

2022年 8月 1 日

A/NE-KTS/514B
Appendix I of RNTPC
Paper No. A/NE-KTS/514B

收到・城市規劃委員會

19 AUG 2022

The application received on
T. ... will formally acknowledge
the ... application only upon receipt
of all the requested information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or 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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KTS/514
	Date Received 收到日期	19 AUG 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)

MR: Wong Chun Hung 黃鎮雄先生, MS: TONU 蘇女士。

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼 (如適用)新界上水古洞南營盤下村第100約地段
1669AIRP(部份) 1670AIRP, 1671A1, 1673A, 1675B1ARP,
(部份) 及毗鄰政府土地。(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積☒ Site area 地盤面積 1086.09 sq.m 平方米 ☐ About 約
☐ Gross floor area 總樓面面積 1113.02 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)582.28 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	古洞南分區計劃大綱圖 S/NE - KTS/18
(e) Land use zone(s) involved 涉及的土地用途地帶	REC
(f) Current use(s) 現時用途	臨時貨倉存放電子零件 另一倉存放建築材料及附屬寫字樓 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

臨時貨倉，存放電子零件及建築材料，連附屬寫字樓。

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

(b) Effective period of permission applied for
申請的許可有效期

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 175.91sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積 910.18sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目 5
Proposed domestic floor area 擬議住用樓面面積 Nilsq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積 1113.02sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積 1113.02sq.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)

①貨倉(406.66平方米,高6-7.5米)內放電子零件, ②太陽座棚(75.15平方米,高6米), 內有寫字樓(33.40平方米,高4米), ③泵房(12.83平方米,高2.75米), ④貨倉(高6米,共兩層),一層存放建築材料(573.80平方米),上層用作存放小型建築材料磚等(22.4平方米), (5)什物房及電制房,和洗手間(29.58平方米,高4米).....

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 2

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

星期一至星期六 早上九時至下午六時
 星期日及假期休息

(d) Any vehicular access to the site/subject building?
 是否有車路通往地盤/
 有關建築物?

Yes 是

☒ There is an existing access. (please indicate the street name, where appropriate)
 有一條現有車路。(請註明車路名稱(如適用))

☐ There is a proposed access. (please illustrate on plan and specify the width)
 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

No 否

☐

(e) Impacts of Development Proposal 擬議發展計劃的影響

(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building?
 擬議發展計劃是否包括現有建築物的改動?

Yes 是

☐ 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/或挖土的範圍及/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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

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

本人黃鎮雄與蘇女，在新界古洞南營盤下
 村，第100約，地段1669AIRP(部份) 1670AIRP, 1671A1,
 1673A, 1675 BIARP(部份)及毗鄰政府土地。

規劃申請臨時貨倉(存放古董車)已有
 申請編號 A/NE-KTS/472, 上述地址已
 附合城市規劃條例的要求，例如環保種
 樹，渠務，交通，消防等已齊備。

現我們懇請規劃署批准新的申請

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

黃鎮雄 蘇女
黃鎮雄 蘇女

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

2022年7月13日

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界上水古洞南營盤下村第100約地段1669AIRP(部份) 1670AIRP, 1671A1, 1673A, 1675B1ARP(部份)及毗鄰政府土地。
Site area 地盤面積	1086.09 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 582.28 sq. m 平方米 ☒ About 約)
Plan 圖則	S/VE-KTS/18
Zoning 地帶	REC
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 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時貨倉存放電子零件, 及建築材料 連附屬寫字樓。

(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	☐ 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 1113.02	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	7.5 m 米 ☒ (Not more than 不多於)	
		2 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	80.7 % ☐ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 2

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) 消防位置圖, 渠務圖, 車輛出入圖	☒	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
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.

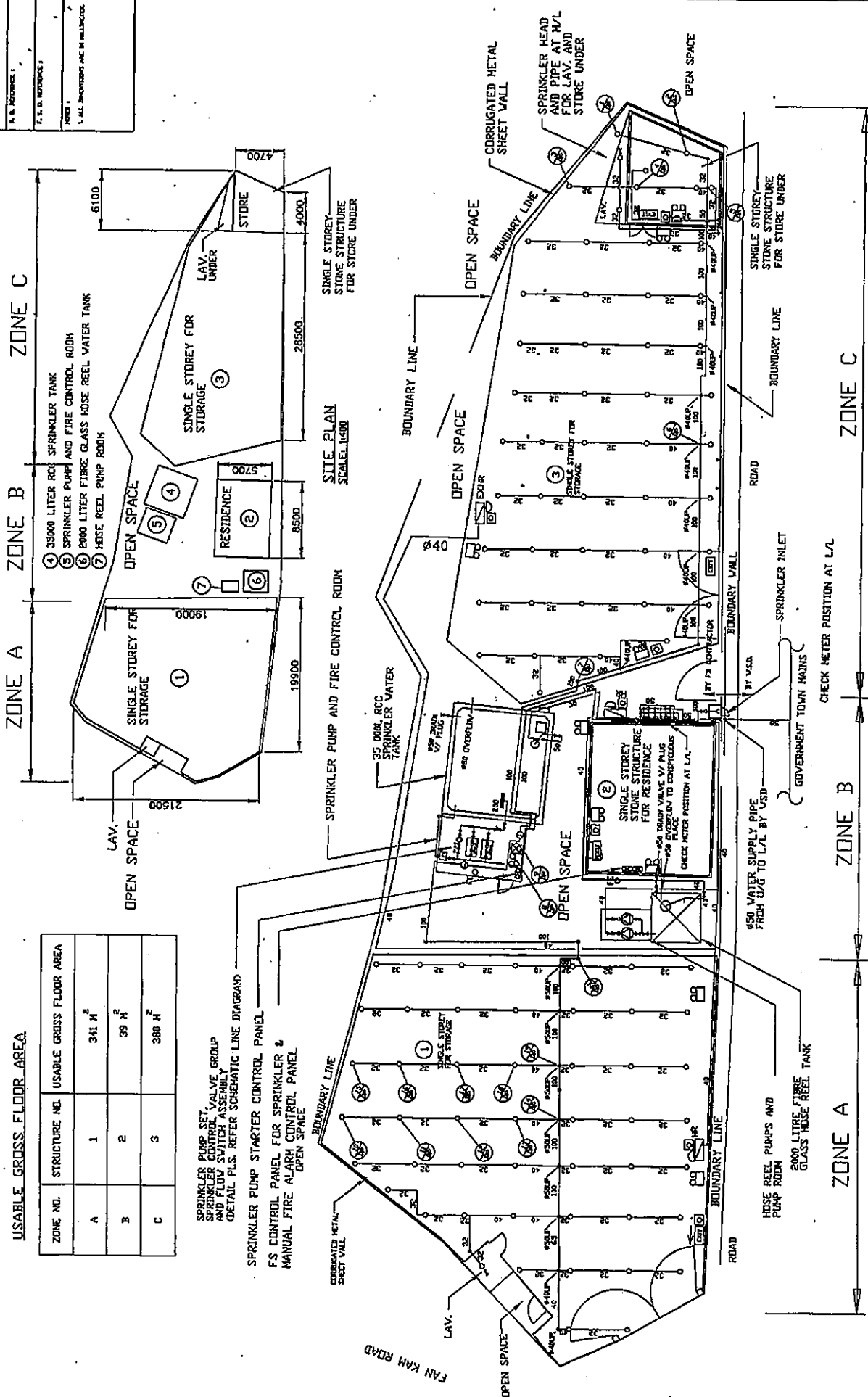
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。




