

2022年 5月 1 6日

A/NE-KTS/509

Appendix I of RNTPC

Paper No. A/NE-KTS/509

此文件在 收到。城市規劃委員會
只 要的資料及文件後才正式處理。

This application received on 16 MAY 2022
The Board will formally acknowledge the application only upon receipt of all the required information and documents.

Form No. S16-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
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;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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 / 509
	Date Received 收到日期	16 MAY 2022

- 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)

CHEER SURPLUS INVESTMENT LIMITED
盈展投資有限公司



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

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

SHANGHAI YAIK SANG CONSTRUCTION CO., LTD.

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)

REGENT GARDEN
26A HANG TAU VILLAGE, KWU TUNG SOUTH
SHEUNG SHUI, N.T.
LOT NOS. 457, SEC. C PART & SEC. E PART
IN D.D. 94

(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 30.54 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 7.93 sq.m 平方米 ☒ About 約

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

..... sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-KTS/18
(e) Land use zone(s) involved 涉及的土地用途地帶	V.
(f) Current use(s) 現時用途	TRANSFORMER YARD (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(b) The applicant 申請人 -

☐ has obtained consent(s) of "current land owner(s)".
已取得 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他 (請指明)
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☒ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one '✓'.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input checked="" type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>TRANSFORMER YARD</td> <td>1 No.</td> <td>TRAPEZIUM OPEN YARD L1: 6.25 M L2: 5.03 M W: 5.12 M H: 2.79 M</td> </tr> <tr> <td>TRANSFORMER</td> <td>1 No.</td> <td>2300 x 1480 x 1830 H</td> </tr> <tr> <td>EQUIPMENT / SWITCH PANEL</td> <td>4 No.</td> <td>SEE ATTACHED DRAWING</td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	TRANSFORMER YARD	1 No.	TRAPEZIUM OPEN YARD L1: 6.25 M L2: 5.03 M W: 5.12 M H: 2.79 M	TRANSFORMER	1 No.	2300 x 1480 x 1830 H	EQUIPMENT / SWITCH PANEL	4 No.	SEE ATTACHED DRAWING
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
TRANSFORMER YARD	1 No.	TRAPEZIUM OPEN YARD L1: 6.25 M L2: 5.03 M W: 5.12 M H: 2.79 M											
TRANSFORMER	1 No.	2300 x 1480 x 1830 H											
EQUIPMENT / SWITCH PANEL	4 No.	SEE ATTACHED DRAWING											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐About 約
- Proposed plot ratio 擬議地積比率 ☐About 約
- Proposed site coverage 擬議上蓋面積 % ☐About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括storeys of basements 層地庫
☐ exclude 不包括storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐About 約
..... m 米 ☐About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	.....sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....
<input type="checkbox"/> Non-domestic part 非住用部分		
	<u>GFA 總樓面面積</u>	
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目)	
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)	
	
	
<input type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)	
	
	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
.....		
.....		
.....		
.....		
.....		

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Completed

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

<p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

9. 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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> 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)			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

10. 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。

由於中華電力有限公司(簡稱: 中電)在本屋邨附近沒有足夠的電力供給本屋苑，不只是供電給本屋邨，還提供電力給隔鄰村屋。除此之外，在支援緊急維修時要減少對該地區供電任何干擾，因中電供電系統與其他資源是聯網的。故中電要求本屋苑提供一個地方安裝變壓器，以便有足夠的電力供給本屋苑。

因此，本屋苑與中電協調之下，在本屋苑第3座及第5座之間提供了一個大約30.54平方米的地方給予安裝變壓器。

無上蓋圍封(225磚牆)是基於對居民的安全及中電供電的條件之一，如附圖所示。

Due to insufficient power supply at the vicinal area of our premises from CLP. Not only does it provide power for our captioned garden, it is also supply the power to the adjacent houses. Besides, the supply network of Regent Garden is interconnected with other sources as mutual backup to minimize any supply interruption during emergency. Hence, CLP requested our premises to provide an area to install transformer for supplying electricity power for the caption project.

