

3 MAY 2021

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.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

A/NZ-KTS/496

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/NE-KTS 1496
	Date Received 收到日期	3 MAY 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

CROWN ACE LTD

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)

N.A.

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)

752, 753, 755 Hang Tau
Sheung Shui, N.T.
Sections A, B, C, D + RP of Lot 382 in DD94
Hang Tau, Sheung Shui.

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

☒ Site area 地盤面積 1100 sq.m 平方米 ☐ About 約
☒ Gross floor area 總樓面面積 585.27 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)

N.A. 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	Draft Kwa Tung South OZP S/N 6 - KTS/17
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development and Agriculture
(f) Current use(s) 現時用途	Private Residential Care Home for persons with Disabilities (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 15/4/2021 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)".
根據土地註冊處截至 2021 年 4 月 15 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 2 "current land owner(s)".
已取得 2 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)
1	Sections B, D & RP of Lot 382 in DD94 Hang Tau, Sheng Shui, N.T.	18/4/2021
same as above	G/F & the garden, 1/F & 2/F & the Roof, No. 753, Hang Tau, Kwa Tung, North, N.T.	18/4/2021
1	Section A of Lot 382 in DD94 Hang Tau, Sheng Shui, N.T.	18/4/2021

(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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 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

☐ year(s) 年

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積sq.m ☐ About 約

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

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

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☐ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
		☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
	No 否	☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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/NE : KTS 1458
(b) Date of approval 獲批給許可的日期	20/07/2018 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	20/07/2021 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Social Welfare Facility (Private Residential Care Home for Persons with Disabilities)
(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 3 ☐ 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。

Please see attachment.

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

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

.....
.....

Chan Suk Hing

Helen

Name in Block Letters
姓名（請以正楷填寫）

..... Home-in-charge

Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

Registered Nurse (Psychiatric)

on behalf of
代表

..... Crown Ace Ltd.

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

Date 日期

..... 20/4/2021 (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。

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	Lots 382 S.A., 382 S.B., 382 S.C, 382 S.D. and 382 RP in DD94, No. 752, 753 and 755 Hang Tau, Sheung Shui.
Site area 地盤面積	1100- 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	S/NE - KTS /17
Zoning 地帶	"Agriculture" and "Village Type Development" zones
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 3 ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Social Welfare Facility (Private Residential care Home for Persons with Disabilities for a period of 3 years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	585.27 ☒ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ 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	3	
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	8.23 m 米 ☐ (Not more than 不多於)	
		3 Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	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)		N.A.
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		N.A.

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)	☒	☒
<i>Lot Index Plan, Site Plan, Fire Services Layout Plan, Drawing showing Drainage of rain and storm water, Drawing of Lawn & Green Zone with photos of trees</i>		
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)	☐	☐
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。

JUSTIFICATION

1/ The HOME

There are 3 existing houses on the site for Residential Care Home for Persons with Disabilities (RCHD). There are 3 storeys (8.23m) in height with house footprint of 65.03 sq m each and total gross area of about 585.27 sq m for provision of 75 beds. It is for rehabilitation of disabled persons and ex-mental patients.

We are accessible via a village road connecting Fan Kam Road.(drawing A-1)

We generate 1 trip/day with a small van.

The floor plan is attached at drawing A-2.

2/ Compliance with approval conditions

In our previous application A /NE-KTS/458, We have complied with all approval conditions in Fire Fighting, Landscape and Drainage.

Attachments 1. Compliance with Landscape approval conditions

Drawings of Lawns & Green Zone

Photos of current tree conditions

Attachments 2. Compliance with Drainage approval conditions

Drawing showing drainage of rain & storm water

Photo of current drainage condition

Attachments 3. Compliance with Fire Services Installations and water supplies for fire fighting approval conditions

Attachments 4. Endorsement by Fire Services NP317

3/ Our Operation

The operation time of the RCHD is 24 hours daily. No Complaint from the neighbourhood has been received since our operation from 2011.

To prevent disturbance to the neighbourhood, the residents are usually accompanied by the staff or relatives when they leave the RCHD and the main gate is closed at all times. The resting hour of the residents is at 9pm.

Visitors are advised to travel to/from the site by public transport.

4/ The Social Welfare Department has issued a License of Residential Care Home for Persons with Disabilities to us on 29 November 2019, as we have satisfied the standards on Fire Safety, Building Safety, and General Management.

Attachments 5 Current License

Attachments 6 Letter from SWD re: Issue of License

Attachments 7 Fire Services Layout Plan

Attachments 8 FS251

5. LANDSCAPE

We have 3 lawns and a Green zone at Section 382 SA.
Diagram attached.

Lawn 1 , 610cm x 180 cm, we have existing 1 tree (桂花樹) & shrubs 滿天星& 紅鐵樹
Attached photo 3

Lawn 2, 855 cm x 535 cm, we have existing 4 shrubs 蘇杜鵑
Attached photo 2

In Lawn 3, 115 cm x 535 cm, we have existing 3 trees (2 Bauhinia trees and 1 Cypress Tree)
Attached photo 1

In the Green Zone Section 382 SA, we have existing 2 conifer trees and 1 白蘭樹
(trimmed)

Regularly all trees & shrubs are trimmed and watered, Lawns mowed, and application of fertilisers when necessary.

6. DRAINAGE

There is no blockage at the 2 natural stream/water course. Rain & storm water is properly drained away. We will ensure the existing drainage facilities shall be maintained at all times and rectified if found inadequate/ineffective.

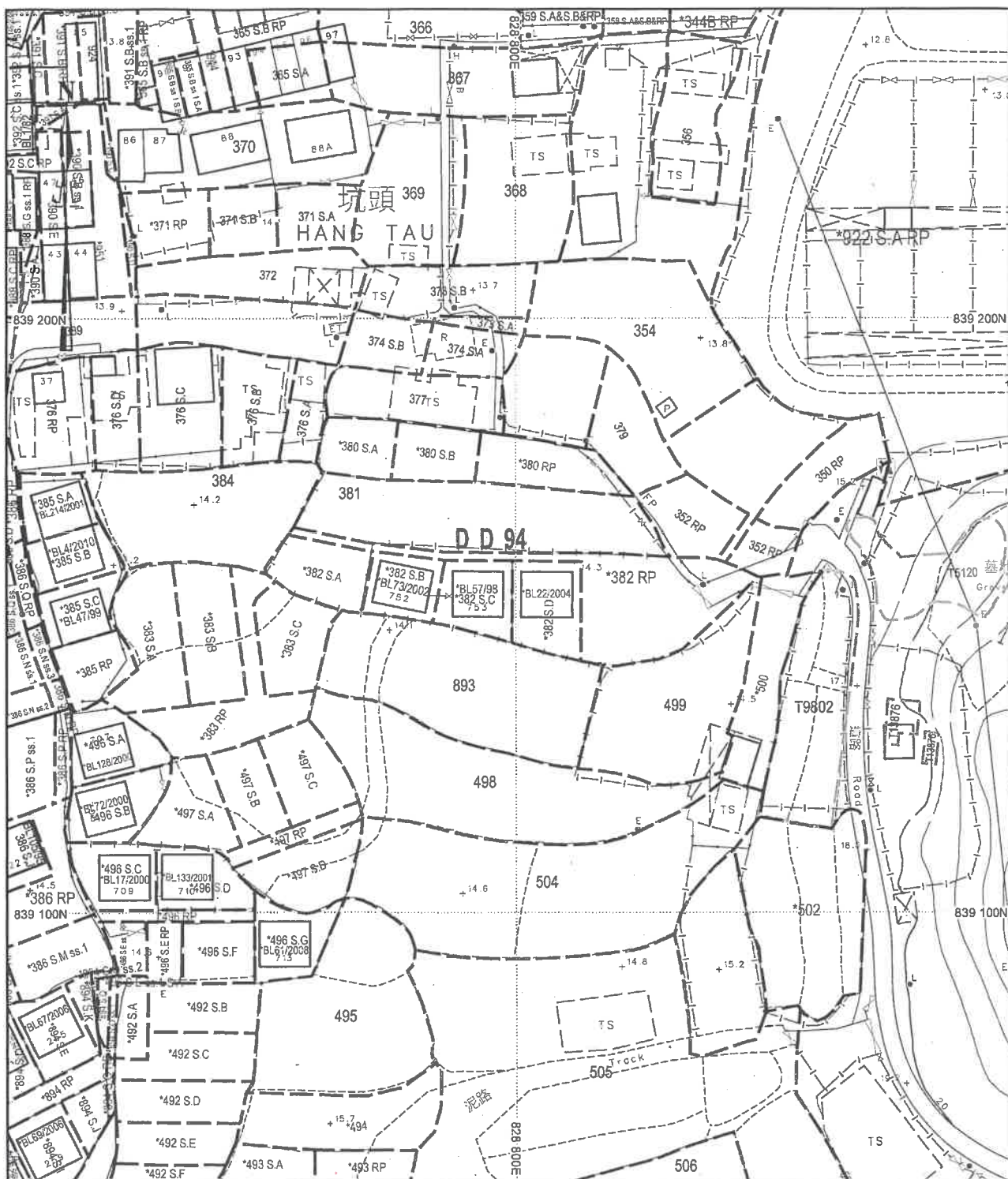


List of Drawings, Plans and Attachments

Drawing A1	Lot Index Plan & Site Plan
Drawing A2	Floor Plan/Licensing Plan
Attachment 1	Letter of compliance with Landscape Approval Conditions Drawings of Lawn and Green Zones Photos of current tree conditions
Attachment 2	Letter of Compliance with Drainage Approval Conditions Drawing showing drainage of rain & storm water Photos of current drainage condition
Attachment 3	Compliance with Fire Services Approval Conditions
Attachment 4	Endorsement by Fire Services NP317
Attachment 5	Current License issued by Social Welfare Department(SWD)
Attachment 6	Letter from SWD re: Issue of License dated 29/11/2019
Attachment 7	Fire Services Layout Plan
Attachment 8	Current Fire Cert

地段索引圖 LOT INDEX PLAN

A1



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 metres



Locality :

Lot Index Plan No. : LIP878002P

District Survey Office : MPCHK

Date : 27-Apr-2021

Reference No. : 2-SE-15A

香港特別行政區政府 — 版權所有
© Copyright reserved - Hong Kong SAR Government
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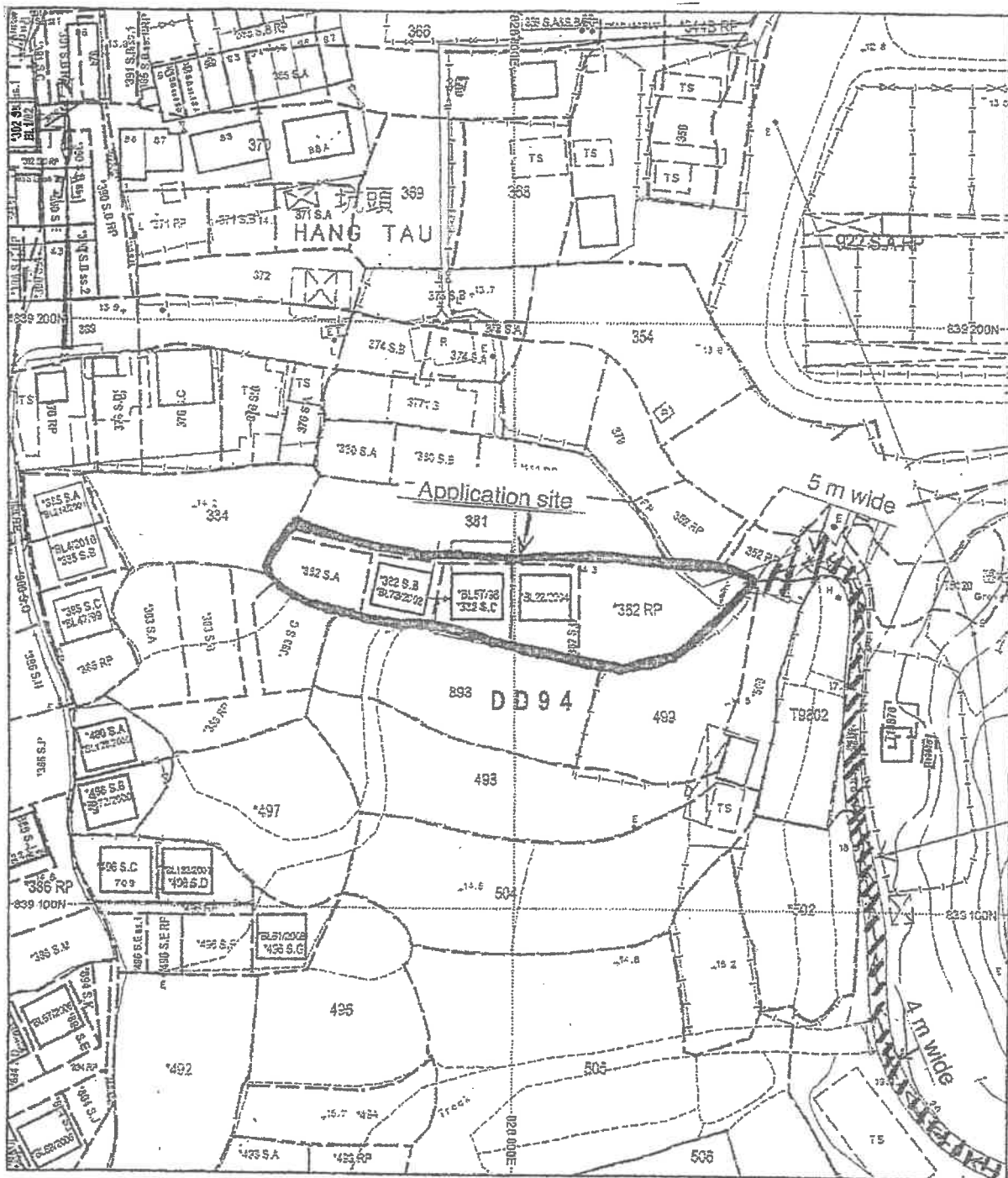
摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

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、過時或有誤差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.