ZONE NO.	STRUCTURE NO.	USABLE GROSS FLOOR AREA
A	1	341 M ²
B	2	39 M ²
C	3	380 M ²

SPRINKLER PUMP SET,
SPRINKLER CONTROL VALVE GROUP
AND FLOW SWITCH ASSEMBLY
DETAIL PLS. REFER SCHEMATIC LINE

SPRINKLER PUMP STARTER CONTROL PANEL
F'S CONTROL PANEL FOR SPRINKLER &
MANUAL FIRE ALARM CONTROL PANEL
OPEN SPACE

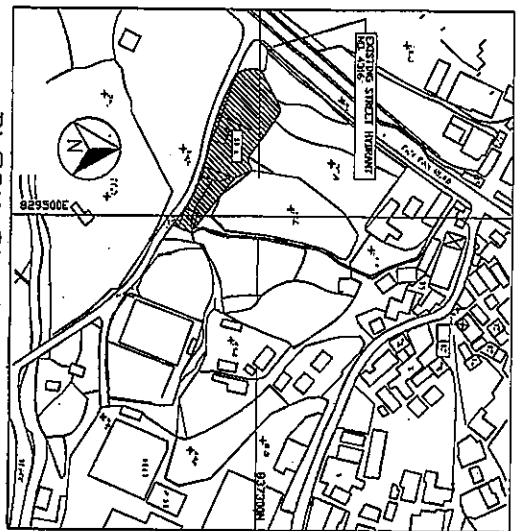


AS-BUILT DRAWING

GROUND FLOOR PLAN

SCALE: 1:100

U.S. CONSULTANT :	PROJECT :	TITLE :
SUPPER FAME ENGINEERING CO.	LAYOUT PLAN FOR LOTS NOS. 1803, 1804, 2nd 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 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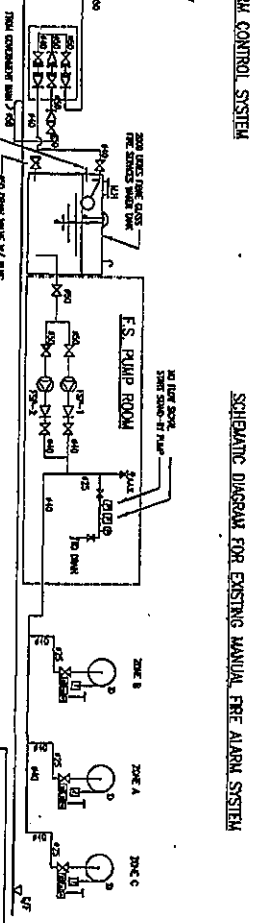
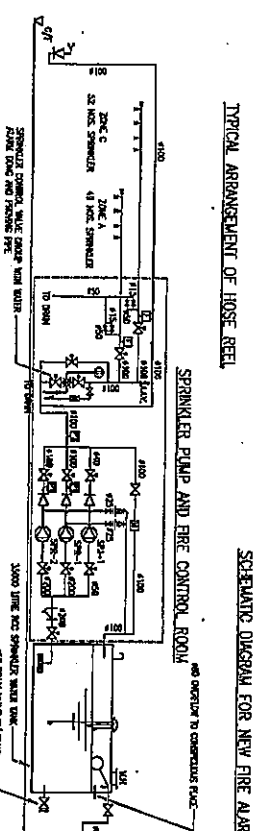
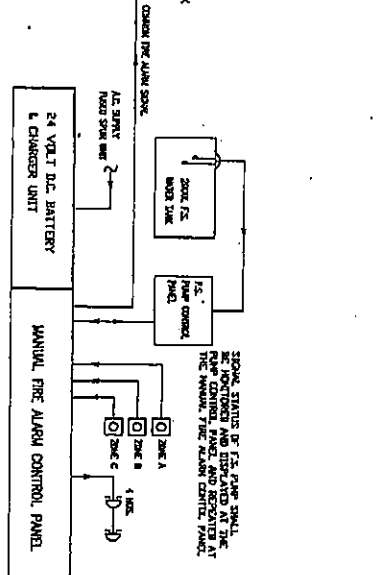
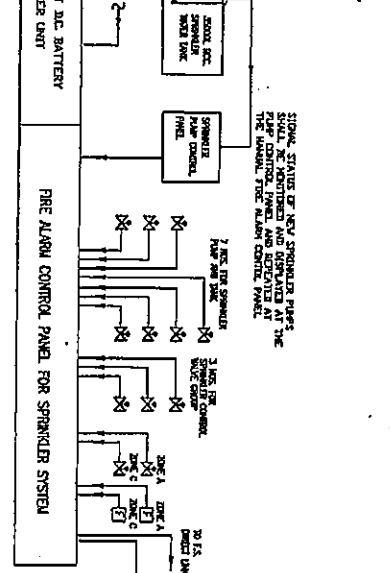
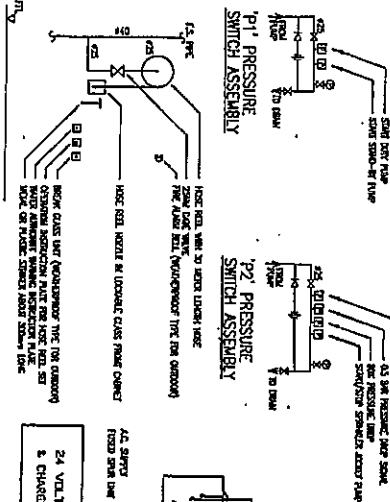


SCHEDULE OF PIPE MATERIALS		
LOCATION	SIZE	MATERIAL
HEADHOUSE	18" PIPE DIA. TO #1 & INCLUDING SOLID SWAGERS	STAINLESS STEEL PIPE
HEADHOUSE	18" PIPE DIA. TO #1 & INCLUDING SOLID SWAGERS	STAINLESS STEEL PIPE
HEADHOUSE	18" PIPE DIA. TO #1 & INCLUDING SOLID SWAGERS	STAINLESS STEEL PIPE

[illegible]

COLLECTION	RECORD (box)	FORMAT (mm)	PLATE SIZE (mm)	PLATE COUNT	DATE (mm/yy)	DATE (mm/yy)
12. THE HONG KONG PAPERS (1971 - AS SENT AND 1982 - AS SENT BY THE HONG KONG GOVERNMENT)	13	35	2500 100000	13 XV	2002/20	2002/20
THE SINGAPORE COLLECTOR PAPERS (1971 - AS SENT AND 1982 - AS SENT BY THE HONG KONG GOVERNMENT)	13 / 13	1177 / 2014	2500 100000	11.5 XV	2002/20	2002/20
SINGAPORE COLLECTOR PAPERS (1971-82)	13	35	2500 100000	13 XV	2002/20	2002/20

FIRE SERVICES NOTE:

[illegible]

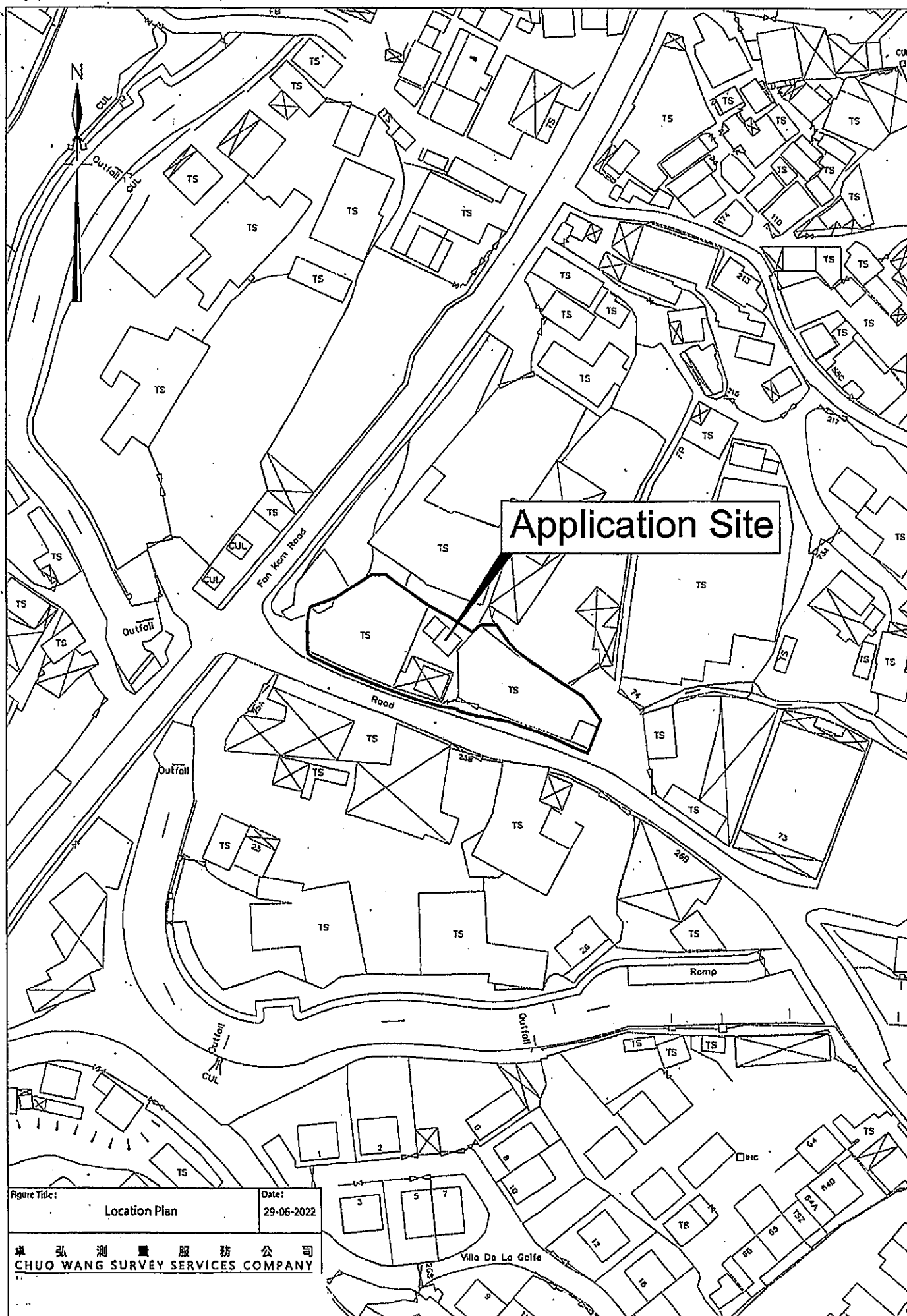
PIPE SIZE	COLOR
41/2" Dia	RD
4" Dia	YELLOW
3 1/2" Dia	BLUE
3" Dia	ORDN
2 1/2" Dia	LONG GRN
2" Dia	DEP GRN
1 1/2" Dia	DEP Blue

[illegible]

APPROXIMATION —

10A. HORN TAIL	W/	WASH
11A. TREE SWINGS	TR.	TRAIL FLOW TAIL
12A. SPYGLASS	SPR.	SPRING
13A. WATERFOWL	W/F.	WATER FOWL
14A. NO BEACON	N/B.	NO BEACON
15A. NO BEACON	N/B.	NO BEACON
16A. BEACON TAIL	B/T.	BEACON TAIL
17A. BEACON TAIL	B/T.	BEACON TAIL
18A. BEACON TAIL	B/T.	BEACON TAIL
19A. BEACON TAIL	B/T.	BEACON TAIL
20A. BEACON TAIL	B/T.	BEACON TAIL
21A. BEACON TAIL	B/T.	BEACON TAIL
22A. BEACON TAIL	B/T.	BEACON TAIL
23A. BEACON TAIL	B/T.	BEACON TAIL
24A. BEACON TAIL	B/T.	BEACON TAIL
25A. BEACON TAIL	B/T.	BEACON TAIL
26A. BEACON TAIL	B/T.	BEACON TAIL
27A. BEACON TAIL	B/T.	BEACON TAIL
28A. BEACON TAIL	B/T.	BEACON TAIL
29A. BEACON TAIL	B/T.	BEACON TAIL
30A. BEACON TAIL	B/T.	BEACON TAIL
31A. BEACON TAIL	B/T.	BEACON TAIL
32A. BEACON TAIL	B/T.	BEACON TAIL
33A. BEACON TAIL	B/T.	BEACON TAIL
34A. BEACON TAIL	B/T.	BEACON TAIL
35A. BEACON TAIL	B/T.	BEACON TAIL
36A. BEACON TAIL	B/T.	BEACON TAIL
37A. BEACON TAIL	B/T.	BEACON TAIL
38A. BEACON TAIL	B/T.	BEACON TAIL
39A. BEACON TAIL	B/T.	BEACON TAIL
40A. BEACON TAIL	B/T.	BEACON TAIL
41A. BEACON TAIL	B/T.	BEACON TAIL
42A. BEACON TAIL	B/T.	BEACON TAIL
43A. BEACON TAIL	B/T.	BEACON TAIL
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51A. BEACON TAIL	B/T.	BEACON TAIL
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53A. BEACON TAIL	B/T.	BEACON TAIL
54A. BEACON TAIL	B/T.	BEACON TAIL
55A. BEACON TAIL	B/T.	BEACON TAIL
56A. BEACON TAIL	B/T.	BEACON TAIL
57A. BEACON TAIL	B/T.	BEACON TAIL
58A. BEACON TAIL	B/T.	BEACON TAIL
59A. BEACON TAIL	B/T.	BEACON TAIL
60A. BEACON TAIL	B/T.	BEACON TAIL
61A. BEACON TAIL	B/T.	BEACON TAIL
62A. BEACON TAIL	B/T.	BEACON TAIL
63A. BEACON TAIL	B/T.	BEACON TAIL
64A. BEACON TAIL	B/T.	BEACON TAIL
65A. BEACON TAIL	B/T.	BEACON TAIL
66A. BEACON TAIL	B/T.	BEACON TAIL
67A. BEACON TAIL	B/T.	BEACON TAIL
68A. BEACON TAIL	B/T.	BEACON TAIL
69A. BEACON TAIL	B/T.	BEACON TAIL
70A. BEACON TAIL	B/T.	BEACON TAIL
71A. BEACON TAIL	B/T.	BEACON TAIL
72A. BEACON TAIL	B/T.	BEACON TAIL
73A. BEACON TAIL	B/T.	BEACON TAIL
74A. BEACON TAIL	B/T.	BEACON TAIL
75A. BEACON TAIL	B/T.	BEACON TAIL
76A. BEACON TAIL	B/T.	BEACON TAIL
77A. BEACON TAIL	B/T.	BEACON TAIL
78A. BEACON TAIL	B/T.	BEACON TAIL
79A. BEACON TAIL	B/T.	BEACON TAIL
80A. BEACON TAIL	B/T.	BEACON TAIL
81A. BEACON TAIL	B/T.	BEACON TAIL
82A. BEACON TAIL	B/T.	BEACON TAIL
83A. BEACON TAIL	B/T.	BEACON TAIL
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89A. BEACON TAIL	B/T.	BEACON TAIL
90A. BEACON TAIL	B/T.	BEACON TAIL
91A. BEACON TAIL	B/T.	BEACON TAIL
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AS-BUILT DRAWING