Therefore, we provide an area about 30.54 M2 located in between House No. 3 and House No. 5 under the co-ordination between CLP and us. The Transformer Uncovered Enclosure (225 Brick Wall) is based on safety to the residences and one of the conditions of Supply Rules. Please refer to the attached drawings.


11. 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



Peter Nie

嚴建成

Ir. PETER NIE

DIC.CEng.MICE.FIStruct E

FHKIE FHKICM RSE AP

Name in Block Letters

姓名（請以正楷填寫）

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

AP RSE

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

AP RSE CEng MICE FIStruct E FHKICM

on behalf of

代表

SHANGHAI YAIK SANG CONSTRUCTION CO., LTD.

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

Date 日期

25 January 2022

(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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

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	LOT NOS. 457, SEC. C PART & SEC. E PART IN D.D. 94 REGENT GARDEN 26A HANG TAU VILLAGE, KWU TUNG SOUTH SHEUNG SHUI, N.T.		
Site area 地盤面積	30.54 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	S/NE-KTS/18		
Zoning 地帶	V.		
Applied use/ development 申請用途/發展	UTILITY INSTALLATION FOR PRIVATE PROJECT (TRANSFORMER AND EQUIPMENTS)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	— <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	7.93 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	— <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	—	
	Non-domestic 非住用	—	
	Composite 綜合用途	—	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	2.79	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積			% <input type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人		sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

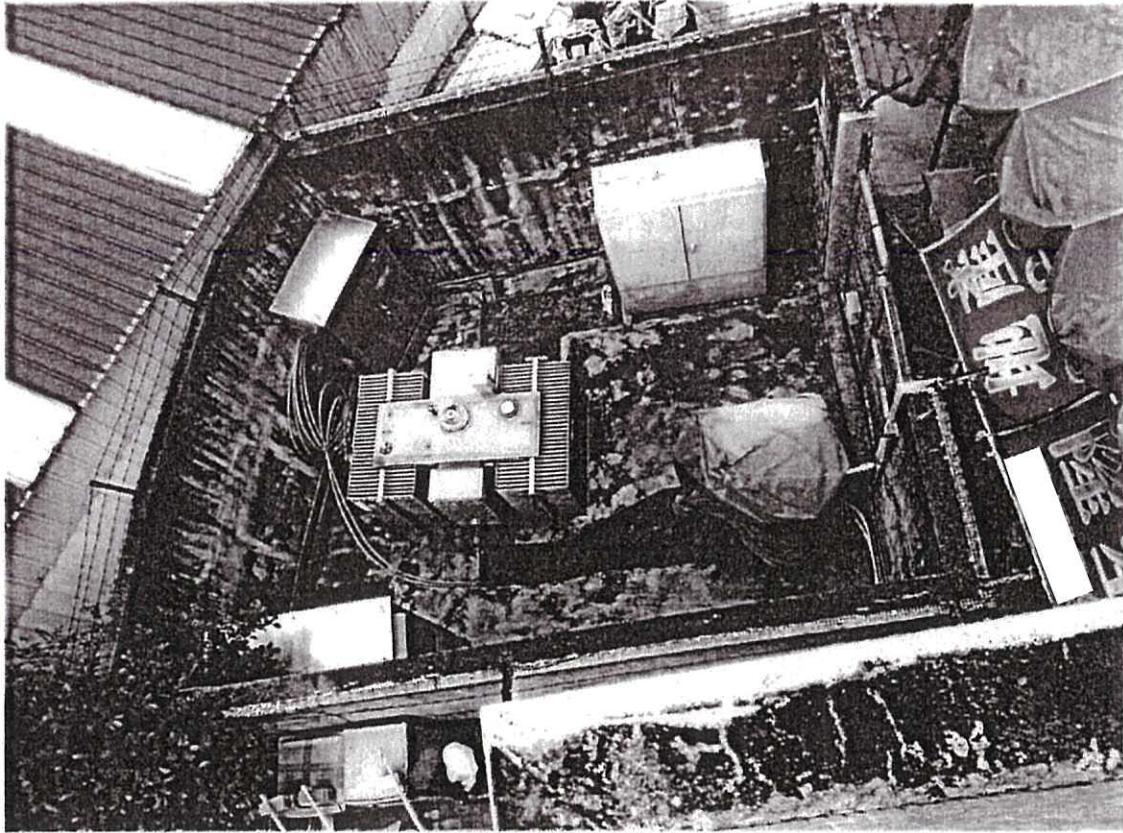
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Authorized Letter, Copies of C.I., AP & RSE Certificates, Copies of Properties Particulars, and Photos showing the present condition of TX yard, and letter from CLP.		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