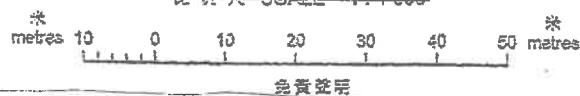
Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

Site plan

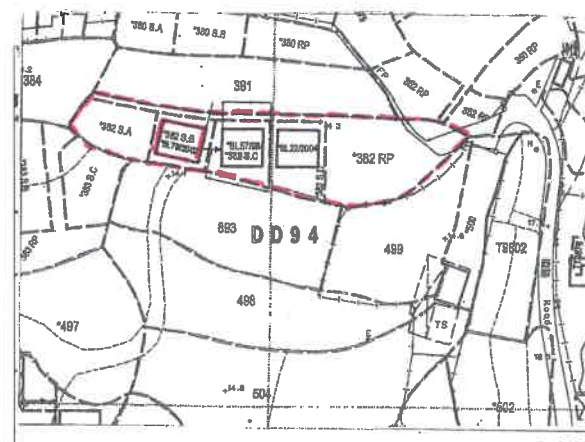


地政總署測繪處 Survey and Mapping Office, Lands Department

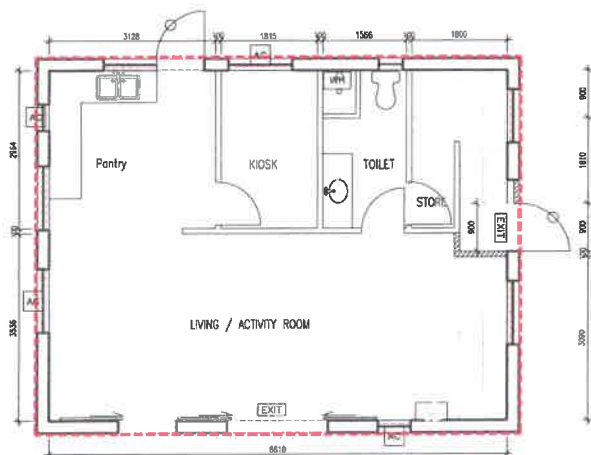
比例尺 SCALE 1:1000



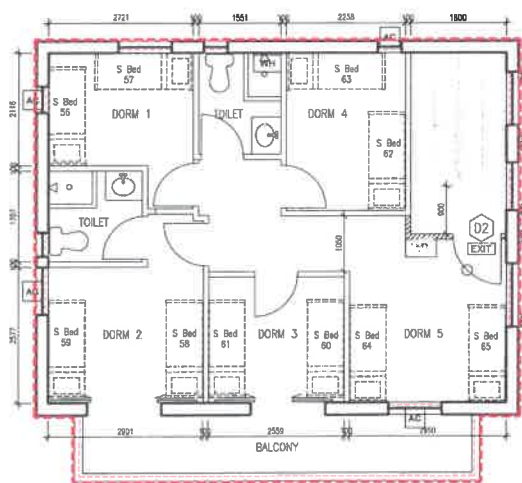
LEGEND	Description
	Self closing 30 min. FRP wooden door in clearance width 850mm and clearance height 2000mm (Fire report no. IT14-008 & smoke report no. R13J35B) 自閉閘門30分鐘防火木門 (850mm闊及2000mm高)
	Self closing 30 min. FRP wooden door with vision panel in clearance width 750mm and clearance height 2000mm (Fire report no. IT14-008 & smoke report no. R13J35B) 自閉閘門30分鐘防火木門帶透明視窗 (750mm闊及2000mm高)
	80 min. FRR full height partition wall 80分鐘防火全高隔牆
	Full height partition wall 全高隔牆
	Single deck bed 單人床
	Exhaust air fan 排氣扇
	Electric water heater 電熱水爐
	Window type air conditioner 窗式冷氣機
	Split type air conditioner indoor unit 分體式冷氣機室內機
	Licensing Area 牌照範圍



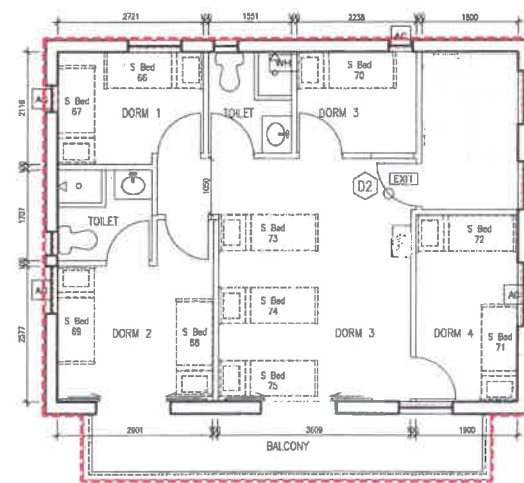
Index Plan
Scale N.T.S.



Section B (G/F) - Layout Plan
Scale 1:100



Section B (1/F) - Layout Plan
Scale 1:100



Section B (2/F) - Layout Plan
Scale 1:100

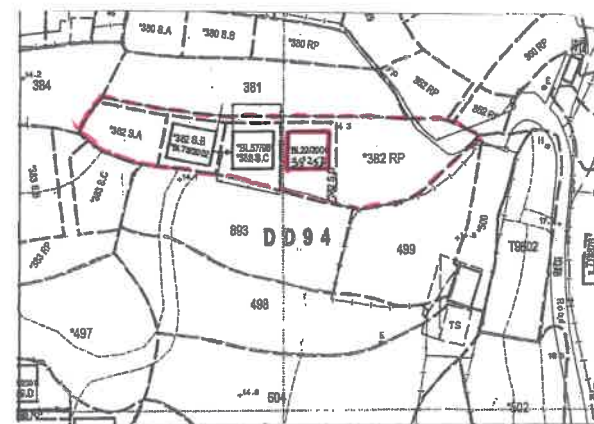
REV	DATE	DESCRIPTION
DRAWING STATUS		
CONSTRUCTION		
PROJECT		
COMFORT REHABILITATION HOME (HANG TAU BRANCH)		
溫馨復康中心 (坑頭分院)		
ADDRESSES		
SECTION B, C AND D OF LOT NO. 382 IN DD NO.94, HANG TAU, SHEUNG SHUI, NEW TERRITORIES		
新界上水坑頭丈量約份第94約地段第382號 B,C及D分段		
DRAWING TITLE		
LICENSING PLAN SECTION B		
DRAWING NUMBER		REV.
LP-SB-01		
JOB NUMBER		DRAWN BY
		T. WONG
SCALE		CHECKED BY
1:100		M. LEE
DATE		APPROVED BY
22.11.2019		RC

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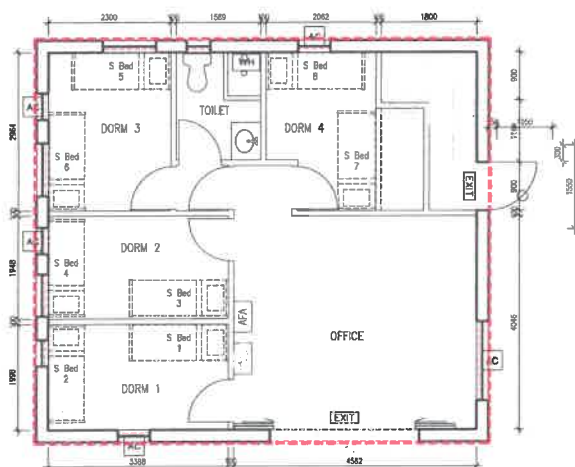
Section C (2/F) - Layout Plan
Scale 1:100



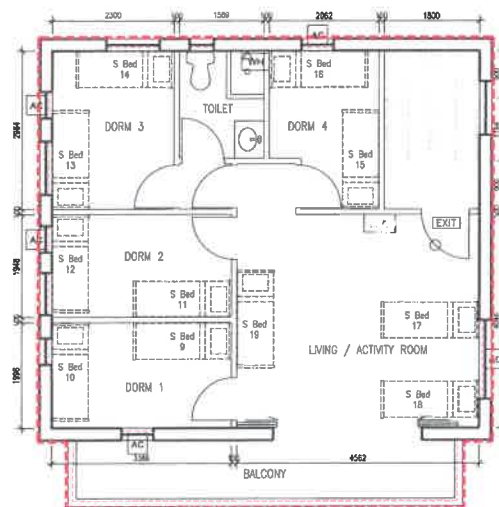
LEGEND	
	Self closing 30 min. FRP wooden door in clearance width 850mm and clearance height 2000mm (Fire report no. IT14-008 & smoke report no. R13J358) 自動關閉30分鐘防火木門 (850mm闊及2000mm高)
	Self closing 30 min. FRP wooden door with vision panel in clearance width 750mm and clearance height 2000mm (Fire report no. IT14-008 & smoke report no. R13J358) 自動關閉30分鐘防火木門連視窗 (750mm闊及2000mm高)
	80 min. FRP full height partition wall 80分鐘防火全高隔牆
	Full height partition wall 全高隔牆
	Single deck bed 單人床
	Exhaust air fan 排氣扇
	Electric water heater 電熱水爐
	Window type air conditioner 窗式冷氣機
	Split type air conditioner indoor unit 分体式冷氣機室內機
	Licensing Area 牌照範圍



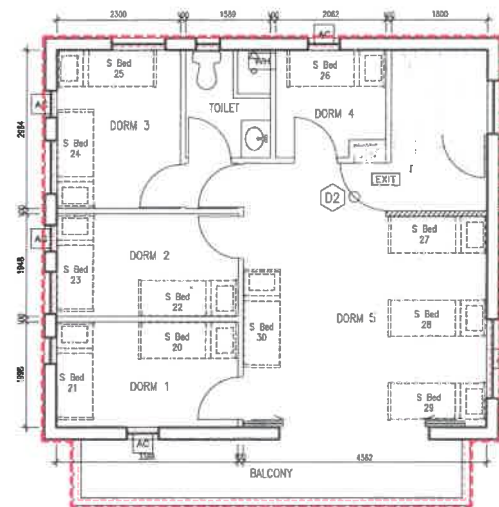
Index Plan
Scale 1:1.5



Section D (G/F) - Layout Plan
Scale 1:100



Section D (1/F) - Layout Plan
Scale 1:100



Section D (2/F) - Layout Plan
Scale 1:100

REV	DATE	DESCRIPTION
1		CONSTRUCTION

CONSTRUCTION

PROJECT
COMFORT REHABILITATION
HOME
(HANG TAU BRANCH)
溫馨復康中心
(坑頭分院)

ADDRESS
SECTION B, C AND D OF
LOT NO. 382 IN DD NO.94,
HANG TAU, SHEUNG SHUI,
NEW TERRITORIES
新界上水坑頭丈量約份第94約地
段第382號 B, C及D分段

DRAWING TITLE
LICENSING PLAN
SECTION D

DRAWING NUMBER
LP-SD-03

JOB NUMBER	DRAWN BY T. WONG
SCALE 1:100	CHECKED BY M. LEE
DATE 22.11.2018	APPROVED BY R.C.

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



Planning Department

Fanling, Sheung Shui & Yuen Long
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

Attachment
1

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/NE-KTS/458
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057

Landscape Approval (c)

By Post & Fax (2670 2366)

23 October 2018

Crown Ace Ltd.
Comfort Rehabilitation Home
(Hang Tau Branch)
755 Hang Tau
Sheung Shui, New Territories
(Attn: Chan Suk Hing, Helen)

Dear Sir/Madam,

Compliance with Approval Condition (c)
(Planning Application No. A/NE-KTS/458)

I refer to your emails of 26.9.2018 and 3.10.2018 submitting a landscape proposal for compliance with approval condition (c) requiring the submission of tree preservation and landscape proposal.

The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) considers your proposal acceptable. The approval condition (c) **has been complied with.**

Please implement the agreed proposal for compliance with the approval condition (d) by 20.1.2019 and submit photo record showing all newly planted trees and existing trees/shrubs together with a key plan showing all location and view angle of photos captured to this office before the deadline.

Should you have any queries on the departmental comments, please contact Mr. Eric WONG (Tel: 2231 4720) of this department directly.

Yours faithfully,

(Ms. Maggie CHIN)

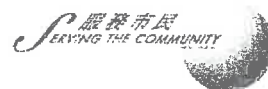
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

Internal

CTP/UD&L, PlanD (Attn: Mr. Eric WONG)

MC/SHL/SL

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路 1 號
沙田政府合署 12 樓



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
12/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/NE-KTS/458
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057

Landscape approval (d)

By Post & Fax (2670 2366)

12 December 2018

Crown Ace Ltd.
Comfort Rehabilitation Home
(Hang Tau Branch)
755 Hang Tau
Sheung Shui, New Territories
(Attn: Chan Suk Hing, Helen)

Dear Sir/Madam,

Planning Application No. A/NE-KTS/458 Compliance with Approval Condition (d)

I refer to your letter of 8.11.2018 submitting a photo record of implementation of the agreed landscape proposal for compliance with approval condition (d) requiring the implementation of tree preservation and landscape proposals.

The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) considers your submission acceptable. The approval condition (d) **has been complied with**. Besides, you are reminded that the implemented landscape should be properly maintained during the approval period. You may make reference to the guidelines promulgated by the Green, Landscape and Tree Management (GLTM) Section of the Development Bureau, for good horticultural practice:

- 樹木修剪的錦囊(小冊子)
https://www.greening.gov.hk/filemanager/content/pdf/tree_care/factsheet_c.pdf
- 護養樹木的簡易圖解
https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf
- 減低樹木風險的樹木護養簡易圖解
[https://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf)

Should you have any queries on the departmental comments, please contact Mr. Eric WONG (Tel: 2231 4720) of this department directly.