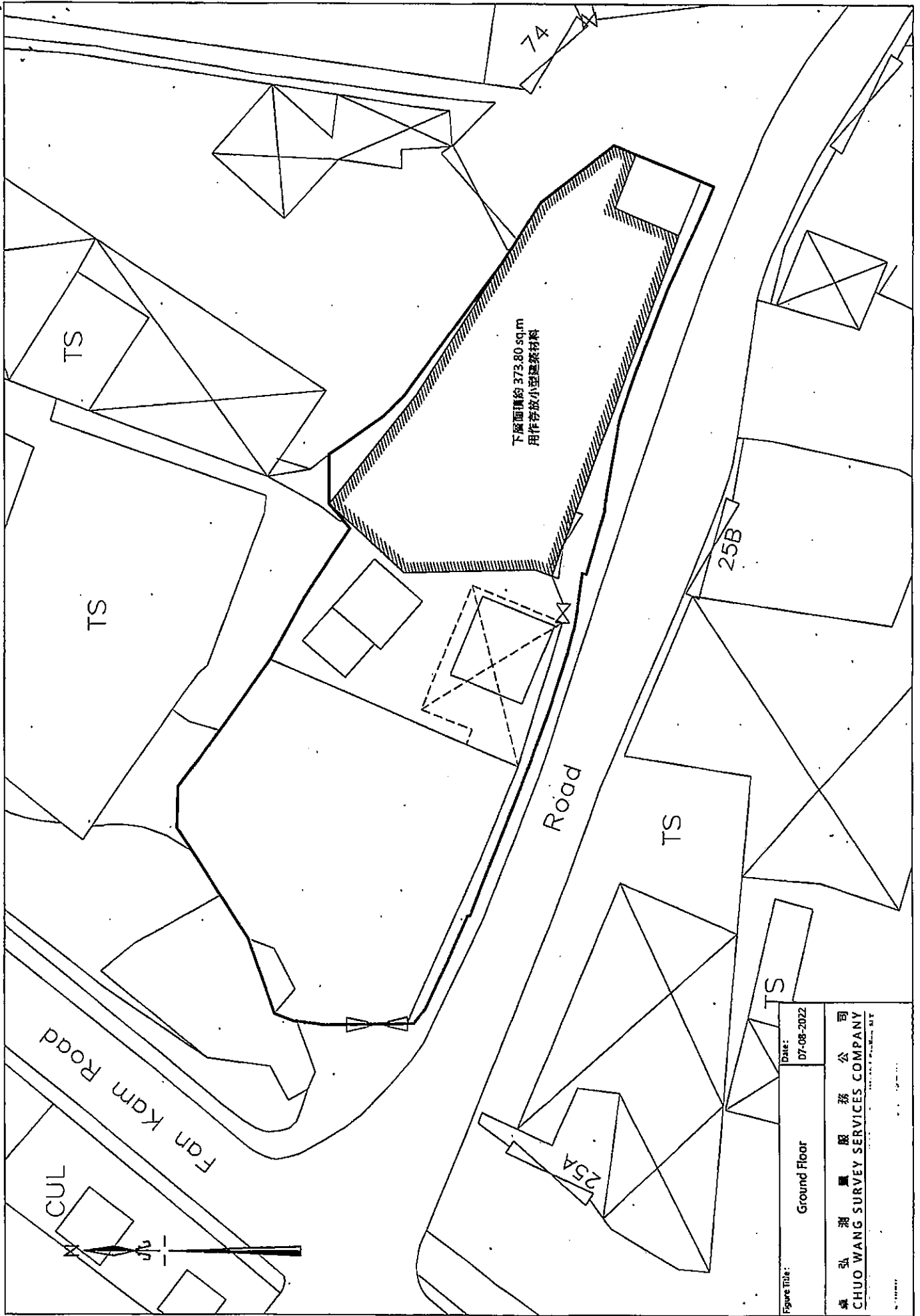
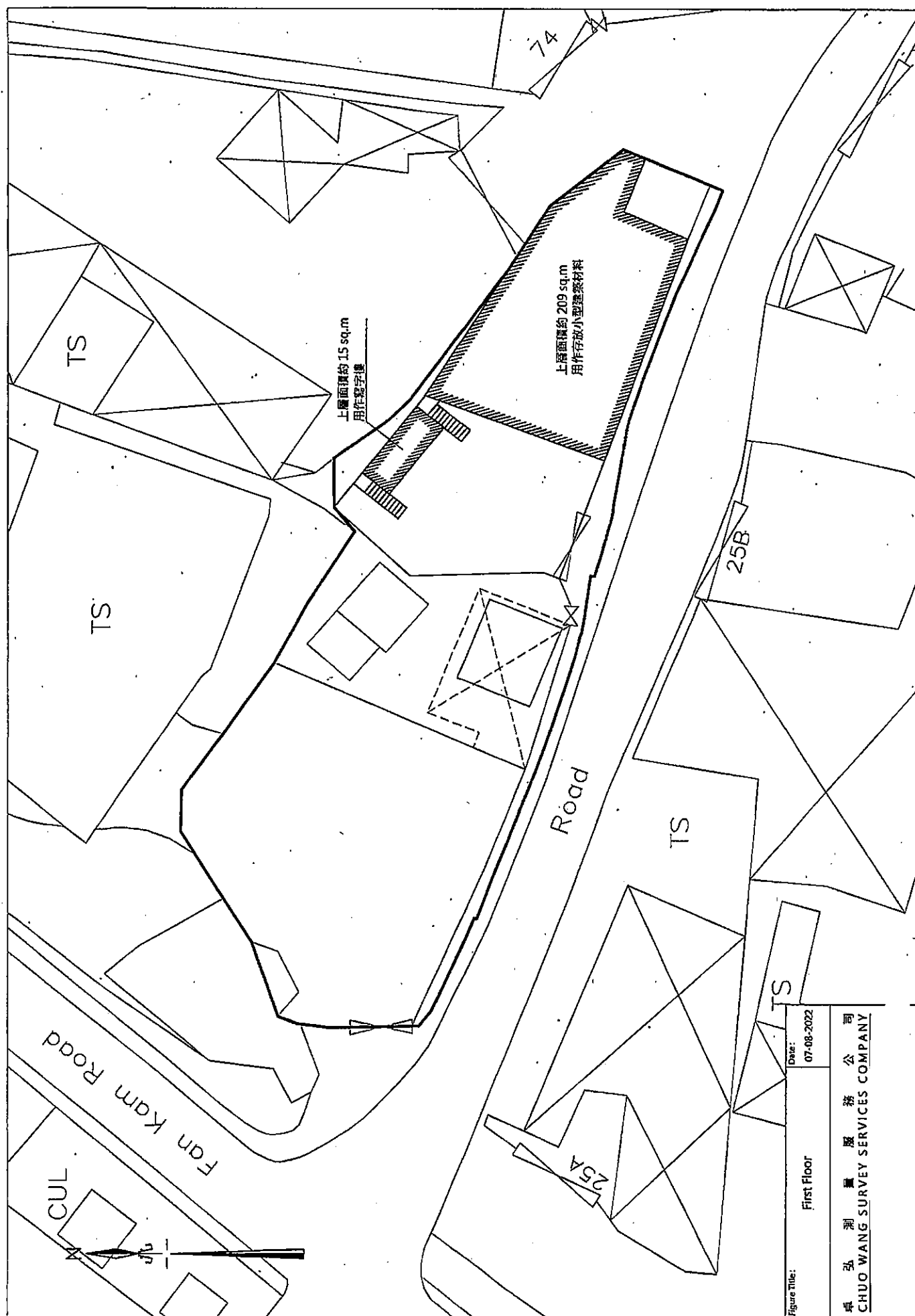