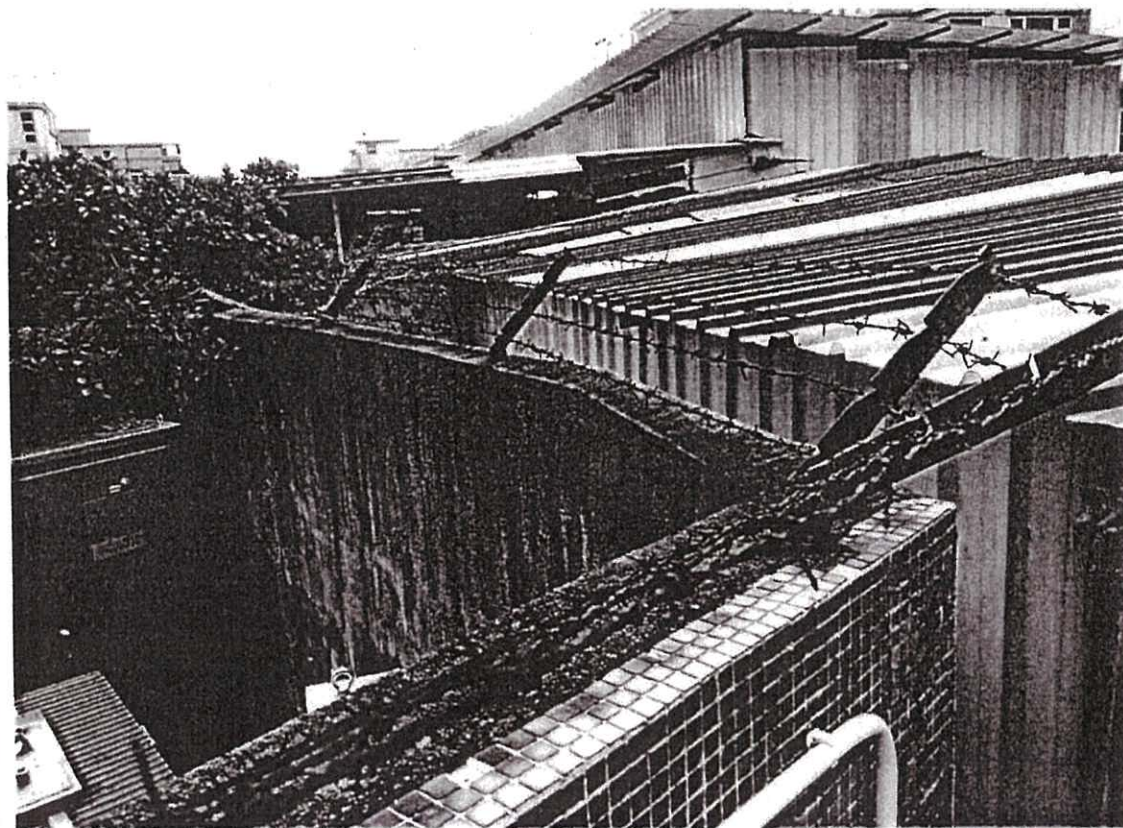
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