Yours faithfully,

c.k. Yip

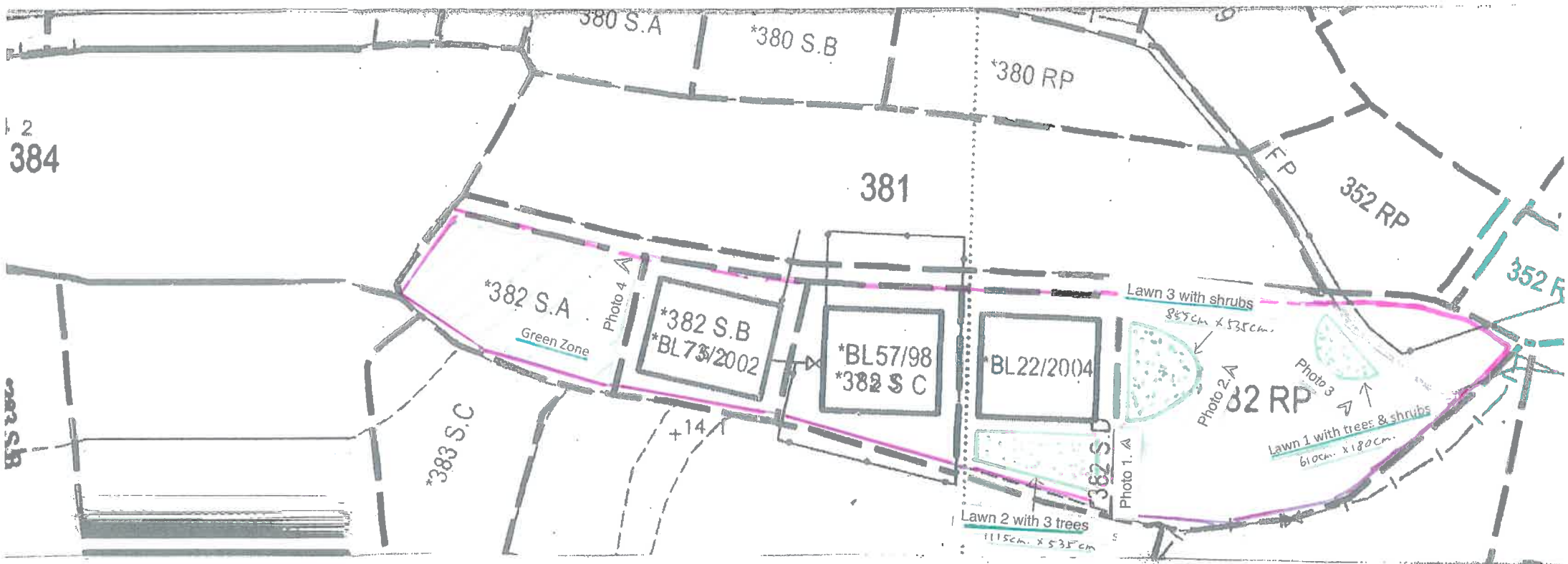
(C. K. YIP)

for and on behalf of
Director of Planning

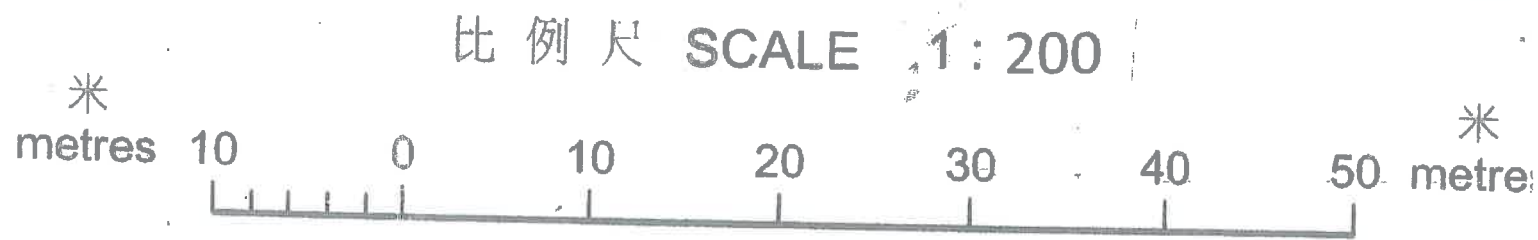
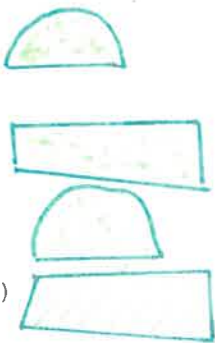
Internal

CTP/UD&L, PlanD (Attn: Mr. Eric WONG)

CKY/SHL/SL



- Lawn 1 - 1 tree (桂花樹)
Shrubs (滿天星, 紅鐵樹)
- Lawn 2 - 3 trees (2 Bauhinia, 1 Cypress)
- Lawn 3 - Shrubs x 5 (蘇杜鵑)
- Green Zone - 3 trees (2 conifers, 1 白蘭樹)



角書聲明

Photos indicating All Trees and Shrubs are well maintained



Photo 1

Bauhinia Tree 1
Bauhinia Tree 2
Cypress Tree



Photo 2

Shrub 3(蘇杜鵑) Shrub 4



Photo 3

Shrub 1 (桂花樹, 滿天星)
Shrub 2(紅鐵樹)



Photo 4. Trees at Lot 382 SA 2 confers & 1 白蘭樹 (trimmed)

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



Drainage Approval

Planning Department

Attachment
2

Fanling, Sheung Shui & Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/NE-KTS/458
電話號碼 Tel. No. : 2158 6363
傳真機號碼 Fax No. : 3105 0057

By Post & Fax (2670 2366)

15 November 2018

Crown Ace Ltd.
Comfort Rehabilitation Home
(Hang Tau Branch)
755 Hang Tau
Sheung Shui, New Territories
(Attn: Chan Suk Hing, Helen)

Dear Sir/Madam,

Planning Application No. A/NE-KTS/458
Compliance with Approval Condition (b)

I refer to your letter of 24.10.2018 submitting a record of the existing drainage facilities for compliance with approval condition (b).

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has been consulted on your submission and advises that approval condition (b) has been complied with. However, you are reminded that since storm water from the application site is discharged to existing streams which fall within other private lots, you should ensure that the condition of the streams will be in good conditions and have adequate capacity to receive the flows collected from the application site during operation. In case there is any change/development at the existing stream, you should review, improve and/or divert the drainage system to suit the site condition at your own cost.

Should you have any query, please contact Ms. LEUNG Ching-yin, Chiny (Tel: 2300 1629) of the Drainage Services Department directly.

Yours faithfully,

C. K. Yip
(C. K. YIP)

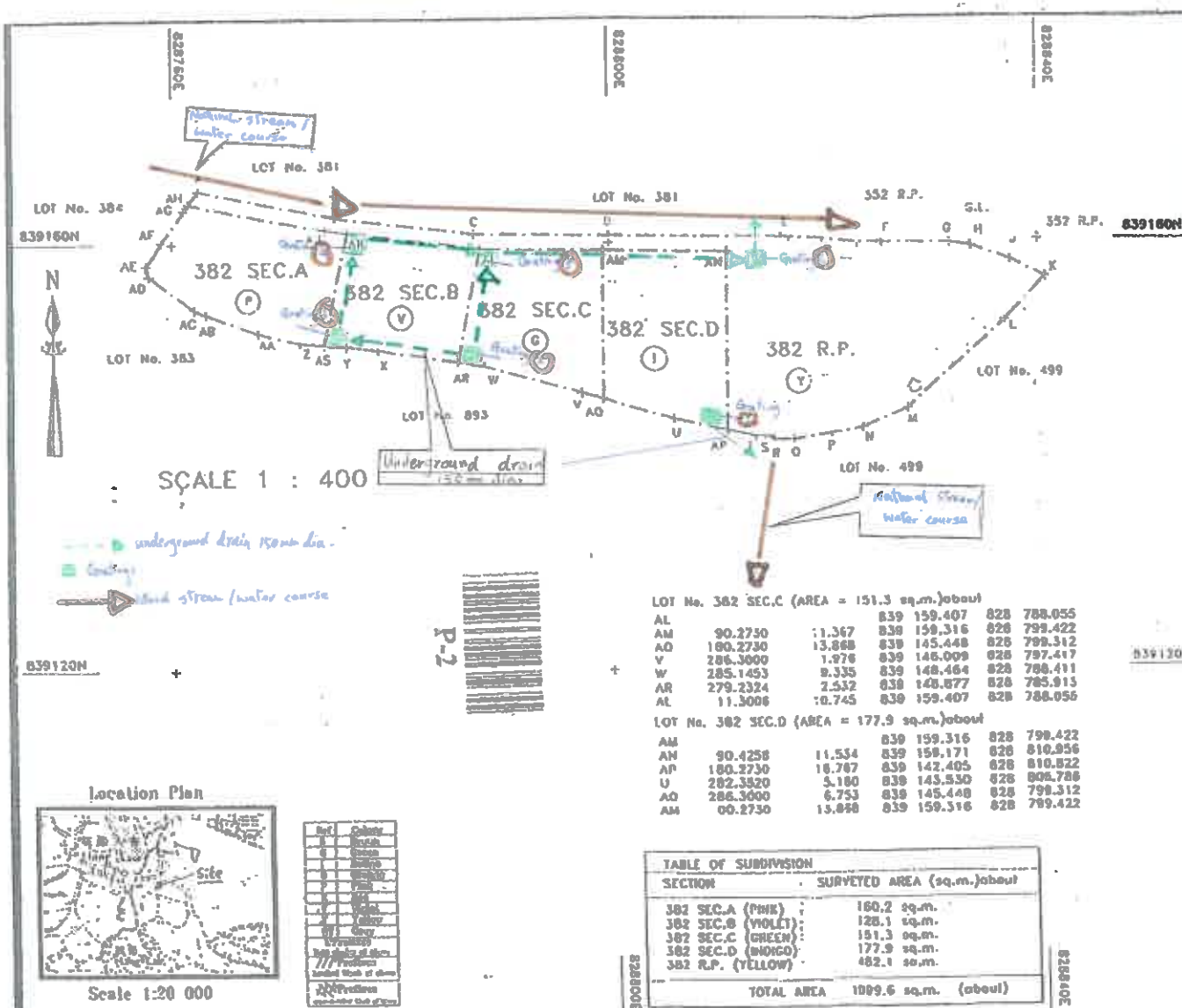
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

C.C.
CE/MN, DSD (Attn: Ms. LEUNG Ching-yin, Chiny)

(Fax: 2770 4761)

CKY/SHL/SL

DRAWINGS SHOWING DRAINAGE OF RAIN + STORM WATER



SUBJECT LOT CO-ORDINATES & DIMENSIONS:

POINT	BEARING	DISTANCE(m)	NORTHING	EASTING
LOT No. 382 SEC.A (AREA = 160.2 sq.m.)about				
AN	101.3006	12.713	839 163.725	828 761.556
AJ	97.1413	1.999	839 161.190	828 774.014
AK	191.3006	10.580	839 160.938	828 775.997
AS	275.0219	1.241	839 150.570	828 773.867
AA	284.4621	3.032	839 151.744	828 767.050
AB	294.0628	5.146	839 153.513	828 763.118
AC	283.2318	1.151	839 153.970	828 762.062
AD	304.5859	5.256	839 157.133	828 757.864
AE	344.5347	0.967	839 158.067	828 757.612
AF	33.0311	2.548	839 160.200	828 759.000
AG	35.6345	3.589	839 163.107	828 761.104
AH	36.1208	0.785	839 163.725	828 761.556
LOT No. 382 SEC.B (AREA = 128.1 sq.m.)about				
AK	97.1413	12.155	839 160.938	828 775.997
AL	191.3006	10.745	839 148.877	828 785.913
AM	279.2324	7.367	839 150.079	828 778.644
AN	275.0219	2.799	839 150.388	828 775.863
AS	275.0219	1.983	839 150.570	828 773.867
AK	11.3006	10.580	839 160.938	828 775.997
LOT No. 382 R.P. (AREA = 482.1 sq.m.)about				
A	101.3006	12.713	839 164.935	828 762.442
B	97.1413	12.701	839 162.400	828 774.900
C	90.2730	12.500	839 160.700	828 787.500
D	90.4258	16.001	839 160.500	828 816.000
E	93.3013	9.818	839 159.900	828 823.800
F	90.5527	6.201	839 159.600	828 832.000
G	96.5821	1.924	839 159.500	828 833.000
H	110.2235	3.734	839 159.200	828 837.400
I	116.0508	3.656	839 158.592	828 840.684
J	223.2756	5.501	839 152.800	828 836.900
K	227.1918	12.067	839 144.420	828 828.029
L	246.5500	4.520	839 142.648	828 823.871
M	262.0200	3.225	839 142.201	828 820.677
N	259.2340	3.829	839 141.533	828 817.110
O	271.2151	1.924	839 141.579	828 815.184
P	293.0836	0.968	839 141.955	828 814.305
Q	281.5545	0.906	839 141.828	828 813.408
R	282.3530	2.650	839 142.405	828 810.822
S	00.2730	16.787	839 159.171	828 810.956
AN	270.4258	1.534	839 159.316	828 799.422
AM	270.2730	1.367	839 159.407	828 788.055
AL	277.1413	12.155	839 160.938	828 775.997
AJ	277.1413	1.999	839 161.190	828 774.014
AH	281.3006	12.713	839 163.725	828 761.556
A	36.1208	1.500	839 164.935	828 762.442

I, **MELJON Y. K. HA**, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me or under my direct supervision, in conformity with Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents the Survey completed on the 11 day of Aug. 1997.