Figure Title: Ground Floor Date: 07-08-2022

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY



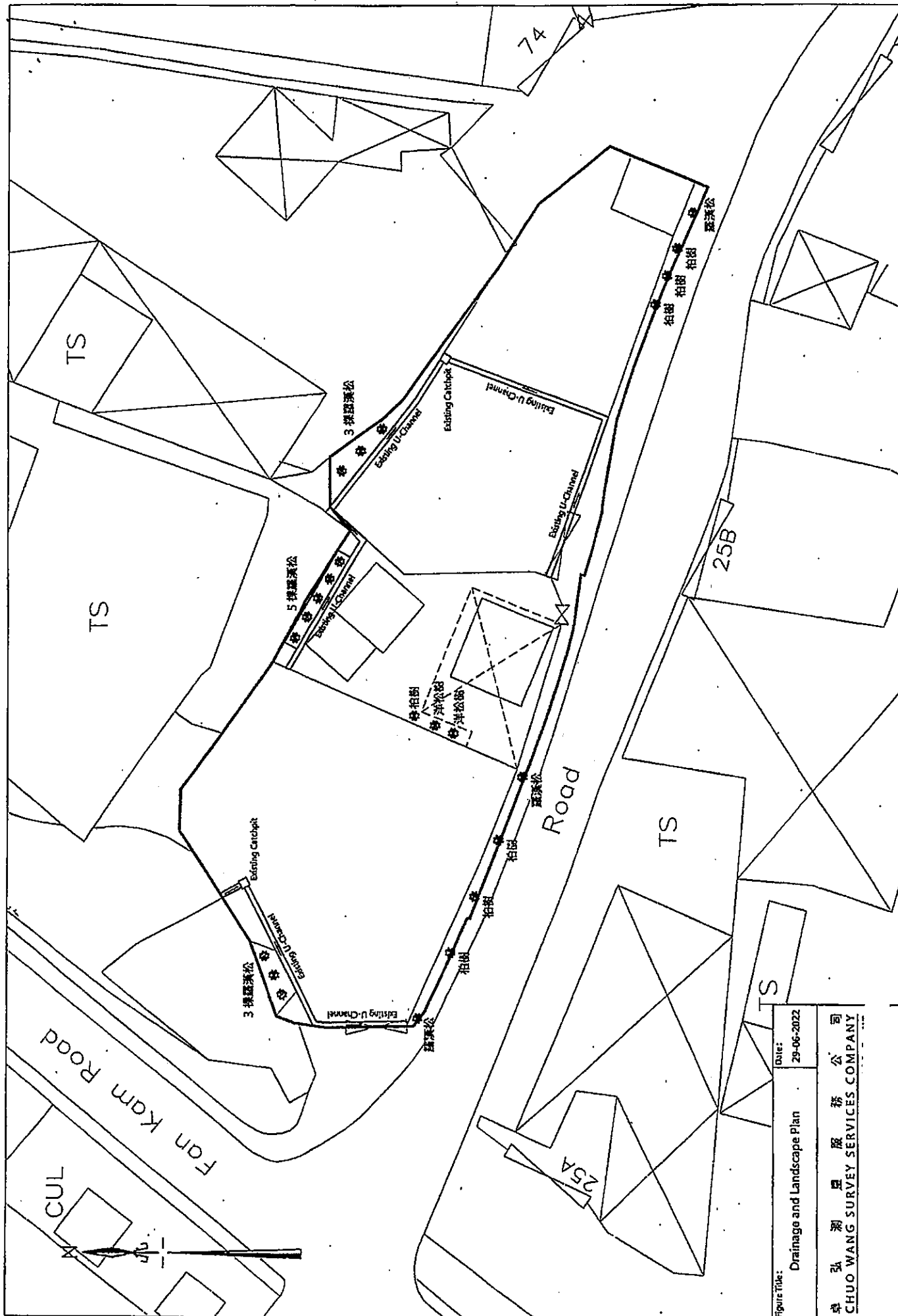


Figure Title: Drainage and Landscape Plan

Date: 29-06-2022

卓弘測量服務公司
CHUO WANG SURVEY SERVICES COMPANY

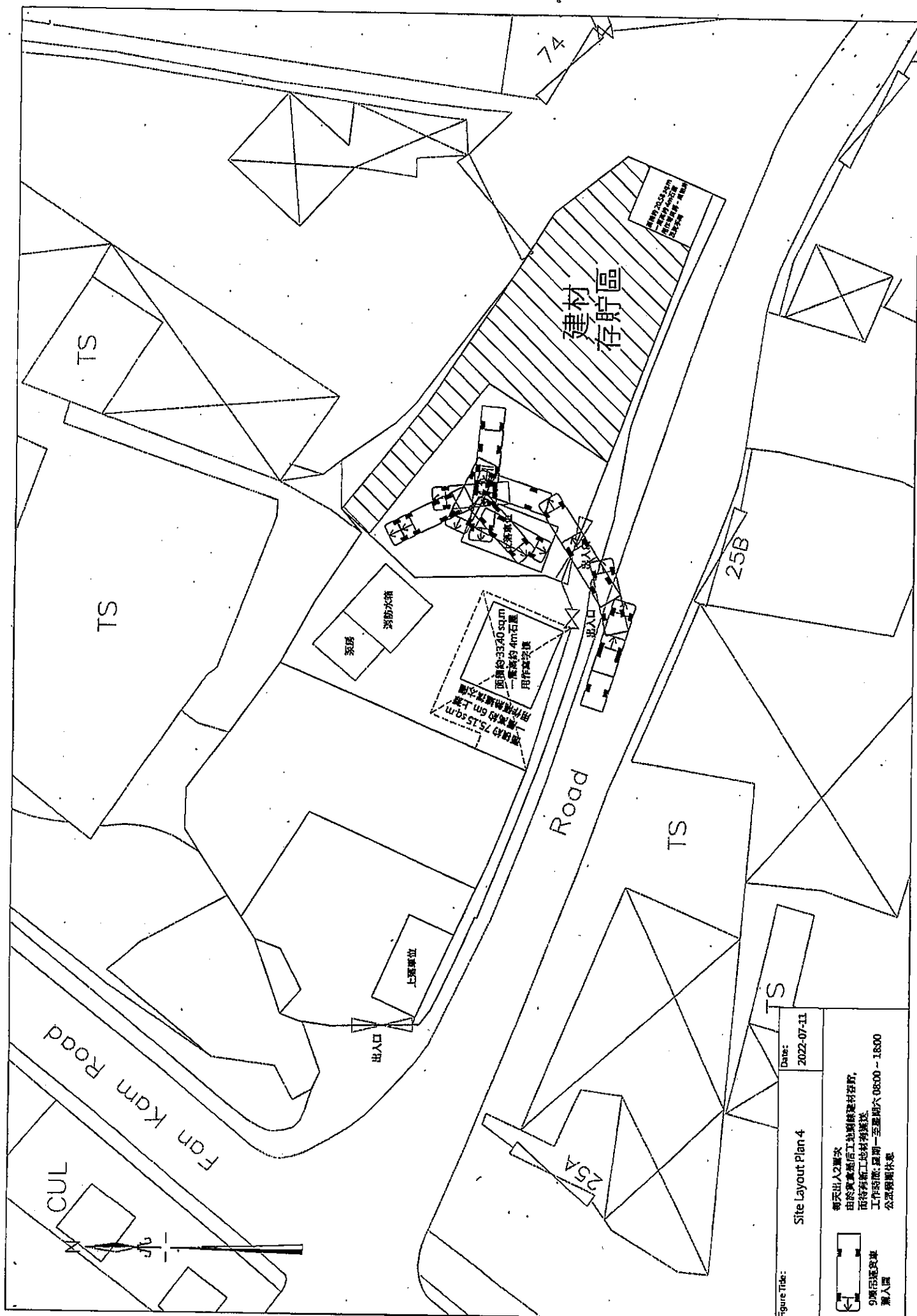


Figure Title: Site Layout Plan 4 Date: 2022-07-11

每天出入2萬次
由於興建後工地將建材料存貯，
而待有施工材料堆積，
工作時間：星期一至星期六 08:00 - 18:00
公眾假期休息



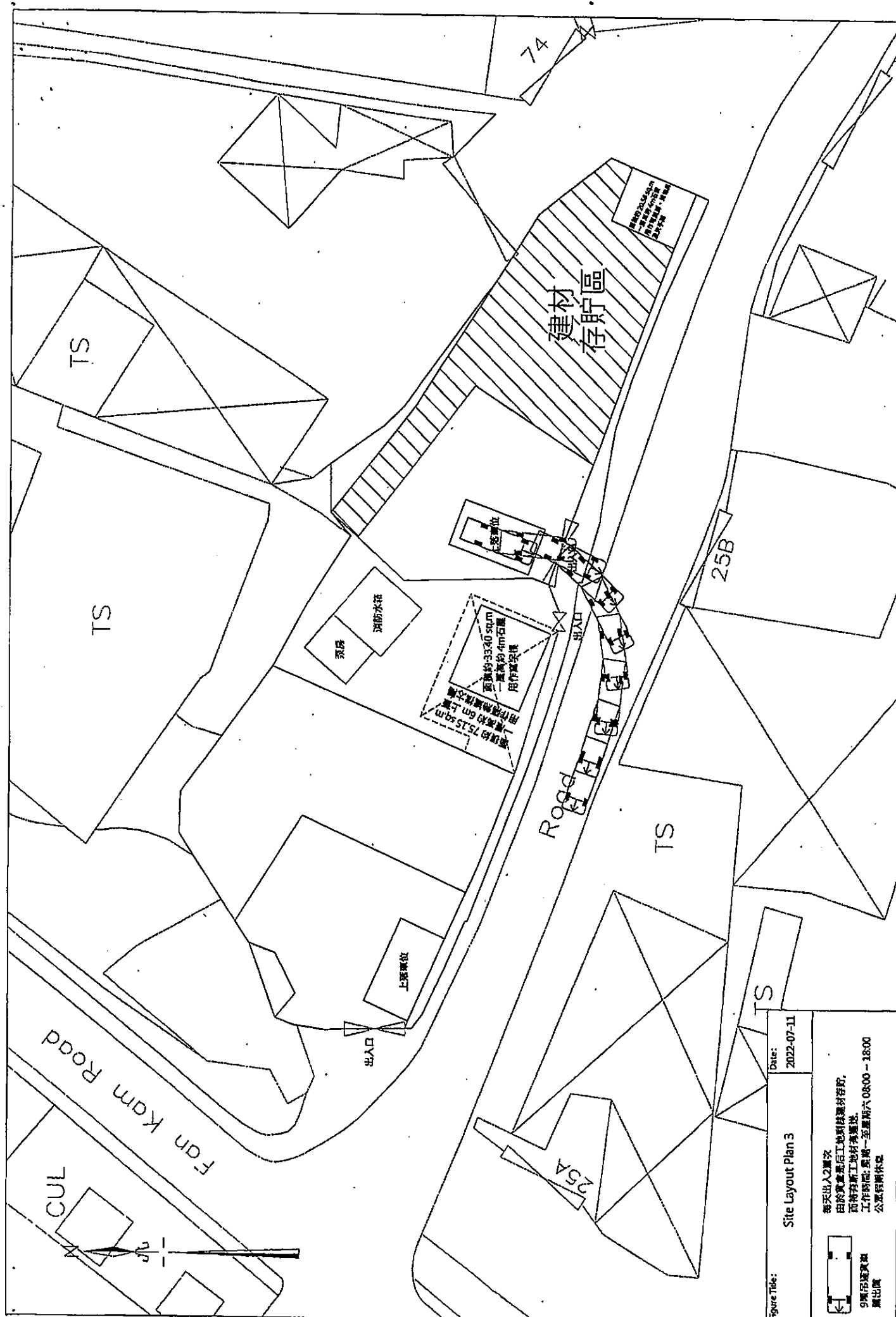


Figure Title: Site Layout Plan 3

Date: 2022-07-11

每天出入2萬次
由於興建屋后工地剩餘建材料存貯，
而待拉車工材料來運送。
工作時間：星期一至星期六 08:00 - 18:00
公眾假期休息

9萬公頃及
輸出

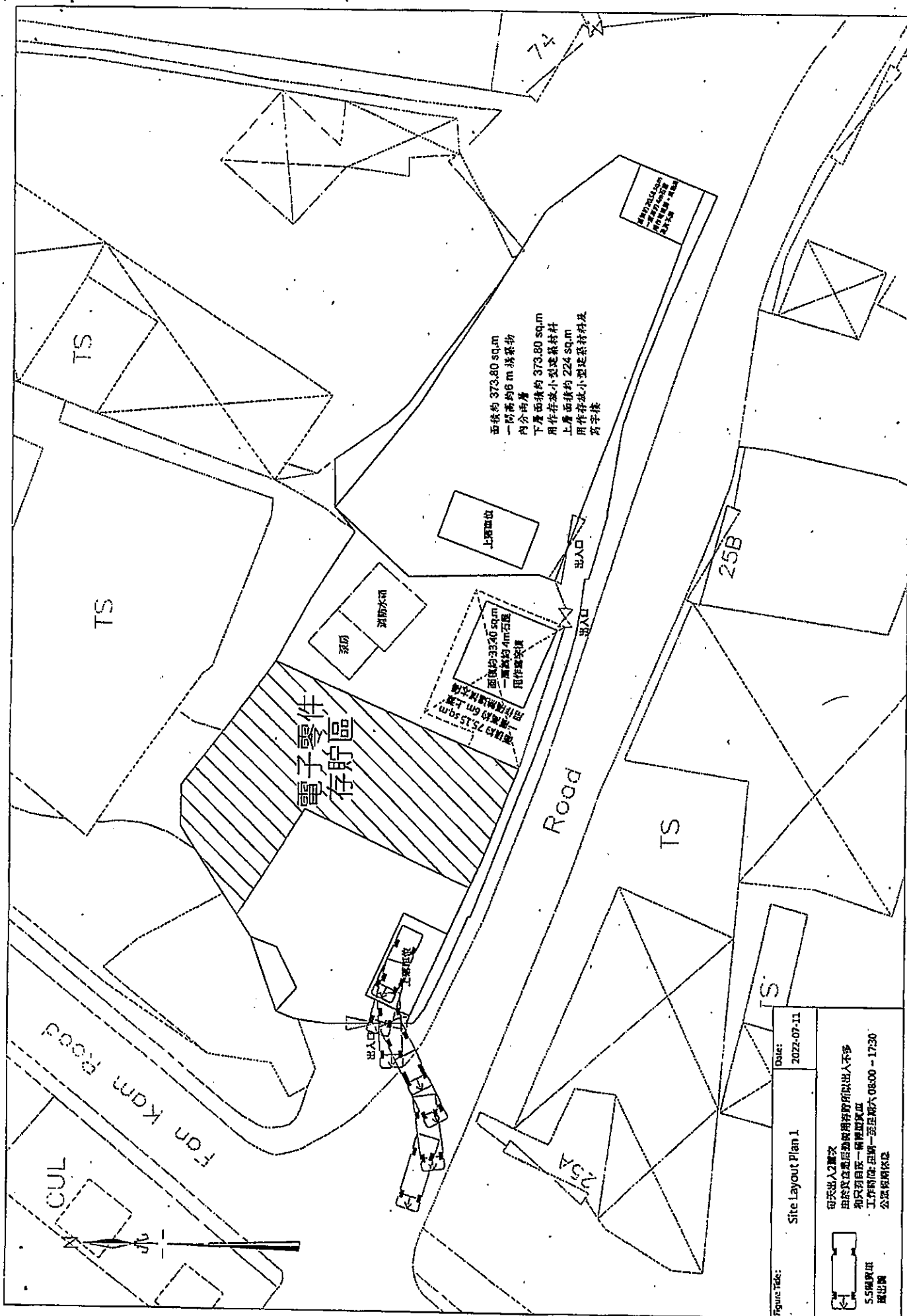


Figure 1: Site Layout Plan 1

Due to the large number of people entering and leaving the site, it is necessary to set up a security guard post and a security guard post. The security guard post is located at the entrance of the site, and the security guard post is located at the exit of the site. The security guard post is located at the entrance of the site, and the security guard post is located at the exit of the site.

致城市規劃委員會秘書處：

有關規劃申請編號 A/NE-KTS/514

本人之前提交文件有些錯誤，現補上
銀請署長查閱 謝謝！

致上

規劃主任 以 簽

RECEIVED
2022 SEP 19 P 12: 14
TOWN PLANNING BOARD

2022年9月10日

申請人 蘇鎮雄 上
蘇女

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

MR: Wong Chun Hung 黃鎮雄先生, MS: TO NIL 蘇女士。

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)新界上水古洞南棠盤下村第166約地段
1669 AIRP(部份) 1670 AIRP, 1671A1, 1673A, 1675B1AIRP
(部份)及毗鄰政府土地。(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積☐ Site area 地盤面積 1086.09 sq.m 平方米 ☒ About 約☐ Gross floor area 總樓面面積 1167.58 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)582.28 sq.m 平方米 ☒ About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時貨倉存放(電子零件及建築材料) 連附屬寫字樓。 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	17,591 sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	910,18 sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
Proposed domestic floor area 擬議住用樓面面積	Nil sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1167.58 sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	1167.58 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)	