1. Top View of TX Yard



2. Top View of Part of TX Yard



+ 倍 以 SCALE 1.1000

7-0000 SCALE 1:1000

米 metres 0 10 20 30 40 50 metres

Lct Index Plan No. : LIP1040328P

District Survey Office : MPCHK

Date: 05-Jan-2022

Reference No. : 2-SE-15A

— 1 — 廣州市政府公報

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SNO-P01 2022C-05122056 10

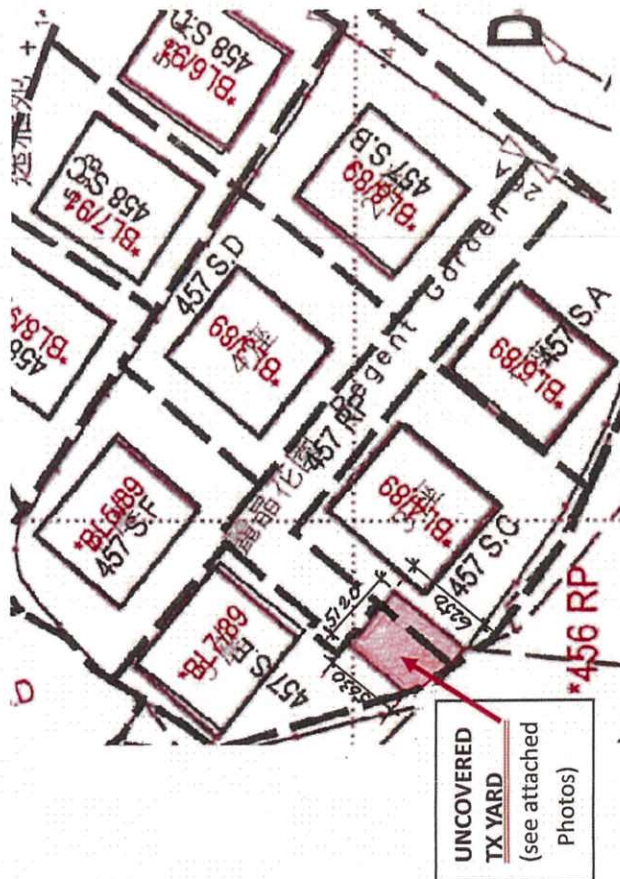
[illegible]

Explanatory notes: This plan, from the graphical boundaries of different kinds of land use, is a simplified representation of the actual situation. It is not intended to be used as a basis for legal proceedings. The plan is a simplified representation of the actual situation. It is not intended to be used as a basis for legal proceedings. The plan is a simplified representation of the actual situation. It is not intended to be used as a basis for legal proceedings.

LOCATION PLAN



ZONING PLAN FROM PLAN NO. S/NE-KTS/18



LAYOUT PLAN

**NOTE:
DO NOT
DRAW!**

 嚴建成
Ir. PETER NIE
D/C CENG MICE FISTUD E
PHOME PHICOM RSE AP

**ZONING PLAN, LOCATION PLAN, LAYOUT PLAN
LOT NO. 457, SEC. C. PART & SEC. E. PART D.D. 94**

A. AREA CALCULATION:

1) $6.25 \times 5.12 = 32 \text{ M}^2$

B. DEDUCTION:

D1) $(1.22 \times 1.9)/2 = -1.159 \text{ M}^2$

D2) $(1.6 \times 0.385)/2 = -0.308 \text{ M}^2$

ACTUAL AREA OF

TRANSFORMER YARD = 30.533 M^2

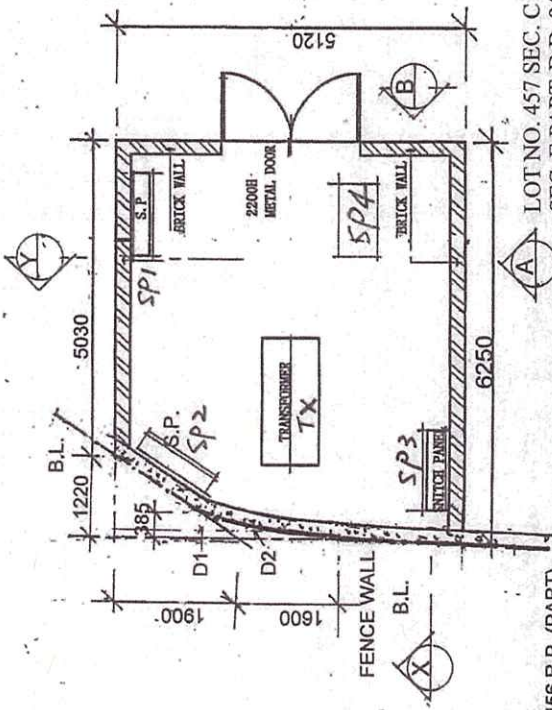
SAY = 30.54 M^2

NOTE:

① Dimension and Capacity of CLP's Transformer Shown in the Drawing are 2300mm (L) x 1480mm (W) x 1830 (H) and 1.5 MVA Respectively. Provided by CLP Power Hong Kong Ltd.