Dated this 11 day of Aug. 1997.

[Signature]
Authorized Land Surveyor

FOR OFFICIAL USE

Land Boundary Plan No. : LBP/DN/002/0516/D1(R)

Survey District : North
Date : August, 1997.
Survey Sheet No. : 2-SE-15A
Survey Record Plan No. : SRP/DN/002/0516/D1(R)

PLAN OF SEC.A TO SEC.D & REMAINING PORTION
OF LOT No. 382 IN D.D.94
BEING SUBDIVISION OF LOT No.382 IN D.D.94



Grating 1. Underground drain



Grating 2. Underground drain





Underground drain. Grating 4



Grating 6. Underground drain



Pictures showing the 2 Natural Stream/Water Course at Downstream of site



Natural Stream/Water Course A



Natural Stream/Water Course B

規 劃 署

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



Planning Department

Attachment
3

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

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/NE-KTS/458
電話號碼 Tel. No. : 3168 4042
傳真機號碼 Fax No. : 3168 4074

By Post & Fax (2670 2366)

5 March 2020

Crown Ace Ltd.
Comfort Rehabilitation Home
(Hang Tau Branch)
755 Hang Tau
Sheung Shui, New Territories
(Attn: Chan Suk Hing, Helen)

Dear Madam,

Planning Application No. A/NE-KTS/458

Compliance with Approval Condition (e) - the submission of proposal of fire service installations (FSI) and water supplies for fire fighting; and
Approval Condition (f) - the implementation of proposal of FSI and water supplies for fire fighting

I refer to your letter of 23.12.2019 submitting FSI plan and FSI certificate for compliance with approval conditions (e) and (f) and our letter of 3.2.2020. Please be informed that the Director of Fire Services (D of FS) considers your submission acceptable. The approval conditions (e) and (f) have been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHAN Ming-chung (Tel: 2733 7735) of Fire Services Department directly.

Yours faithfully,

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

C.C.

D of FS

(Attn: Mr. CHAN Ming-chung)

Fax: 2739 8775

Internal

CTP/TPB(2)

- f.i.

WL/SL

NP/317

消防處
消防安全總區
新建設課
香港九龍九龍灣常悅道 11 號
新明大廈 2 樓



FIRE SERVICES DEPARTMENT
FIRE SAFETY COMMAND
New Projects Division
2/F, Centre Parc,
11 Sheung Yuet Road,
Kowloon Bay, Kowloon,
Hong Kong.

本處檔號 OUR REF. : FP 19/28990 <9>
圖文傳真 FAX NO. : (852) 2722 6234
電話 TEL. NO. : (852) 3971 4661
電子郵件 E-mail : fschq@hkfsd.gov.hk

22 February 2021

Kei Yip Fire Engineering Limited
Room 727A, 7/F, Block 1,
Wang Cheong Factory Estate,
781 Lai Chi Kok Road,
Cheung Sha Wan, Kowloon

Dear Sir/Madam,

**Fire Service Installation Plans for
Comfort Rehabilitation Home (Hang Tau Branch),
Section B, C and D of Lot 382 in DD No. 94, Hang Tau, Sheung Shui, NT**

I refer to your submission of Form FSI/314A duly signed on 22.01.2021 enclosing two sets of fire service installation plans for the subject development which were received by this department on 26.01.2021.

One set of plans is stamped and returned herewith while the other set is retained for use by this department.

It must be clearly understood that though plans have been stamped, it does not signify that these plans have been examined and approved by this department.

Please also be reminded that responsibility for errors, which may subsequently come to light when completed fire service installations are inspected, rests with the Fire Service Installation Contractor/Consultant.

Should you have any enquiries, please contact the undersigned or case officer Mr. P.H. TANG at telephone no. 3971 4663.

Yours faithfully,

(CHAN Ka-chun)

for Director of Fire Services

Encl. as stated

CKC/ckf

NOTES:

A) AUTOMATIC AND MANUAL FIRE ALARM SYSTEM

1. AUTOMATIC AND MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839, PART 1:2002 + A2:2008 AND FSD CIRCULAR LETTER 1/2009.
2. POWER SUPPLY CABLE FOR FIRE ALARM SYSTEMS SHALL BE AT LEAST BS 6387 CAT. CWZ, OR SWX OR BS 6207 OR BS EN 60702.
3. FIRE ALARM SIGNALS ARE CONNECTED TO THE FS CONTROL PANEL AND THE FIRE ALARM TO BE CONNECTED TO FSCC OF FIRE SERVICES DEPARTMENT BY DIRECT TELEPHONE LINE.

B) VISUAL FIRE ALARM SYSTEM

VISUAL FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH :

- (i) DESIGN MANUAL - BARRIER FRESS ACCESS 2008;
- (ii) FSD CIRCULAR LETTERS NO. 2/2012.

C) FIRE EXTINGUISHERS

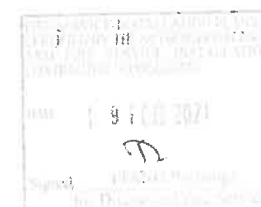
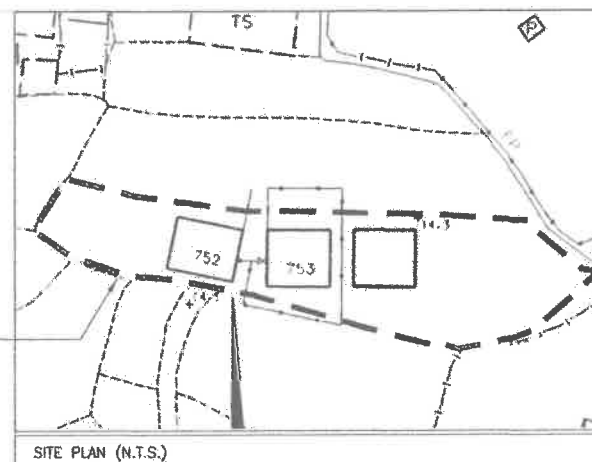
PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE SHALL BE PROVIDED AS INDICATED ON PLANS AND IN ACCORDANCE WITH CURRENT FSD CIRCULAR LETTER NO. 4/96 PART VIII SECTION 6, 7 & 8.

ABBREVIATIONS

F.S. FIRE SERVICES
F.E. FIRE EXTINGUISHER
FSCC FS COMMUNICATION CENTRE

LEGEND

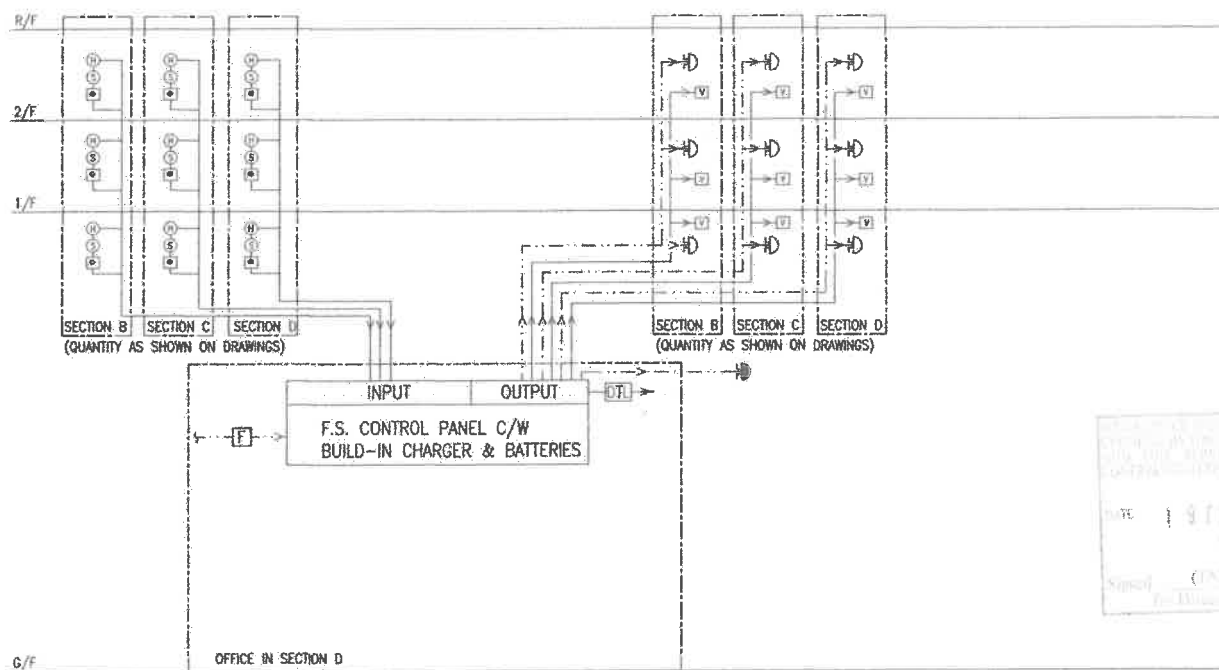
- ☐ BREAK GLASS UNIT
- ▽ VISUAL FIRE ALARM
- FUSE CONNECTION UNIT
- ⌋ #150 FIRE ALARM BELL
- ⌋ #250 WEATHERPROOF TYPE FIRE ALARM BELL
- ⊙ SMOKE DETECTOR
- ⊙ HEAT DETECTOR
- ⊙ FIRE ALARM PANEL
- ⊙ 4.5kg CO2 F.E.
- ⊙ 9L WATER F.E.
- ⊙ FIRE BLANKET
- ⊙ DIRECT TELEPHONE LINE



REV	DATE	DESCRIPTION
CONSTRUCTION		
F.S.I. CONTRACTOR 基業消防工程有限公司 KEI YIP FIRE ENGINEERING LIMITED		
ROOM 777, BLOCK 1, WING CHEUNG FACTORY ESTATE, CHEUNG SHU SHAN, HONGKONG. Tel: (852) 2387 8772 Fax: (852) 2348 0011 E-Mail: keiyip@keiyip.com / yuen@keiyip.com.hk		
PROJECT COMFORT REHABILITATION HOHE (HANG TAU) BRANCH SECTIONS B, C & D LOT 133, DONG, HANG TAU SHEUNG SHUI, NT		
DRAWING TITLE TATES, LEGEND, SITE PLAN AND ABBREVIATIONS		
DRAWING NUMBER HT-FS-01	REV. 0	
JOB NUMBER	DRAWN BY CKL	
SCALE N.T.S.	CHECKED BY M. LEE	
DATE 10/2020	APPROVED BY	

	ADDRESSABLE TYPE SMOKE DETECTOR
	ADDRESSABLE TYPE HEAT DETECTOR
	VISUAL FIRE ALARM FLASH LIGHT
	FUSE CONNECTION UNIT
	DIRECT TELEPHONE LINE
	BREAKGLASS UNIT
	DIA. 150mm FIRE ALARM BELL
	DIA. 250mm WEATHERPROOF TYPE FIRE ALARM BELL
	FIRE RATED CABLE
	PVC COPPER CABLE

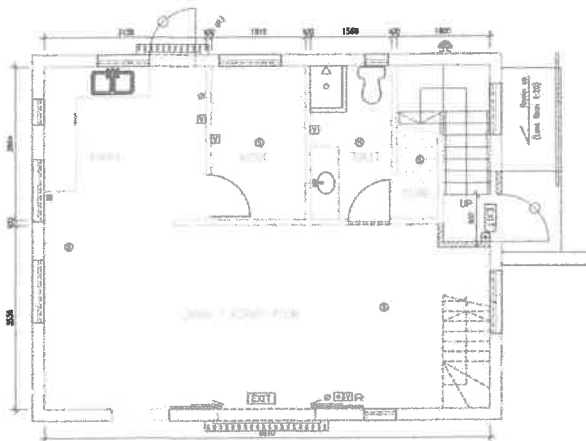
1. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE AUTOMATIC AND MANUAL FIRE ALARM SYSTEM ACCORDING TO B.S 5839: PART 1 AND THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATION BY FIRE SERVICES DEPARTMENT.
2. ALL POWER SUPPLY AND CONTROL CABLE FOR FIRE SERVICES INSTALLATION SHALL BE FIRE RATED CABLE AND COMPLIED WITH FSD'S REQUIREMENT.