①貨倉(406.66平方米,高6-7米)內放電子零件,②太陽度棚(75.15平方米,高6米)內做寫字樓(33.40平方米,高4米),③泵房(12.83平方米,高2.75),水池(21.16平方米,高3.35米),④貨倉(373.80平方米,高6米)共兩層,下層存放建築材料,上層用作寫字樓和存放小型建築材料(224平方米,高2.4米),⑤什物及電制房和洗手間(20.58平方米,高4米)。	
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 旅遊巴士位	.....
Light Goods Vehicle Spaces 輕型貨車車位	2
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)	.....

(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	☐ 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 1167.58	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	7.5 m 米 ☒ (Not more than 不多於)	
		2 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	77.95 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lays 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) _____ _____		2 2

規 劃 署

消防已批准



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

Planning Department

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

來函編號 Your Reference :
本署編號 Our Reference : TPB/A/NE-KTS/472
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

郵遞函件

黃鎮雄、蘇女

先生/女士：

規劃申請編號：A/NE-KTS/472

履行規劃許可附帶條件(f)項 - 提交消防裝置及滅火水源建議；及
規劃許可附帶條件(g)項 - 落實消防裝置及滅火水源建議；

本處於二零一九年九月二十六日收到你提交的消防裝置文件，以履行上述規劃許可附帶條件。繼本署十一月五日的信件，現通知消防處對閣下所提交的文件表示可以接受。因此，你已履行規劃許可附帶條件(f)及(g)項。此外，消防處亦提醒你須時刻妥為維修保養地盤內現有的消防裝置。

如你對有關意見有疑問，請直接聯絡消防處陳銘冲先生(電話：2733 7735)。

規劃署

粉嶺、上水及元朗東規劃專員

(劉寶儀女士



)

二零一九年十二月十一日

副本送 / 存
消防處處長

(經辦人：陳銘冲先生)

(傳真：2739 8775)

內部

總城市規劃師/城市規劃委員會(2)
地盤檔案

WL/SHL/SL

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 E
District Planning Office
12/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.

來函編號 Your Reference
本署編號 Our Reference () in TPB/A/NE-KTS/415
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057 / 3106 4153

掛號函

黃鎮雄及蘇女

黃先生、蘇女士：

在劃為「康樂」地帶的上水古洞南第100約
地段第1669號A分段第1小分段餘段（部分）、
第1670號A分段第1小分段餘段、
第1671號A分段第1小分段、第1673號A分段及
第1675號B分段第1小分段A分段餘段（部分）
和毗連政府土地

臨時存放寵物用品及飲品，並闢設附屬辦公室（為期三年）

（履行規劃申請編號 A/NE-KTS/415 的規劃許可附帶條件(g)項）

就標題所述的發展，城市規劃委員會(城規會)於二零一六年七月十五日批給規劃許可，並附有附帶條件。本署於二零一六年八月二十二日收到閣下提交有關設置滅火筒的有關文件。

就附帶條件(g)項(即設置滅火筒)，消防處已審核 閣下所提交的文件，並對有關文件表示滿意。因此，閣下已履行規劃許可附帶條件(g)項。

新界上水營盤下村古洞南區。
第100約地段 1669 AIR (部份) 1670 AIR
1671 AI, 1673 A, 1675 B IAR (部份) 及毗
鄰政府地。 種樹的圖