② CLP would not like to provide the information of Switch Panels.

③ The dimension of Switch Panels was been taken by SYS from top view by Laser Distance Meter.

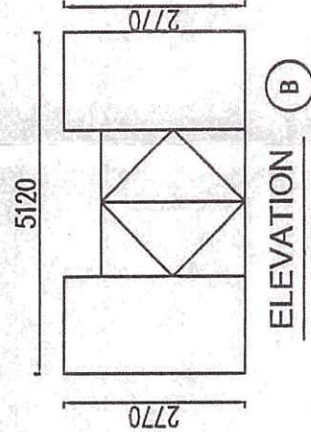


LOT NO. 456 R.P. (PART)
D.D. 94

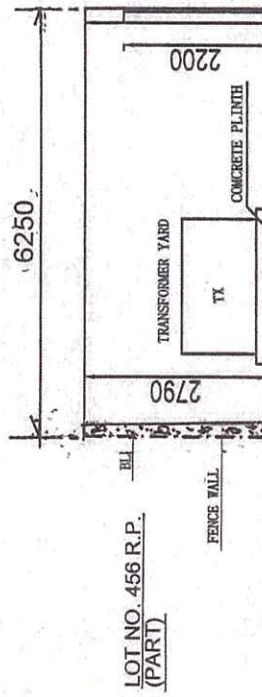
LOT NO. 457 SEC. C PART &
SEC. E PART, D.D. 94

FLOOR PLAN
平面布置图

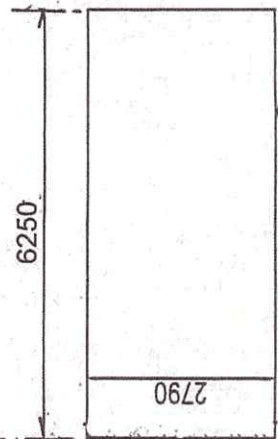
Calculation of TX & Switch Panels			
Mark	Dimension (Approx.)	Area (about)	
1 TX	2.300 x 1.480 M	3.40	M ²
2 SP1	1.550 x 0.550 M	0.853	M ²
3 SP2	1.600 x 0.800 M	1.28	M ²
4 SP3	1.550 x 0.550 M	0.853	M ²
5 SP4	1.400 x 1.100 M	1.54	M ²
Total =			7.93 M ²



ELEVATION B



SECTION X



ELEVATION A

NOTE:
DO NOT SCALE
DRAWING

嚴建成
I. PETER NIE
DIE CENG MICE FIBRE E
FIVE PHICOM FIBRE AP

FLOOR PLAN, SECTIONS & ELEVATIONS
LOT NO. 457, SEC. C. PART & SEC. E. PART D.D. 94

PETER NIE CONSULTANTS

Authorized Person and Registered Structural Engineer

Ref. : PN-20220704

Date : 4/7/2022

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

Attn: Ms. SIU, Mr. O. KAN and Ms. H K WU

Dear Sirs / Madam,

Re: **Your Ref. No. A/NE-KTF/509**

Supplementary Information for Application for Permission of Installation of
Transformer and Uncovered Enclosure at Regent Garden, 26A Hang Tau Village,
Kwu Tung South, Sheung Shui, NT., Lot No. 457, Part of Sec. C & E in D.D. No. 94

We provide herewith the further information of existing Transformer Station (enclosure without cover) for clarification of the justification in application.