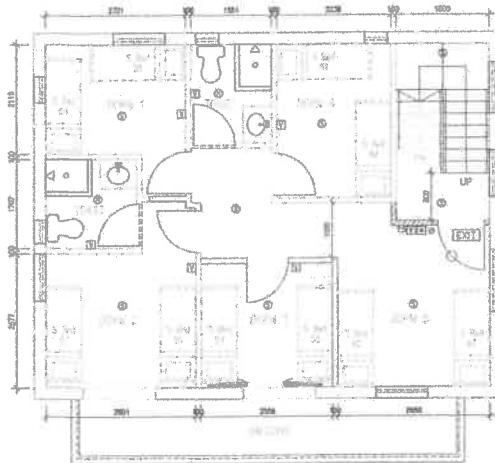
SCHEMATIC DIAGRAM FOR AUTOMATIC AND VISUAL FIRE ALARM SYSTEM

REV	DATE	DESCRIPTION
DRAWING STATUS		
CONSTRUCTION		
F.S.I. CONTRACTOR		
恭業消防工程有限公司 KEI YIP FIRE ENGINEERING LIMITED		
ROOM 722A, BLOCK 3, 6888 CHEUNG FACTORY STREET CHEUNG SPA, KOWLOON TEL (852) 2367 8772 Fax (852) 2140 0120 EMAIL: yip@keiyip.com yip@cheungyip.com		
PROJECT		
COMFORT REHABILITATION		
HOME (HANG TAI BRANCH		
SECTIONS-B, C & D		
LOT 382, 1009A, HANG TAI		
SHEUNG SHUI, NT		
DRAWING TITLE		
SCHEMATIC DIAGRAM FOR AUTOMATIC AND MANUAL FIRE ALARM SYSTEMS		
DRAWING NUMBER		REV.
HT-FS-02		0
JOB NUMBER	DRAWN BY	
SCALE	GSL	
N.T.S.	CHECKED BY	
	M. LEE	
DATE	APPROVED BY	
10/2020		

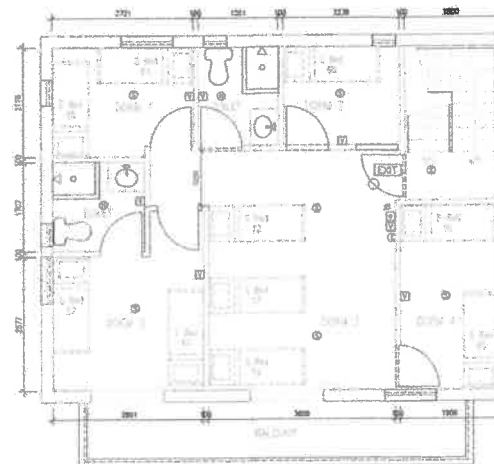
SYMBOL	DESCRIPTION
	SMOKE DETECTOR
	HEAT DETECTOR
	VISUAL FIRE ALARM
	BREAK GLASS UNIT
	DN. 150mm FIRE ALARM BELL
	DN. 250mm WEATHERPROOF TYPE FIRE ALARM BELL
	EXIT SIGN
	4.5kg CO2 F.E.
	9L WATER F.E.
	EXIT SIGN



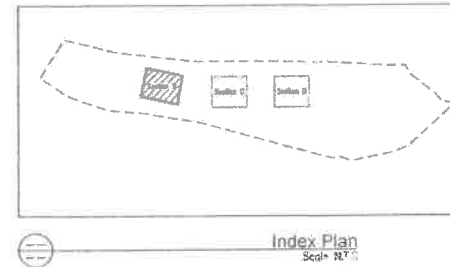
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Scale 1:100



Section B (1/F) - Layout Plan
Scale 1:100



Section B (2/F) - Layout Plan
Scale 1:100

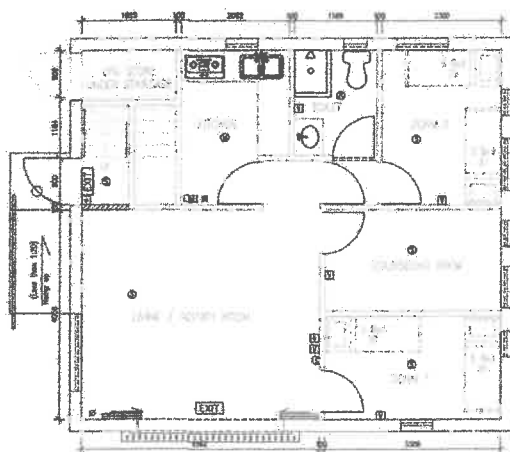


Index Plan
Scale 1:12.5

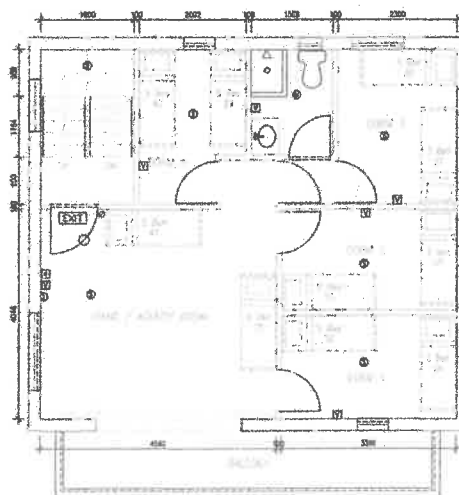


REV	DATE	DESCRIPTION	
DRAWING STATUS			
CONSTRUCTION			
F.S.L CONTRACTOR			
基業消防工程有限公司 KEI YIP FIRE ENGINEERING LIMITED			
ROOM 703A, BLOCK L, BANG CHENG FACTORY ESTATE, CHENG HAI WING, HONGKONG TEL: (852) 2367 5772 Fax: (852) 8748 0011 Email: info@keiyipfire.com.hk / generalenquiries@keiyip.com.hk			
PROJECT			
COMFORT REHABILITATION HOME (HANG TAU BRANCH) SECTIONS B, C & D LOT 382, BQ34, HANG TAU SHEUNG SHUI, N.T.			
DRAWING TITLE			
FIRE SERVICES LAYOUT PLAN FOR SECTION B			
DRAWING NUMBER			REV.
HT-FS-03			0
JOB NUMBER		DRAWN BY CGL	
SCALE 1:100@A3		CHECKED BY M. LEE	
DATE 10/2020		APPROVED BY	

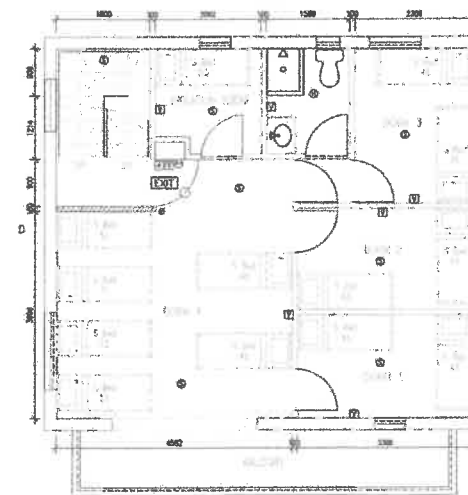
SYMBOL	DESCRIPTION
①	SMOKE DETECTOR
②	HEAT DETECTOR
③	VISUAL FIRE ALARM
④	BREAK GLASS UNIT
⑤	DR. 150mm FIRE ALARM BELL
⑥	4.5kg CO2 F.E.
⑦	3L WATER F.E.
⑧	EXIT SIGN
⑨	1.44 SQM FIRE BLANKET



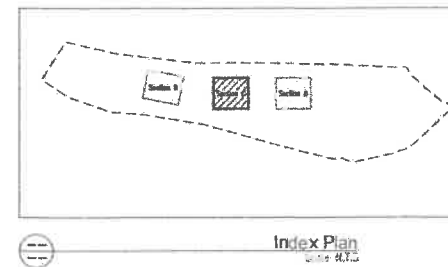
Section C (G/F) - Layout Plan
Scale 1:100



Section C (1/F) - Layout Plan
Scale 1:100



Section C (2/F) - Layout Plan
Scale 1:100



Index Plan
Scale 1:100



REV	DATE	DESCRIPTION

DRAWING STATUS
CONSTRUCTION

F.S.I. CONTRACTOR
基業消防工程有限公司
KEI YIP FIRE ENGINEERING LIMITED

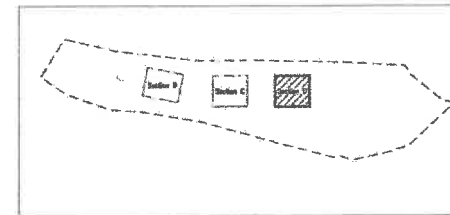
ROOM 727A, BLOCK 1, 1980 CHEUNG FACTORY ESTATE,
CHUNG SHI WAI, NEW KOW
TEL: (852) 2387 8772 Fax: (852) 2748 0011
EMAIL: keip@keip.com.hk / yuen@keip.com.hk

PROJECT
COMFORT RENOVATION
HOME (HANG TAI BRANCH)
SECTIONS B, C & D
LOT 302, DCS4, HANG TAI
SHEUNG SHUL, N.T.

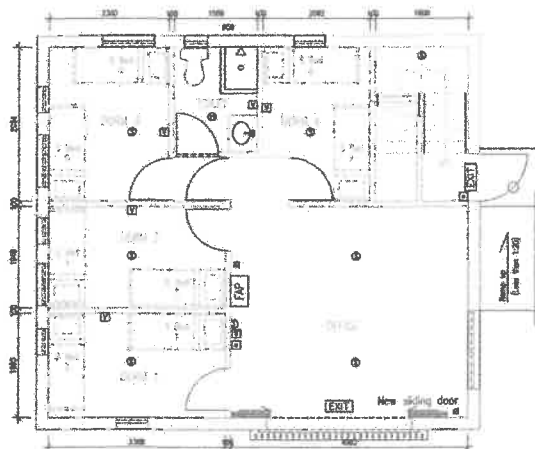
DRAWING TITLE
FIRE SERVICES LAYOUT
PLAN FOR SECTION C

DRAWING NUMBER HT-FS-04	REV. 0
JOB NUMBER	DRAWN BY CXL
SCALE 1:100QA3	CHECKED BY M. LEE
DATE 10/2020	APPROVED BY

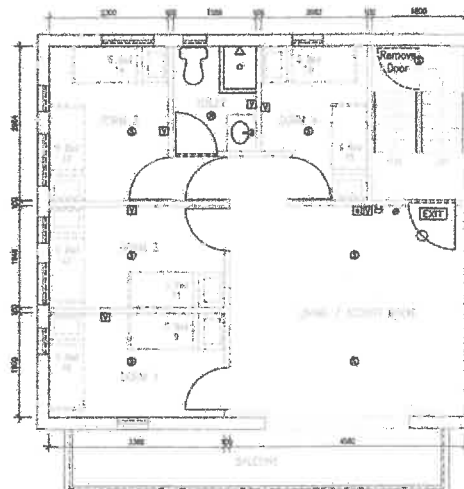
SYMBOL	DESCRIPTION
	SMOKE DETECTOR
	HEAT DETECTOR
	VISUAL FIRE ALARM
	Ø150mm FIRE ALARM BELL
	AUTOMATIC FIRE ALARM PANEL
	BREAK GLASS UNIT
	H. WATER F.E.
	4.5kg CO2 F.E.
	EXIT SIGN



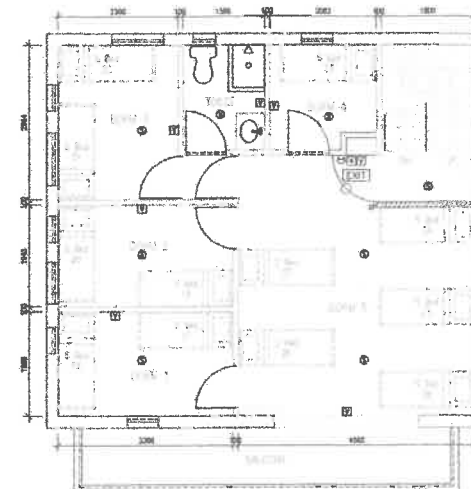
Index Plan
Scale: 1:100



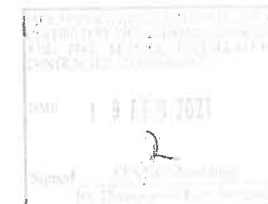
Section D (G/F) - Layout Plan
Scale: 1:100



Section D (1/F) - Layout Plan
Scale: 1:100



Section D (2/F) - Layout Plan
Scale: 1:100



REV	DATE	DESCRIPTION
DRAWING STATUS		
CONSTRUCTION		

F.S.E. CONTRACTOR
基業消防工程有限公司
KEI YIP FIRE ENGINEERING LIMITED

ROOM 7201, BLOCK 8, WING CHEUNG FACTORY ESTATE,
CHEUNG SHUI, NEW KOWAL, KOWLOON
Tel: (852) 2387 5772 Fax: (852) 2748 0517
Email: keiyipfire@keiyip.com.hk / yip@keiyipfire.com.hk

PROJECT
COMFORT REHABILITATION
HOME (HANG TAU BRANCH)
SECTIONS B, C & D
LOT 382, 6694, HANG TAU
SHEUNG SHUI, N.T.