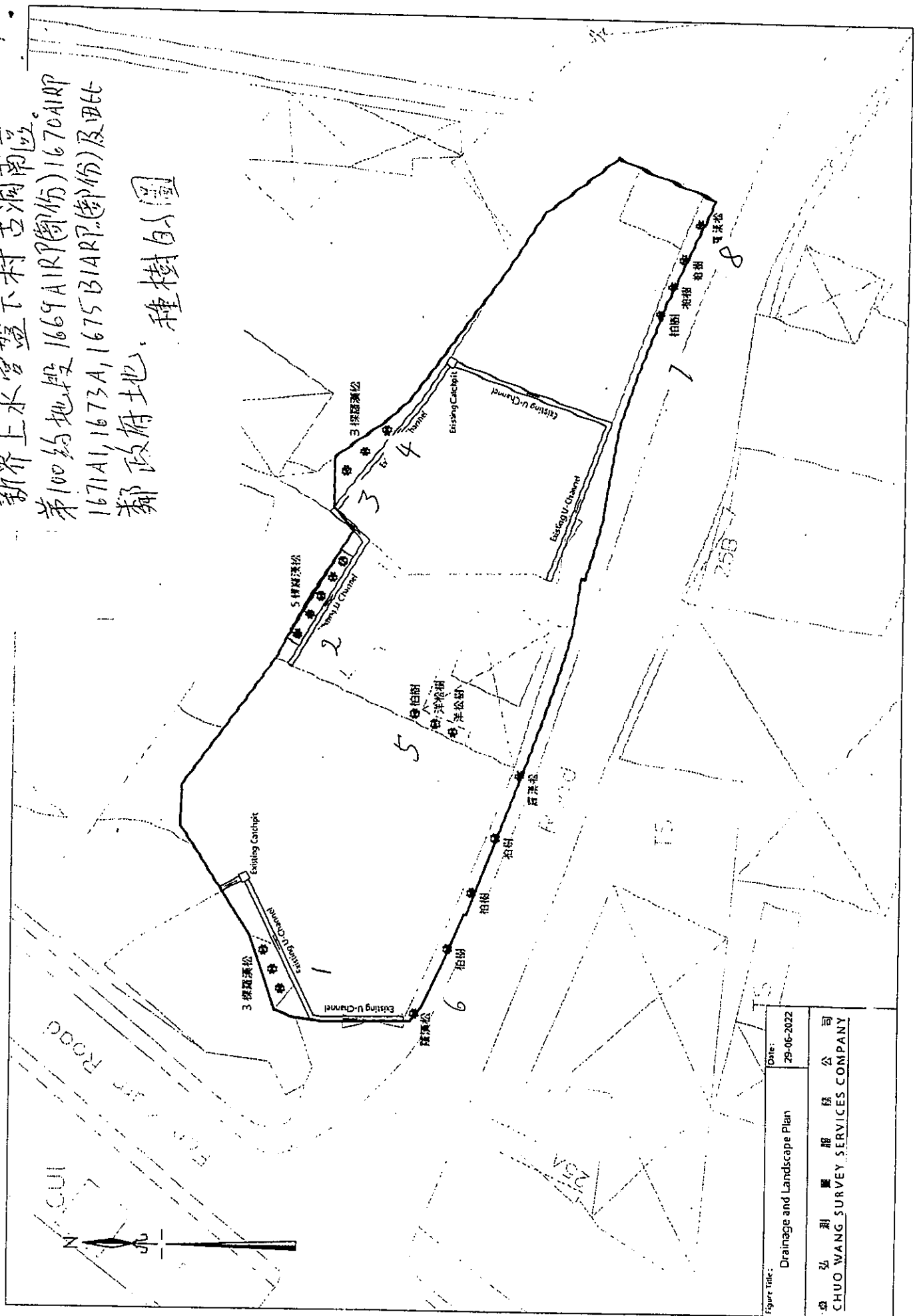
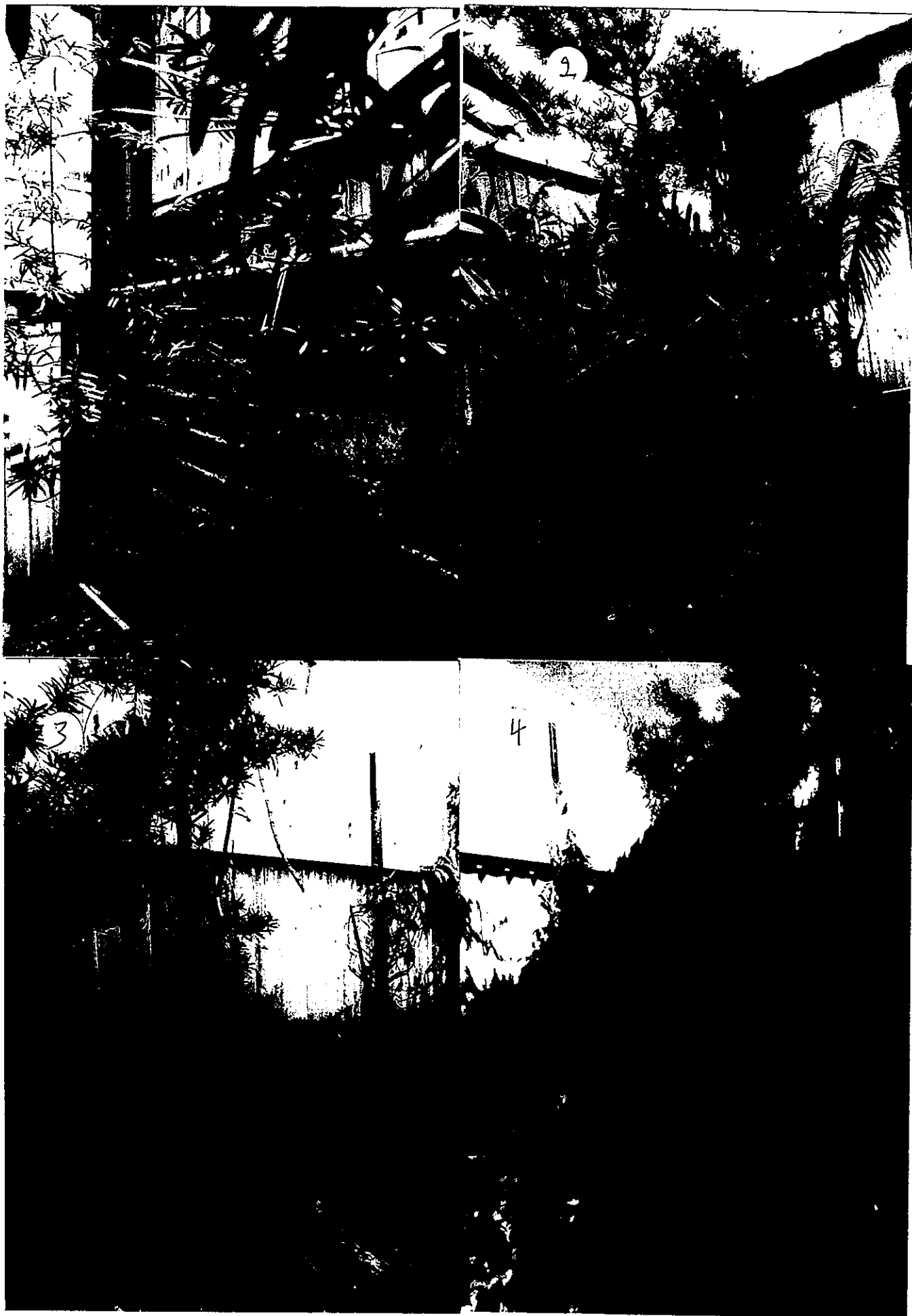


Figure Title: Drainage and Landscape Plan
Date: 29-06-2022

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY



A/NE-KTS/514



A/NE-KTS/514

新界上水營盤下村古洞南區。
第100約地段 1669 AIRP(部份) 1670 AIRP
1671 AI, 1673 A, 1675 B IARP(部份) 及田比
鄰政府土地。
種樹的圖