The Transformer and the required the necessary equipment had been installed by CLP and had been kept regularly maintenance by CLP. since the houses of the captioned premises had been built in 1991 (Please refer to the attached document)

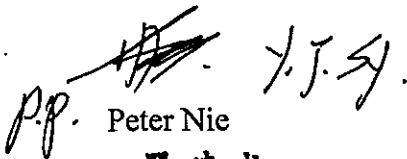
Not only does it provide power for our captioned garden, it is also supply the power to the adjacent houses. Besides, the supply network of Regent Garden is interconnected with other sources as mutual backup to minimize any supply interruption during emergency.

In this circumstance, we now want to apply the existing Transformer Station to be legalization.

If you have any queries, please feel free to contact our Mr. Y. T. SY at

Your approval will be much appreciated.

Yours faithfully,


P.P. Peter Nie
嚴建成
Ir. PETER NIE
DIC CEng MICE FStruct E
FHKIE FHKICM RSE AP

Encl.

北區地政處

新界粉嶺璧峰路三號
粉嶺政府合署六樓



DISTRICT LANDS OFFICE, NORTH

6/F., Fanling Government Offices Building,
3 Pik Fung Road, Fanling,
New Territories.

電話 Tel: 675 1516

本處檔號 Our Ref: (47) in LMT 360/INT/81

27 MAR 1991

本函檔號 Your Ref:

Mr. MO Kun-fat,
c/o Franklin's Co.,

Recorded Delivery

Dear Sir/~~Madam~~,

D.D. 94 Lot No. 457 Sec. C

The house erected on the lot pursuant to the Building Licence/~~New Grant~~ No. 4/89 under which the above lot has been granted has now been inspected and I hereby certify that all the positive obligations imposed on the Licensee/~~Grantor~~ of the above lot under the General and Special Conditions of Building Licence/~~New Grant~~ No. 4/89 have been complied with to my satisfaction.

This certification is given without prejudice to all or any rights of the Government whether under the said Conditions or otherwise in respect of any breach or failure to observe any of the said Conditions which may exist on the date hereof or which may hereafter occur.

As the building erected on the lot is exempted from the provisions of the Buildings Ordinance Cap. 123, under the Building Ordinance (Application to the New Territories) Ordinance Chapter 121 by virtue of a Certificate of Exemption dated the 2nd day of March of 1990, no site formation, building or other plans have been approved by the Building Authority in respect of the above lot and the building erected thereon. Accordingly this certificate is not to be construed as a representation by Government that the building erected on the above lot or any works in connection therewith are structurally safe and Government expressly excludes any liability arising out of such construction or works.

Yours faithfully,

(P.L. SZE)

for District Lands Officer, North

c.c. Director of Regional Services
R.G. (L.O.)/ADM
C.R. & V.
(a copy of plan is enclosed)



九龍

金輝行轉交

巫觀發先生

巫先生：

第 9 4 約地段第 4 5 7 號 C 段

本處職員經已巡視建於上述地段的屋宇。該地段是按建屋牌照 ~~／新批約~~ 第 4/89 號批出。現證明該地段持證人 ~~／承批人~~ 已履行建屋牌照 ~~／新批約~~ 第 4/89 號的普通及特別條件所規定的責任，達至本人滿意的程度。

本證明書無損政府根據上述條件或其他條文而擁有的權利，現時或日後如遇有違反或不遵守上述條件情況，政府擁有的權利一概不受影響。

由於持證人 ~~／承批人~~ 已獲政府在 1990 年 3 月 2 日發出豁免證明書，所以建於該地段的屋宇根據香港法例第 121 章建築物條例（新界適用）條例而豁免受香港法例第 123 章建築物條例的管制。在這種情況下，上述地段及其上屋宇的地盤平整、建築、或其他圖則都沒有經過建築事務監督核准。因此，不應把本證明書視作政府表示該地段上的屋宇及任何有關工程的結構均屬安全，政府並明確表示不對該等建築或工程負上任何責任。

北區地政專員梁玉書
(施柏齡代行)

1991 年 3 月 27 日

北區地政處

新界粉嶺璧峰路三號
粉嶺政府合署六樓



DISTRICT LANDS OFFICE, NORTH

6/F., Fanling Government Offices Building,
3 Pik Fung Road, Fanling,
New Territories.