DRAWING TITLE
FIRE SERVICES LAYOUT
PLAN FOR SECTION D

DRAWING NUMBER HT-FS-05	REV. 0
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JOB NUMBER	DRAWN BY DCL
SCALE 1:100/80/3	CHECKED BY M. LEE
DATE 10/2020	APPROVED BY

RESIDENTIAL CARE HOMES (PERSONS WITH DISABILITIES) ORDINANCE

殘疾人士院舍條例
(Chapter 613, Laws of Hong Kong)
(香港法例第613章)

LORCHD Number
殘疾人士院舍牌照事務處編號 D0014
Licence Number
牌照編號 L0546

Licence of Residential Care Home for Persons with Disabilities
殘疾人士院舍牌照

1. This licence is issued under Part 3, Section 8(3)(a) of the Residential Care Homes (Persons with Disabilities) Ordinance in respect of the undermentioned residential care home —
茲證明下述院舍已根據《殘疾人士院舍條例》第3部第 8(3)(a) 條獲發牌照—

2. Particulars of residential care home —

院舍資料—
(a) Name (in English) Comfort Rehabilitation Home Name (in Chinese) 滙豐復康中心 (坑頭分院)
名稱 (英文) (Hang Tau Branch) 名稱 (中文)
(b) (i) Address of home
院舍地址 Sections B, C and D of Lot No. 382 in DD No. 94, Hang Tau, Sheung Shui, New Territories
新界上水坑頭丈量約份第 94 約地段第 382 號 B、C 及 D 分段
(ii) Premises where home may be operated
可開設院舍的處所 同上

as more particularly shown and described on Plan Number 0014(3) deposited with and approved by me.
其詳情見於圖則第 0014(3) 號，該圖則現存本人處，並經本人批准。

- (c) Maximum number of persons that the residential care home is capable of accommodating
院舍可收納的最多人數 75

3. Particulars of person/company to whom/which this licence is issued in respect of the above residential care home —
獲發上述院舍牌照人士/公司的資料—

(a) Name/Company (in English) Crown Ace Limited Name/Company (in Chinese) 添冠有限公司
姓名/公司名稱 (英文) 姓名/公司名稱 (中文)
(b) Address
地址 新界上水河上鄉新村 H42 座

4. The person/company named in paragraph 3 above is authorized to operate, keep, manage or otherwise have control of a residential care home for persons with disabilities of the following type: Medium Care Level
第3段所述的人士/公司已獲批准管辦、料理、管理或以其他方式控制一所屬 中度照顧 種類的殘疾人士院舍。

5. This licence is valid for 18 months effective from the date of issue to cover the period from 1 December 2020 to 31 May 2022 inclusive.
本牌照由簽發日期起生效，有效期為 18 個月，由 2020 年 12 月 1 日 至 2022 年 5 月 31 日 止，
首尾兩天計算在內。

6. This licence is issued subject to the following conditions —
本牌照附有下列條件—

7. This licence may be cancelled or suspended in exercise of the powers vested in me under Section 9 of the Residential Care Homes (Persons with Disabilities) Ordinance in the event of a breach of or a failure to perform any of the conditions set out in paragraph 6 above.
若有關院舍違反或未能履行以上第6段所列的任何條件，本人可行使《殘疾人士院舍條例》第9條賦予本人的權力，撤銷或暫時吊銷本牌照。

2020 年 12 月 1 日
Date 日期

(梁保華 代行)

Director of Social Welfare
Hong Kong Special Administrative Region
香港特別行政區社會福利署署長

WARNING
警告

The issue of a licence in respect of a residential care home does not release the operator or any other person from compliance with any requirement of the Buildings Ordinance (Cap.123) or any other Ordinance relating to the premises, nor does it in any way affect or modify any agreement or covenant relating to any premises in which the residential care home is operated.
院舍獲發給牌照，並不表示其營辦人或任何其他人士無須遵守《建築物條例》(第123章)或任何其他與該處所有關的條例的規定，亦不會對與開設該院舍的處所有關的任何合約或租約條款有任何影響或修改。



社會福利署

Social Welfare Department

Attachment
6

本署檔號：SWD/LORCHD 0014

電話號碼：2891 6379

傳真號碼：2153 0071

電郵地址：lorchdenq@swd.gov.hk

新界上水河上鄉新村 H42 座

添冠有限公司

陳淑馨女士

陳女士：

根據《殘疾人士院舍條例》申請牌照

院舍名稱：溫馨復康中心（坑頭分院）

院舍地址：新界上水坑頭丈量約份第 94 約地段第 382 號 B、C
及 D 分段

本署於 2019 年 11 月 27 日收到你就上述院舍遞交的牌照申請。現根據《殘疾人士院舍條例》（下稱《條例》）第 7(2)(a)條向你發出牌照（牌照編號：L0406），有效期由 2019 年 11 月 29 日至 2020 年 11 月 30 日。

在該牌照的有效期內，上述院舍的營辦、料理、管理或其他控制事宜，必須符合有關發牌規定，否則本署可考慮提出檢控、撤銷或暫時吊銷該牌照，或拒絕為該牌照續期，或修訂或更改該牌照的任何條件。根據《條例》第 8(1)及(2)條，牌照持有人可在牌照期滿前 4 個月起至期滿前 2 個月止的期間內，提出牌照續期的申請。

如有任何查詢，請致電 2153 2044 與本署督察黃惠琴女士聯絡。

社會福利署署長

（黃寶玲

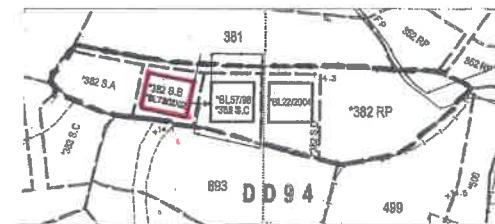


代行）

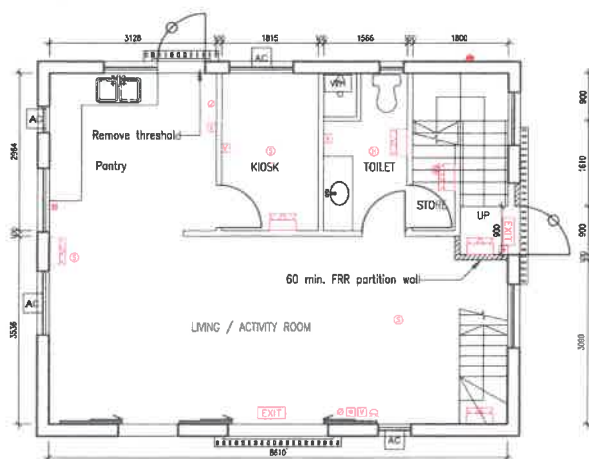
2019年11月29日

副本送：溫馨復康中心（坑頭分院）主管

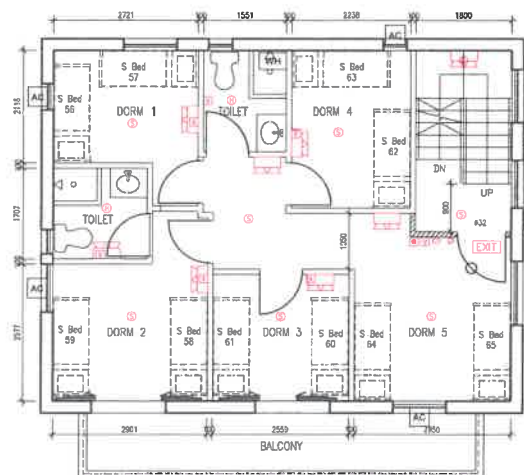
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	HEAT DETECTOR
	BREAK GLASS UNIT
	VISUAL FIRE ALARM
	DIA. 150 FIRE ALARM BELL
	DIA. 250 WEATHERPROOF TYPE ALARM GONG
	AUTOMATIC FIRE ALARM PANEL
	4.5kg CO2 F.E.
	BL WATER F.E.
	1.44 SQM FIRE BLANKET
	EXIT SIGN
	EMERGENCY EXIT SIGN
	EMERGENCY EXIT SIGN



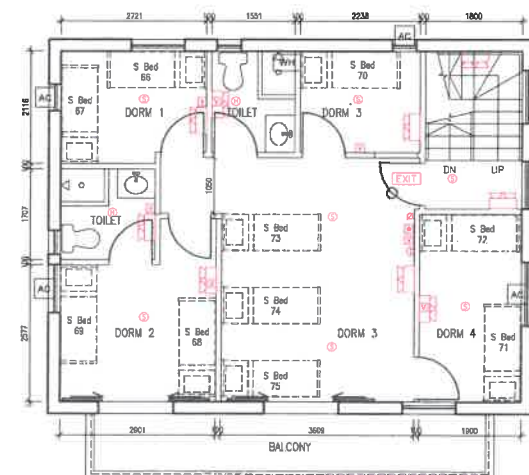
Index Plan
Scale N.T.S.



Section B (G/F) - Layout Plan
Scale 1:100



Section B (1/F) - Layout Plan
Scale 1:100

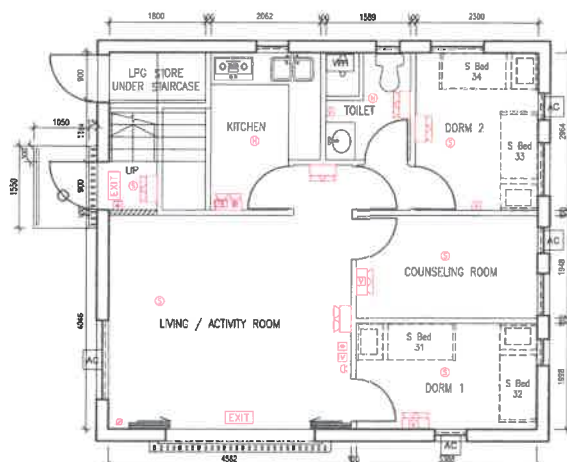


Section B (2/F) - Layout Plan
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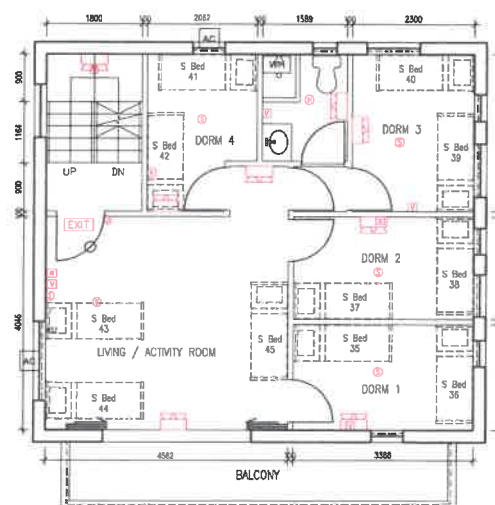
Attachment
7

REV	DATE	DESCRIPTION
DRAWING STATUS		
CONSTRUCTION		
PROJECT		
COMFORT REHABILITATION HOME (HANG TAU BRANCH)		
溫馨復康中心 (坑頭分院)		
ADDRESS		
SECTION B, C AND D OF LOT NO. 382 IN DD NO. 94, HANG TAU, SHEUNG SHUI, NEW TERRITORIES		
新界上水坑頭丈量約份第94的地段第382號 B, C及D分段		
DRAWING TITLE		
FIRE SERVICES LAYOUT PLAN SECTION B		
DRAWING NUMBER		REV.
FS-SB-01		
JOB NUMBER	DRAWN BY	
	CH	
SCALE	CHECKED BY	
1:100	M. LEE	
DATE	APPROVED BY	
14/11/2019		

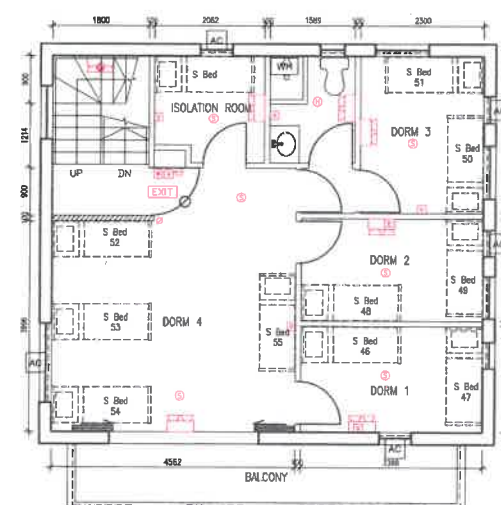
SYMBOL	DESCRIPTION
	SMOKE DETECTOR
	HEAT DETECTOR
	BREAK GLASS UNIT
	VISUAL FIRE ALARM
	DA 150 FIRE ALARM BELL
	DA 250 WEATHERPROOF TYPE ALARM GONG
	AUTOMATIC FIRE ALARM PANEL
	4.5kg CO2 F.E.
	9L WATER F.E.
	1.44 SQM. FIRE BLANKET
	EXIT SIGN
	EMERGENCY EXIT SIGN



Section C (G/F) - Layout Plan
Scale 1:100



Section C (1/F) - Layout Plan
Scale 1:100



Section C (2/F) - Layout Plan
Scale 1:100

REV	DATE	DESCRIPTION
		CONSTRUCTION

PROJECT
COMFORT REHABILITATION
HOME
(HANG TAU BRANCH)
溫馨復康中心
(坑頭分院)

ADDRESS
SECTION B, C AND D OF
LOT NO. 382 IN DD NO. 94,
HANG TAU, SHEUNG SHUI,
NEW TERRITORIES
新界上水坑頭丈量約份第94的地
段第382號 B, C及D分段

DRAWING TITLE
FIRE SERVICES LAYOUT
PLAN SECTION C

DRAWING NUMBER FS-SC-01	REV.
JOB NUMBER	DRAWN BY CH
SCALE 1:100	CHECKED BY M. LEE
DATE 14/11/2019	APPROVED BY

Attachment
8

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

A 8423159

FSD Ref.:
消防處編號

Name of Client:

顧客姓名

Comfort Rehabilitation Home (Hang Tau Branch)

Name of Building:

樓宇名稱

Sections B, C, D & RP

Street No./Town Lot:

門牌號數/市地段

Lot 382 DD 94

Street/Road/Estate Name:

街道/屋苑名稱

Hang Tau.

Block:

座

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)
15	Fire Detection Systems	G/F, 1/F, 2/F	Conforms with FSD requirements	13/11/2020	12/11/2021
13	Fire Alarm Systems(MFA)	"	Conforms with FSD requirements	13/11/2020	12/11/2021
	Visual Fire Alarm	"	Conforms with FSD requirements	13/11/2020	12/11/2021
11	Emergency Lighting(73nos)	"	Conforms with FSD requirements	13/11/2020	12/11/2021
12	Exit Signs(12nos)	"	Conforms with FSD requirements	13/11/2020	12/11/2021
35	MFA Control Panel	"	Conforms with FSD requirements	13/11/2020	12/11/2021

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
			~ 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

Chan Pak-Ning

FSD/RC No.:

消防處註冊號碼

RC1/408, RC2/577

Company Name:

公司名稱

Gain Profit (H.K.) Eng. Co.,

Telephone:

聯絡電話

2786 8522

Date:

日期

13-11-2020

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

A 8423075

FSD Ref.: _____
消防處檔號

Name of Client:

顧客姓名

Comfort Rehabilitation Home (Hang Tau Branch)

Name of Building:

樓宇名稱

Sections B, C, D & RP

Street No./Town Lot:

門牌號數/市地段

Lot 382 DD 94

Street/Road/Estate Name:

街道/屋苑名稱

Hang Tau,

Block:

座

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	Portable Fire Extinguishers 11 x 9 Ltr water type F.E. 2 x 5kg gas CO2 F.E.	G/F, 1/F, 2/F “	Conforms with FSD requirements Conforms with FSD requirements	13/11/2020 13/11/2020	12/11/2021 12/11/2021
25	Portable Hand-Operated Approved Appliances 2 x Fire Blanket	“	Conforms with FSD requirements	13/11/2020	12/11/2021

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
			~ 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之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。

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

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.