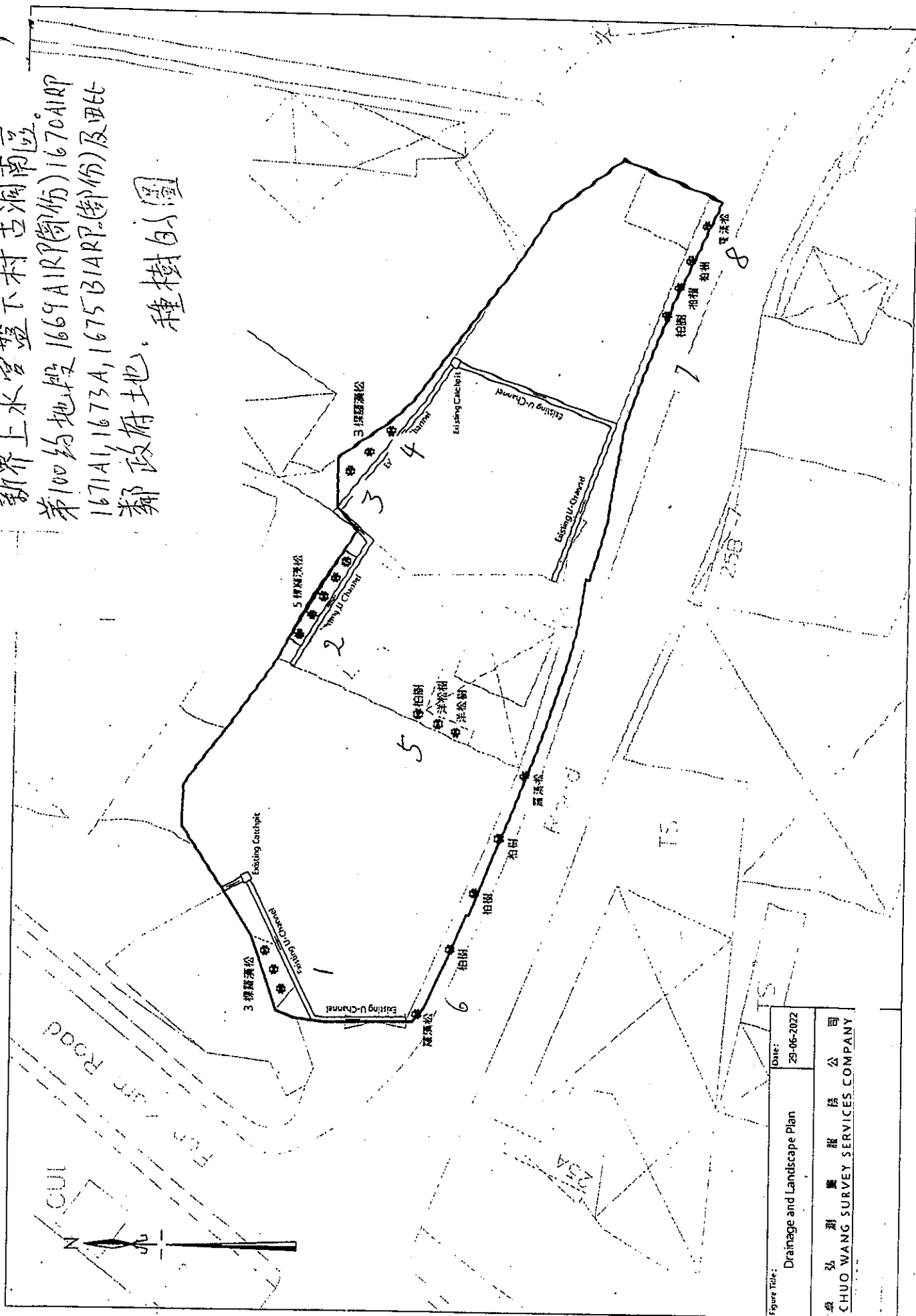
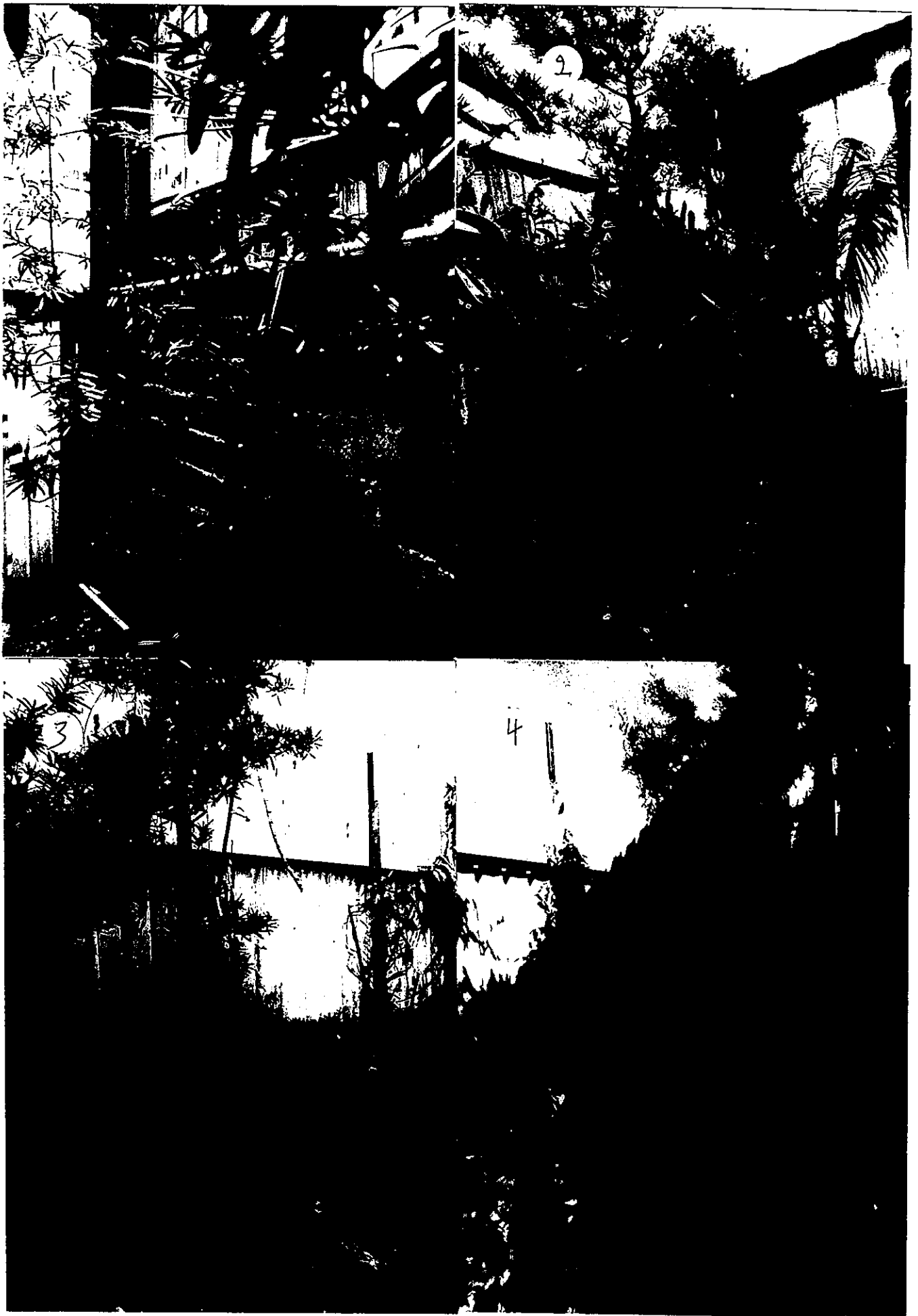
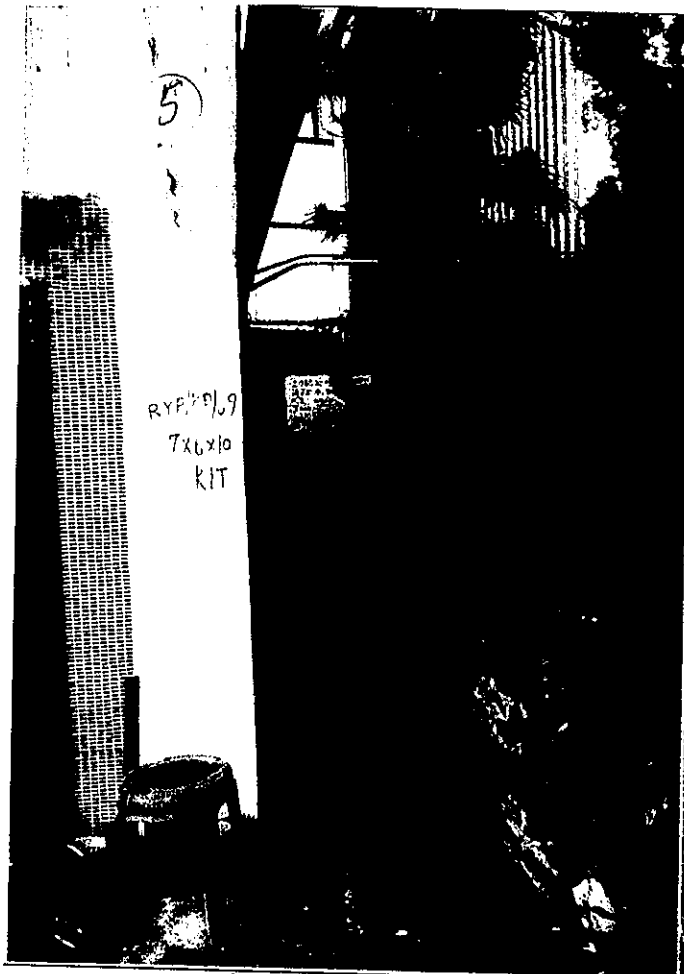


Figure Title:	Drainage and Landscape Plan	
	Date:	29-06-2022
卓弘測量服務公司		
CHUO WANG SURVEY SERVICES COMPANY		



A/NE-KTS/514



A/NE - KTS/514

新界上水營盤下村古洞南區
第100約地段 1669AIR(部份) 1670AIR
1671A1, 1673A, 1675B1AIR(部份) 及毗
鄰政府土地。 種樹位置圖

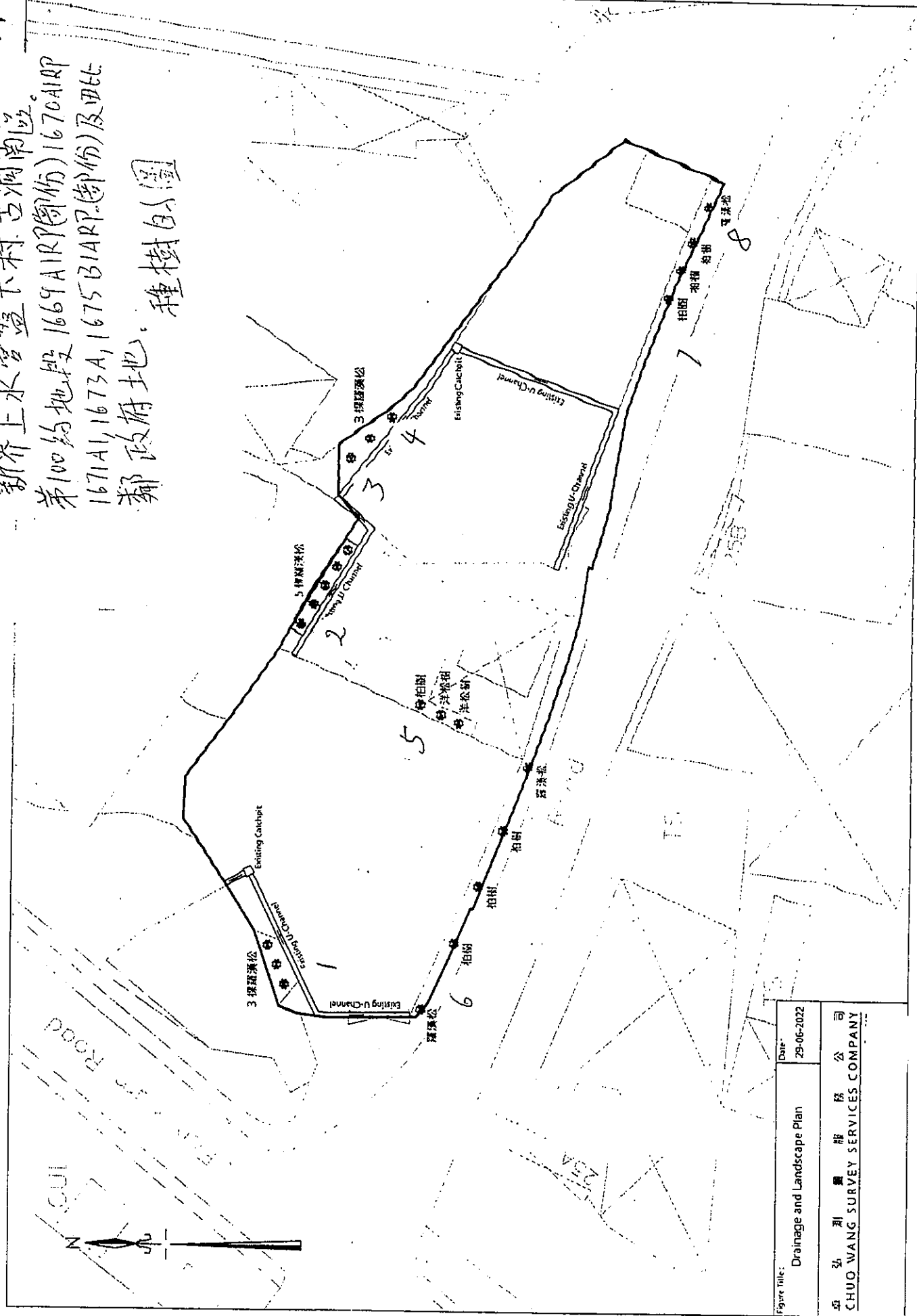
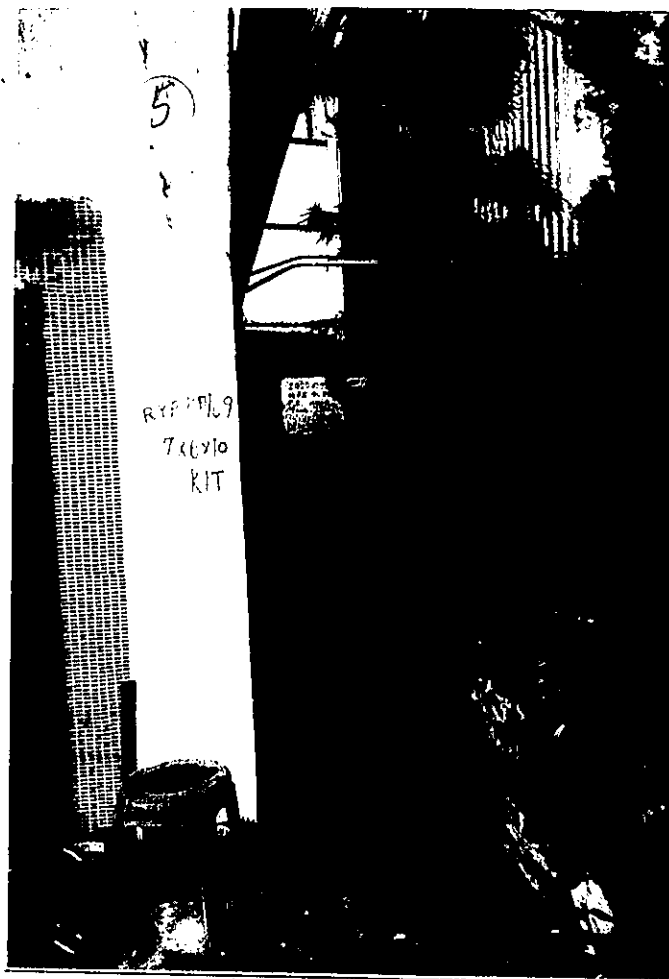