電話 Tel: 675 1516

本處檔號 Our Ref: (46) in LNT 363/NLT/81

本函檔號 Your Ref:

27 MAR 1991

Mr. YIP Ping-hong,
C/o Franklin's Co.,

Recorded Delivery

Dear Sir/~~Messrs.~~,

D.D. 94 Lot No. 457 Sec. E ✓

The house erected on the lot pursuant to the Building Licence/
~~New Grant~~ No. 7/89 ✓ under which the above lot has been granted
has now been inspected and I hereby certify that all the positive
obligations imposed on the Licensee/~~grantee~~ of the above lot under the
General and Special Conditions of Building Licence/~~New Grant~~ No. 7/89
have been complied with to my satisfaction.

This certification is given without prejudice to all or any
rights of the Government whether under the said Conditions or otherwise
in respect of any breach or failure to observe any of the said Conditions
which may exist on the date hereof or which may hereafter occur.

As the building erected on the lot is exempted from the
provisions of the Buildings Ordinance Cap. 123, under the Building
Ordinance (Application to the New Territories) Ordinance Chapter 121 by
virtue of a Certificate of Exemption dated the 2nd (day of March of 1990,
no site formation, building or other plans have been approved by the
Building Authority in respect of the above lot and the building erected
thereon. Accordingly this certificate is not to be construed as a
representation by Government that the building erected on the above lot
or any works in connection therewith are structurally safe and Government
expressly excludes any liability arising out of such construction or works.

Yours faithfully,

(P.L. SZE)

for District Lands Officer, North

c.c. Director of Regional Services
R.G. (L.O.)/EDM
C.R. & V.
(a copy of plan is enclosed)



金輝行轉交

葉炳康先生

葉先生：

第 9 4 約地段第 4 5 7 號 E 段

本處職員經已巡視建於上述地段的屋宇。該地段是按建屋牌照 ~~／新批約~~ 第 7/89 號批出。現證明該地段持證人 ~~／承批大~~ 已履行建屋牌照 ~~／新批約~~ 第 7/89 號的普通及特別條件所規定的責任，達至本人滿意的程度。

本證明書無損政府根據上述條件或其他條文而擁有的權利，現時或日後如遇有違反或不遵守上述條件情況，政府擁有的權利一概不受影響。

由於持證人 ~~／承批大~~ 已獲政府在 1 9 9 0 年 3 月 2 日發出豁免證明書，所以建於該地段的屋宇根據香港法例第 1 2 1 章建築物條例（新界適用）條例而豁免受香港法例第 1 2 3 章建築物條例的管制。在這種情況下，上述地段及其上屋宇的地盤平整、建築、或其他圖則都沒有經過建築事務監督核准。因此，不應把本證明書視作政府表示該地段上的屋宇及任何有關工程的結構均屬安全，政府並明確表示不對該等建築或工程負上任何責任。

北區地政專員梁玉書
(施柏齡代行)

1 9 9 1 年 3 月 2 7 日



中 信 拍 賣 有 限 公 司

TRUSTY AUCTION LIMITED

出 上 水 坑 頭 售 整 個 屋 苑

物業地址 : 上水坑頭麗晶花園

物業地段 : 新界北丈量約份 94 地段 457 之 A, B, C, D, E, F 段及餘段

物業簡介 : 地盤總面積約 13,078 平方呎, 現址已興建了六幢三層高的村屋, 每層 700 平方呎, 分間為 4 個單位, 總共有 72 個單位, 每單位均有獨立廁。於上水火車站乘坐專線小巴只需 15 分鐘車程。

物業興建年份 : 約 1991 年

建築許可證 : 1990 年 2 月 9 日發出 No.3-8/89

物業面積 :

地 段	建築面積 (平方呎)	露 台 (平方呎)	天 台 (平方呎)
457A	2,100	160	700
457B	2,100	160	700
457C	2,100	160	700
457D	2,100	160	700
457E	2,100	160	700
457F	2,100	160	700
總數 :	12,600	960	4,200

售 價 : 面議

**Similar s.16 application within the same “V” zone in the vicinity
on the Approved Kwu Tung South Outline Zoning Plan in the past five year**