7/6/2021

To: Town Planning Board
cc: Ms Stephenie Lee
Planning Dept, FS & YLE

From: Chan Suk Hing, Helen,

Re: Further Information (A/NE-KTS/496)

1. Visiting Hours: The visiting hour of the Comfort Rehabilitation Home (Hang Tau) is 10AM to 6 PM daily.
2. Regarding WSD's comments, there is no change in the existing water mains. We will protect the existing water mains within the site.
3. Fire Services Department: In this application, the use and layout is the same as A/NE-KTS/458
4. FS layout Plan is attached. This is the most update FS Plan, there is no change as the FS Plan in the approved application A/NE-KTS/458

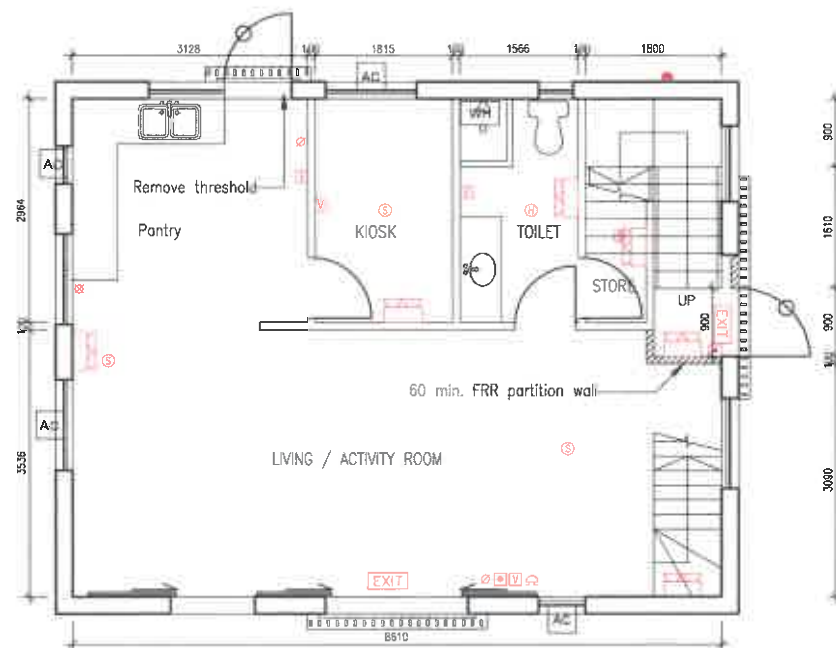
Thank you very kindly,

Regards,

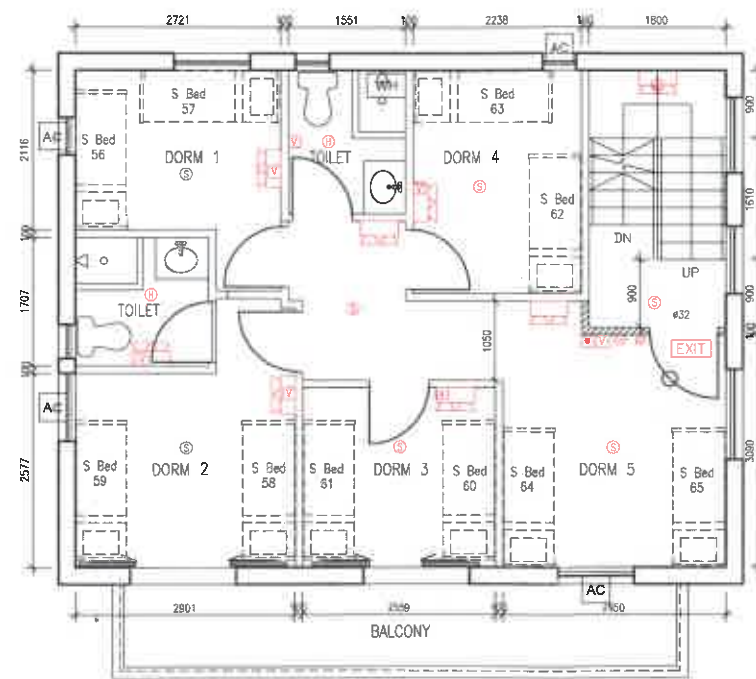


Chan Suk Hing, Helen

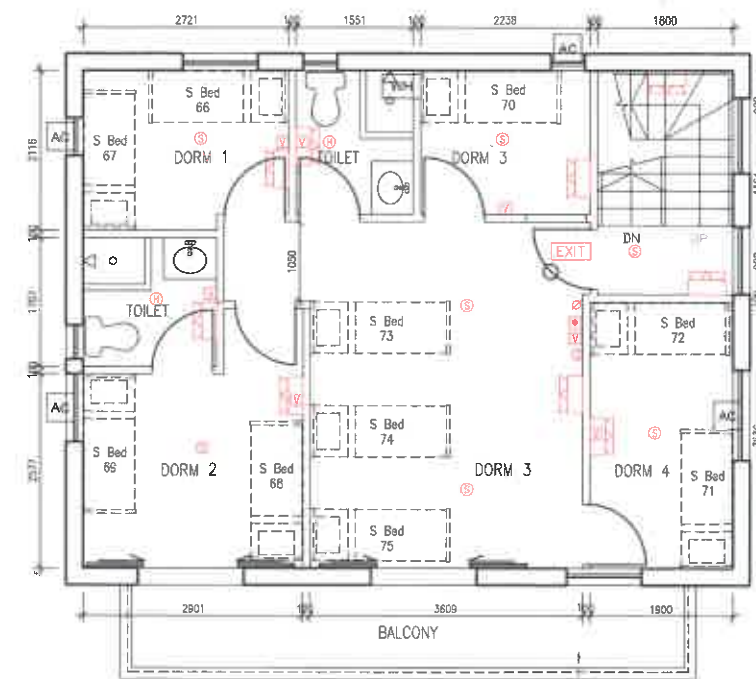
SYMBOL	DESCRIPTION
(S)	SMOKE DETECTOR
(H)	HEAT DETECTOR
(B)	BREAK GLASS UNIT
(V)	VISUAL FIRE ALARM
(A)	DIA. 150 FIRE ALARM BELL
(G)	DIA. 250 WEATHERPROOF TYPE ALARM GONG
(AFA)	AUTOMATIC FIRE ALARM PANEL
(4.5kg)	4.5kg CO2 F.E.
(9L)	9L WATER F.E.
(1.44)	1.44 SQM. FIRE BLANKET
(EXIT)	EXIT SIGN
(E)	EMERGENCY EXIT LIGHTING BY ALL NECESSARY SELF-CHARGING, 3 HOURS BACK UP BATTERY AND COMPLIED WITH FSD's REQUIREMENTS.



Section B (G/F) - Layout Plan
Scale 1:100



Section B (1/F) - Layout Plan
Scale 1:100



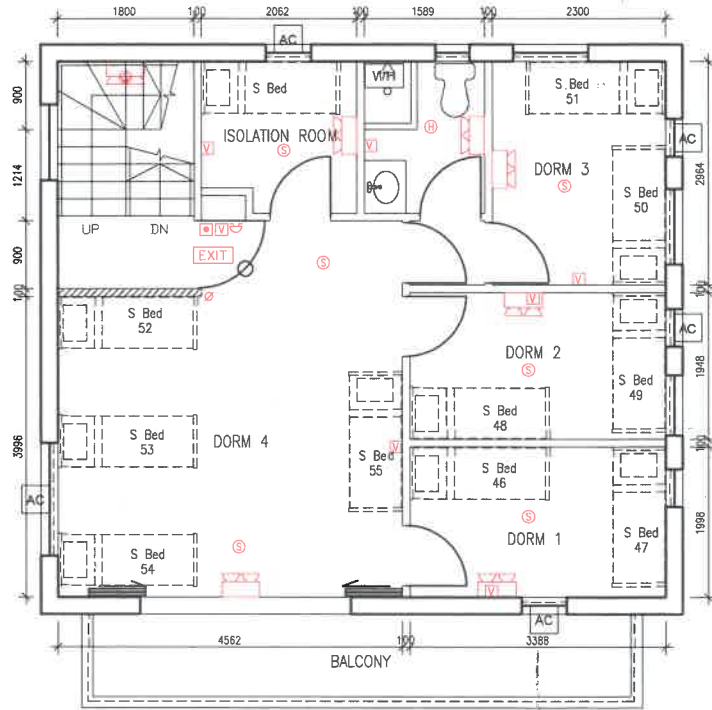
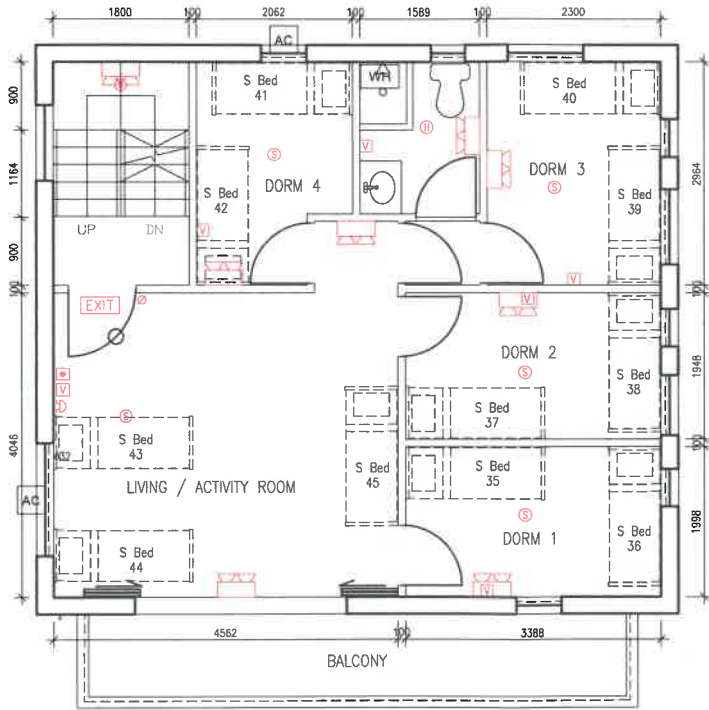
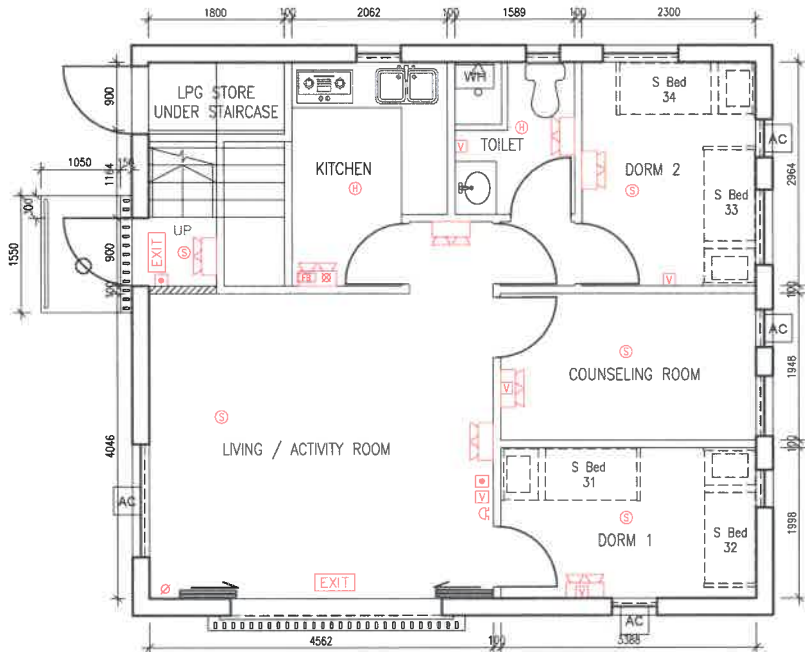
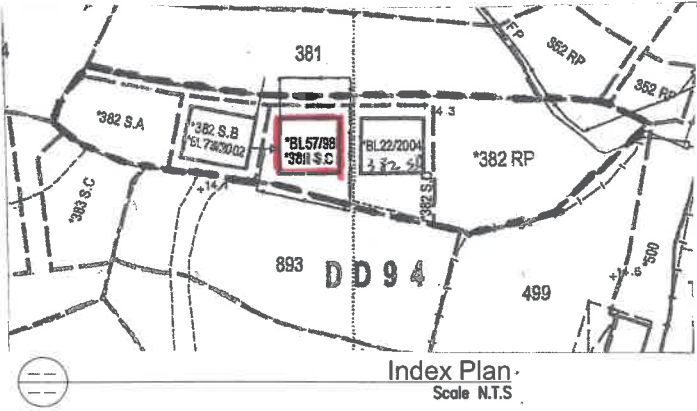
Section B (2/F) - Layout Plan
Scale 1:100



Index Plan
Scale N.T.S.

