and implementation of a proposal on traffic improvement measures to enhance pedestrian safety

A12 Reinstatement clause

A13 No operation between 6:00 p.m. and 8:00 a.m./11:00 p.m. to 7:00 a.m. was allowed on the application site

A14 No operation on Saturdays/Sundays/Public Holidays was allowed on the application site

A15 No vehicle repairing and other workshop activities are allowed to be carried out

A16 No vehicles is allowed to queue back to or reverse onto/from public road

5-1

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

參考編號
Reference Number: 210115-152441-34396

提交限期
Deadline for submission: 05/02/2021

提交日期及時間
Date and time of submission: 15/01/2021 15:24:41

有關的規劃申請編號
The application no. to which the comment relates: A/NE-KTS/493

「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，鄉郊設臨時存放洗潔精包裝及建築材料倉庫及工場將會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

5-2

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/NE-KTS/493

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 侯志强

簽署 Signature _____ 日期 Date 2021.1.18

RECEIVED
18 JAN 2021
Town Planning Board

Advisory Clauses

(a) prior planning permission should have been obtained before commencing the applied use at the Site.

(b) to note the comments of the District Lands Officer/North, Lands Department as follows:

(i) the lots are Old Schedule lots held under Block Government Lease (demised for agricultural use) without any guarantee of right of access. Lots 1618 and 1620 in D.D. 100 are covered by Short Term Waiver (STW) No. 1457 for the purpose of storage of metal ware and ancillary facilities. The total site coverage and height of the structures erected on the two lots under the said STW shall not exceed 528.4m^2 and 5.49m respectively;

(ii) the applicants should make their own arrangement for acquiring access to the Site. The Government should accept no responsibility in such arrangement and there is no guarantee that any adjoining Government land will be allowed for the vehicular access to the Site for the proposed use;

(iii) a portion of the Government land within the Site is covered by Short Term Tenancy (STT) No. 1609 for the purpose of open storage of metal ware. No built-over area is permitted under the said STT;

(iv) the proposed parameters are larger than those permitted under STW No. 1457 and they are not acceptable under the Lease concerned and the said STW. In addition, the applicants should ensure that there should be no erection of structure(s) within STT No. 1609. His office reserves the right to take necessary enforcement actions against the irregularities (if detected);

(v) the applicants should note that any toilet facility and septic tank system should meet the current health requirements and the relevant legislations; and

(vi) the owners of the lots concerned should apply to his office for modification of the STW No. 1457 covering all the actual occupation area and the structures concerned. The application will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the modification of STW is approved, the commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of wavier fee and administrative fees as considered appropriate by his office.

(c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department as follows:

(i) approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. Tree removal applications should be submitted direct to District Lands Officer for approval; and

(ii) all tree planting areas should be kept free from objects and refer to the relevant guidelines on tree maintenance at https://www.greening.gov.hk/en/tree_care/tree_maintenance.html

(d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) as follows:

(i) if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;

(ii) before any new building works to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirements under the Minor Works Contro System. Otherwise they are Unauthorized Building Works (UBW). An Authorized 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) if the proposed use under application is subject to the issue of licence, 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) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations;

(vi) the Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D;

(vii) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by BA under the Building (Planning) Regulation 19(3) at building plan submission stage;

(viii) area with excessive headroom for the storage and office use may be double-counted for GFA unless exempted by the Building Authority; and

(ix) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage.

(e) to note the comments of the Director of Fire Services as follows:

(i) if the proposed structure(s) is required to comply with the BO (CAP.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

(ii) the layout plans to be submitted to his department should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans.

(f) to follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Director of Environmental Protection (DEP) in order to minimize any possible environmental nuisances as advised by DEP.