Approved Application

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-KTS/501	Utility Installation for Private Project (Transformer Room)	10/09/2021	(1)

Approval Condition:

- (1) The submission and implementation of a fire service installations proposal

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- He has no adverse comment on the application.
- The Site comprises of Lot Nos. 457 S.C (Part) and S.E (Part) both in D.D.94. The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use). The existing houses on the lots are covered by Building Licence Nos. 4/89 and 7/89 granted under the NTEH Policy for erection of NTEH. The remaining portions of the lots are for agricultural or garden purposes. The Site falls within the non-building portions of the lots.
- The proposed structures under the application was erected on the Site without approval from his office. These structures are not acceptable under the leases concerned and his office reserves the right to take necessary enforcement actions.
- His advisory comments are at **Appendix IV**.

2. Drainage

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

- No objection to the application from public drainage viewpoint.
- A condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that the proposed development will not cause adverse drainage impact to the adjacent area.
- His advisory comments are at **Appendix IV**.

3. Environmental

Comments of the Director of Environmental Protection (DEP):

- No comment on the application.
- There is no environmental complaint case related to the Site for the past 3 years.

4. Traffic

Comments of the Commissioner for Transport (C for T):

- No adverse comment on the application.
- His advisory comments are on **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- No objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services.
- In consideration of the design/nature of the proposal, FSIs are anticipated to be required. His advisory comments are at **Appendix IV**.

6. **Building Matters**

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

- His advisory comments are on **Appendix IV**.

7. **Local Views**

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

- He has consulted the locals. The Chairman of Sheung Shui District Rural Committee, the North District Council member of the subject constituency, the Resident Representative of Hang Tau, the Indigenous Inhabitant Representative of Hang Tau and the Chairman of Fung Shui Area Committee have no comment on the application.

8. **Other Departments**

- The following Government departments have no objection to/no comment on the application:
 - (a) Project Manager (North), Civil Engineering and Development Department (CEDD)
 - (b) Head of the Geotechnical Engineering Office, CEDD
 - (c) Chief Highway Engineer/ New Territories East, Highways Department
 - (d) Commissioner of Police
 - (e) Chief Engineer/Construction, Water Supplies Department
 - (f) Director of Electrical and Mechanical Services

Advisory Clauses

- (a) To note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) as follows:
- i. The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the Site and there is no guarantee that any adjoining Government land will be allowed for vehicular access to the Site for the applied use.
 - ii. The owners of the lots shall apply to his office for a Short Term Waiver ("STW") to cover the proposed structures concerned. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its 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 waiver fee and administration fee as considered appropriate by his office.
- (b) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) as follows:
- i. The site is in an area where no DSD stormwater drain is available.
 - ii. All existing flow paths as well as the run-off onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
 - iii. Surface channels should be provided along the perimeter of the lot to collect all the runoff generated from the site or passing through the site, and discharge the runoff collected to a proper discharge point. Where walls are erected or kerbs are laid along the boundary of the site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD.
 - iv. The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense. For drainage works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.
- (c) To note the comments of the Commissioner for Transport (C for T) as follows:
- i. The vehicular access between the Site and Hang Tau Road is not managed by his department. The applicant should seek comment from the responsible party.
- (d) To note the comments of the Director of Fire Services (D of FS) as follows:
- i. The applicant is advised to submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.

- ii. The location of where the proposed FSI to be installed should be clearly marked on the layout plans.
 - iii. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (e) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NT, 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 captioned 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 Control 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. Any temporary shelters or converted containers for any uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R).
 - v. The Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under the Regulation 41D of the B(P)R.
 - vi. 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 Regulation 19(3) of the B(P)R at building plan submission stage.
 - vii. Formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under BO will be provided at the building plan submission stage.

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

Appendix V of RNTPC
Paper No. A/NE-KTS/509

To : Secretary, Town Planning Board

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

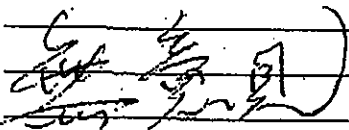
By Fax : 2877 0245 or 2522 8426

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/509

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 2022.5.26