REV	DATE	DESCRIPTION
DRAWING STATUS		
CONSTRUCTION		
PROJECT		
COMFORT REHABILITATION HOME (HANG TAU BRANCH)		
溫馨復康中心 (坑頭分院)		
ADDRESS		
SECTION B, C AND D OF LOT NO. 382 IN DD NO.94, HANG TAU, SHEUNG SHUI, NEW TERRITORIES		
新界上水坑頭文量約份第94約地段第382號 B,C及D分段		
DRAWING TITLE		
FIRE SERVICES LAYOUT PLAN SECTION B		
DRAWING NUMBER		REV.
FS-SB-01		
JOB NUMBER	DRAWN BY	
	CH	
SCALE	CHECKED BY	
1:100	M. LEE	
DATE	APPROVED BY	
20/4/2021		

LEGEND	
SYMBOL	DESCRIPTION
	SMOKE DETECTOR
	HEAT DETECTOR
	BREAK GLASS UNIT
	VISUAL FIRE ALARM
	DIA. 150 FIRE ALARM BELL
	DIA. 250 WEATHERPROOF TYPE ALARM GONG
	AUTOMATIC FIRE ALARM PANEL
	4.5kg CO2 F.E.
	9L WATER F.E.
	1.44 SQM. FIRE BLANKET
	EXIT SIGN
	EMERGENCY TWIN SPOT LIGHTING W/ ALL NECESSARY SELF-CHARGER, 3 HOURS BACK UP BATTERY AND COMPLIED WITH FSD's REQUIREMENTS.



REV	DATE	DESCRIPTION
-----	------	-------------

DRAWING STATUS		
CONSTRUCTION		

PROJECT
COMFORT REHABILITATION
HOME
(HANG TAU BRANCH)
溫馨復康中心
(坑頭分院)

ADDRESS
SECTION B, C AND D OF
LOT NO. 382 IN DD NO.94,
HANG TAU, SHEUNG SHUI,
NEW TERRITORIES
新界上水坑頭丈量約份第94約地
段第382號 B, C及D分段

DRAWING TITLE
FIRE SERVICES LAYOUT
PLAN SECTION C

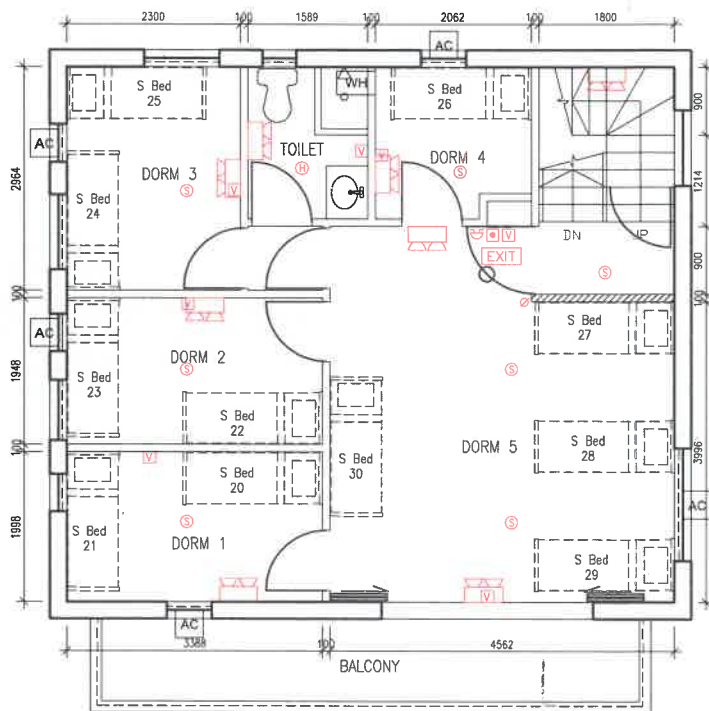
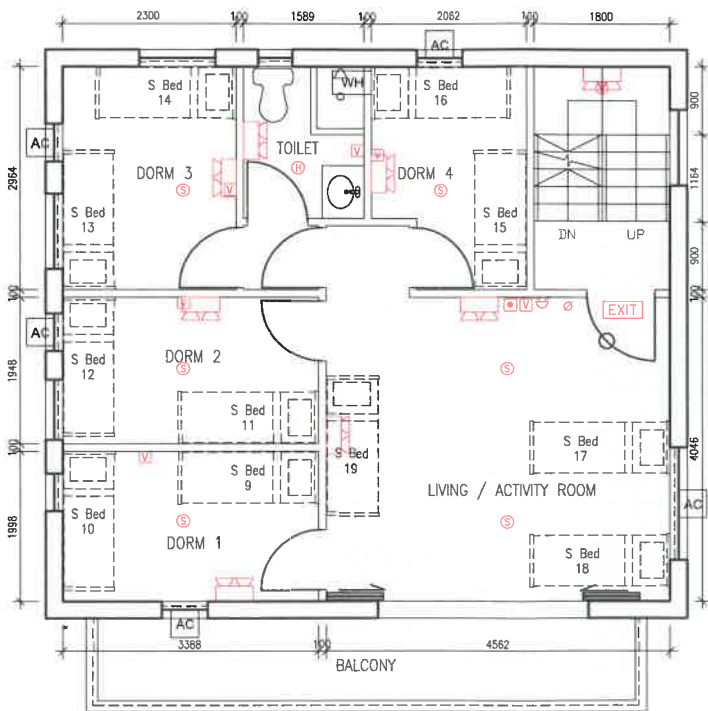
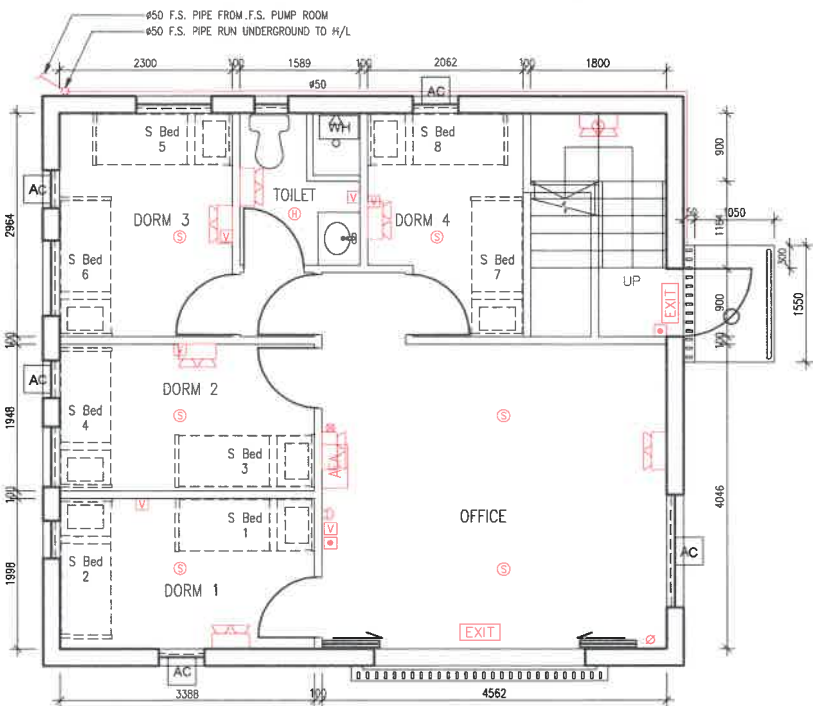
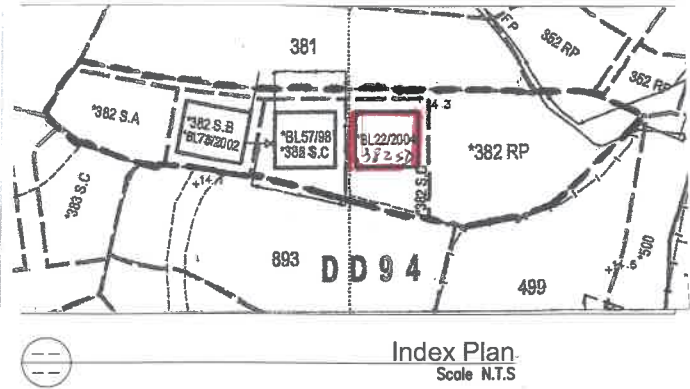
DRAWING NUMBER	REV.
FS-SC-01	

JOB NUMBER	DRAWN BY
	CH

SCALE	CHECKED BY
1:100	M. LEE

DATE	APPROVED BY
20/4/2021	

LEGEND	
SYMBOL	DESCRIPTION
	SMOKE DETECTOR
	HEAT DETECTOR
	BREAK GLASS UNIT
	VISUAL FIRE ALARM
	DIA. 150 FIRE ALARM BELL
	DIA. 250 WEATHERPROOF TYPE ALARM GONG
	AUTOMATIC FIRE ALARM PANEL
	4.5kg CO2 F.E.
	9L WATER F.E.
	1.44 SQM. FIRE BLANKET
	EXIT SIGN
	EMERGENCY TWIN SPOT LIGHTING W/ ALL NECESSARY SELF-CHARGER, 3 HOURS BACK UP BATTERY AND COMPLIED WITH FSD's REQUIREMENTS.



REV	DATE	DESCRIPTION
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DRAWING STATUS		
CONSTRUCTION		

PROJECT
COMFORT REHABILITATION
HOME
(HANG TAU BRANCH)
溫馨復康中心
(坑頭分院)

ADDRESS
SECTION B, C AND D OF
LOT NO. 382 IN DD NO.94,
HANG TAU, SHEUNG SHUI,
NEW TERRITORIES
新界上水坑頭丈量約份第94約地
段第382號 B, C及D分段

DRAWING TITLE
FIRE SERVICES LAYOUT
PLAN SECTION D

DRAWING NUMBER	REV.
FS-SD-01	

JOB NUMBER	DRAWN BY
	CH

SCALE	CHECKED BY
1:100	M. LEE

DATE	APPROVED BY
20/4/2021	

9/6/2021

To: Planning Dept

cc: Ms Stephenie Lee, Plan D. FS & YLE

From: Chan Suk Hing, Helen

Re: A/NE-KTS/496 Response to TD's Comments

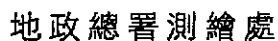
- 1) A small van delivers food to the site once/day. It leaves immediately after unloading the food. It manoeuvres within the site as indicated in the drawing.
- 2) Drawing attached
- 3) A small van goes to the site from Fan Kam Road via village tract. It manoeuvres within the site and leaves. It ensures that the small van goes to and from the site does not reverse onto the village tract (不用倒車). The driver will be advised to drive slowly. Apart from the small van, no other vehicle will be allowed to and from the site. This will ensure traffic safety along the village track.

Regards,



Chan Suk Hing, Helen

A.



比例尺 SCALE 1:1 000



20210427151843 10

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.

Previous Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/146	Proposed New Territories Exempted House (Small House)	21.12.2001	A1, A2, A3 & A5
A/NE-KTS/344	Temporary Social Welfare Facility (Private Residential Care Home for Persons with Disabilities) for a Period of 3 Years	19.7.2013 (Revoked on 19.10.2015)	A2, A3, A4 & A6,
A/NE-KTS/406	Temporary Social Welfare Facility (Private Residential Care Home for Persons with Disabilities) for a Period of 3 Years	4.12.2015 (Revoked on 4.5.2018)	A2, A3, A4 & A6
A/NE-KTS/458	Temporary Social Welfare Facility (Private Residential Care Home for Persons with Disabilities) for a Period of 3 Years	20.7.2018	A2, A3, A6, A7 & A8

Approval Conditions

- A1 The provision of drainage facilities
- A2 The submission and/or provision/implementation of proposals of emergency vehicular access arrangement and/or water supplies for fire fighting and fire service installations
- A3 The submission and/or implementation of landscaping and/or tree preservation proposals
- A4 The submission and implementation of drainage proposals
- A5 Commencement clause
- A6 Revocation clause
- A7 The existing drainage facilities shall be maintained at all times and rectified if found inadequate/ineffective during the planning approval period
- A8 The submission of a condition record of the existing drainage facilities on site

**Similar Application for Temporary Social Welfare Facility Use
within the same “Village Type Development” Zone
on the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/17**

Approved Application

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/446	Social Welfare Facility (Residential Care Home for Persons with Disabilities)	3.2.2017	A1, A2 & A3

Approval Conditions

- A1 The submission and implementation of drainage proposal
- A2 The submission and provision of proposals for fire service installations and water supplies for firefighting
- A3 Revocation clause

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

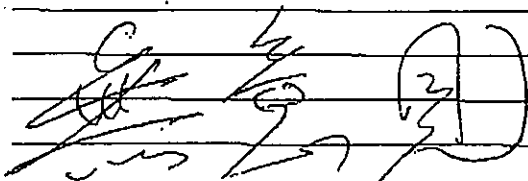
By e-mail : tpbpd@pland.gov.hk

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

A/NE-KTS/496

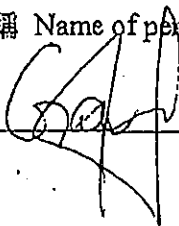
意見詳情 (如有需要，請另頁說明)

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

2021.5.15



Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department that the Site are Old Schedule Lots held under Block Government Lease (demised for agricultural use) without any guarantee of right of access. The lots are surrounded by other private lots. The applicant should make its own arrangement for acquiring access to the Site. There is no guarantee that any adjoining Government land will be allowed for the vehicular access to the Site for the applied use.
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the planning application does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) as follows:
 - i. for any Unauthorised Building Works (UBW) erected on leased land, enforcement action may be taken by the Building Authority 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 Buildings Ordinance; and
 - ii. if the applied use under application is subject to the issue of a licence, the applicant should be reminded that any existing structures on the application 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.
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department that noting that the applicant would protect the existing water mains within the Site, the applicant should follow the following conditions:
 - i. no development which requires resiting of existing water mains will be allowed;
 - ii. no materials stored within 1.5 metres from the centre line(s) of water mains. Free access shall be made available at all times for staff of Director of Water Supplies (DWS) or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - iii. no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water mains. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of DWS. Rigid root barriers may be required if the clear distance between the proposed tree

and pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;

- iv. no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
- v. tree planting may be prohibited in the event that DWS considers that there is any likelihood of damage being caused to water mains.