Figure Title:	Drainage and Landscape Plan	Date:	29-06-2022
卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY			



A/NE-KTS/514



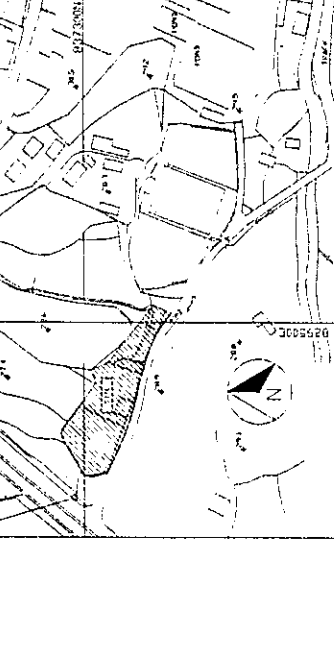
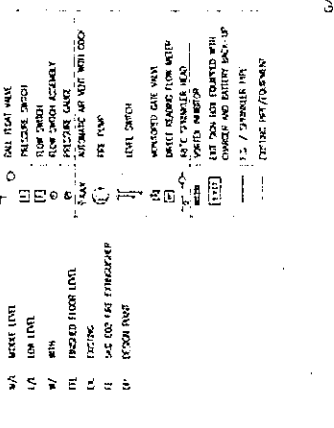
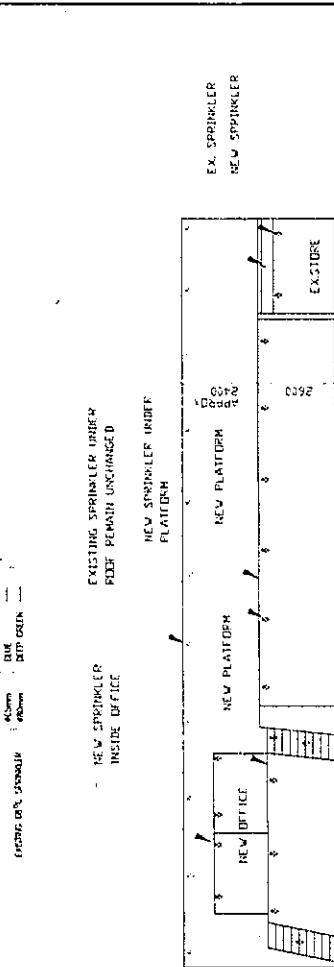
A/NE - KTS/514

SECTION	LOCATION	DATE	REVISION
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SECTION	LOCATION	DATE	REVISION



LEGEND

SECTIONAL VIEW X-X (SCALE 1:100)

GROUND FLOOR PLAN (SCALE 1:100)

LEGEND

SECTIONAL VIEW X-X (SCALE 1:100)

GROUND FLOOR PLAN (SCALE 1:100)

LEGEND

SECTIONAL VIEW X-X (SCALE 1:100)

GROUND FLOOR PLAN (SCALE 1:100)

LEGEND

SECTIONAL VIEW X-X (SCALE 1:100)

GROUND FLOOR PLAN (SCALE 1:100)

LEGEND

SECTIONAL VIEW X-X (SCALE 1:100)

GROUND FLOOR PLAN (SCALE 1:100)

LEGEND

SECTIONAL VIEW X-X (SCALE 1:100)

GROUND FLOOR PLAN (SCALE 1:100)

LEGEND

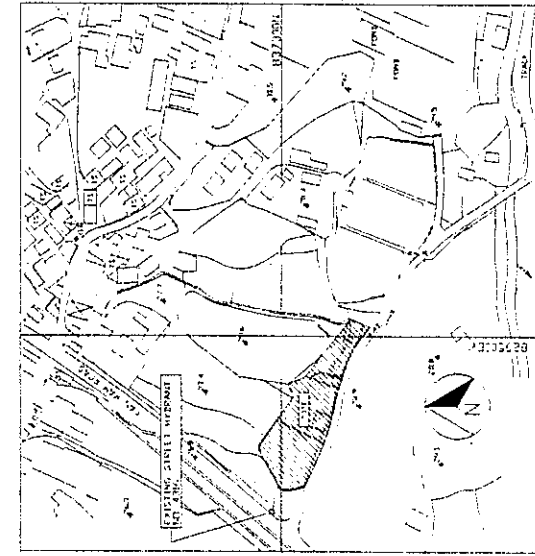
SECTIONAL VIEW X-X (SCALE 1:100)

GROUND FLOOR PLAN (SCALE 1:100)

LEGEND

SECTIONAL VIEW X-X (SCALE 1:100)

GROUND FLOOR PLAN (SCALE 1:100)



BLOCK PLAN SCALE 1:1000

ABBREVIATION

1/1	1/2	1/3	1/4	1/5	1/6	1/7	1/8	1/9	1/10	1/11	1/12	1/13	1/14	1/15	1/16	1/17	1/18	1/19	1/20	1/21	1/22	1/23	1/24	1/25	1/26	1/27	1/28	1/29	1/30	1/31	1/32	1/33	1/34	1/35	1/36	1/37	1/38	1/39	1/40	1/41	1/42	1/43	1/44	1/45	1/46	1/47	1/48	1/49	1/50	1/51	1/52	1/53	1/54	1/55	1/56	1/57	1/58	1/59	1/60	1/61	1/62	1/63	1/64	1/65	1/66	1/67	1/68	1/69	1/70	1/71	1/72	1/73	1/74	1/75	1/76	1/77	1/78	1/79	1/80	1/81	1/82	1/83	1/84	1/85	1/86	1/87	1/88	1/89	1/90	1/91	1/92	1/93	1/94	1/95	1/96	1/97	1/98	1/99	1/100
1/1	1/2	1/3	1/4	1/5	1/6	1/7	1/8	1/9	1/10	1/11	1/12	1/13	1/14	1/15	1/16	1/17	1/18	1/19	1/20	1/21	1/22	1/23	1/24	1/25	1/26	1/27	1/28	1/29	1/30	1/31	1/32	1/33	1/34	1/35	1/36	1/37	1/38	1/39	1/40	1/41	1/42	1/43	1/44	1/45	1/46	1/47	1/48	1/49	1/50	1/51	1/52	1/53	1/54	1/55	1/56	1/57	1/58	1/59	1/60	1/61	1/62	1/63	1/64	1/65	1/66	1/67	1/68	1/69	1/70	1/71	1/72	1/73	1/74	1/75	1/76	1/77	1/78	1/79	1/80	1/81	1/82	1/83	1/84	1/85	1/86	1/87	1/88	1/89	1/90	1/91	1/92	1/93	1/94	1/95	1/96	1/97	1/98	1/99	1/100

SYMBOL	DESCRIPTION																																																																																																		
1	1/2	1/3	1/4	1/5	1/6	1/7	1/8	1/9	1/10	1/11	1/12	1/13	1/14	1/15	1/16	1/17	1/18	1/19	1/20	1/21	1/22	1/23	1/24	1/25	1/26	1/27	1/28	1/29	1/30	1/31	1/32	1/33	1/34	1/35	1/36	1/37	1/38	1/39	1/40	1/41	1/42	1/43	1/44	1/45	1/46	1/47	1/48	1/49	1/50	1/51	1/52	1/53	1/54	1/55	1/56	1/57	1/58	1/59	1/60	1/61	1/62	1/63	1/64	1/65	1/66	1/67	1/68	1/69	1/70	1/71	1/72	1/73	1/74	1/75	1/76	1/77	1/78	1/79	1/80	1/81	1/82	1/83	1/84	1/85	1/86	1/87	1/88	1/89	1/90	1/91	1/92	1/93	1/94	1/95	1/96	1/97	1/98	1/99	1/100

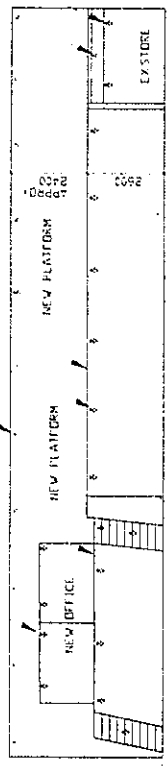
SCHEDULE OF PIPE MATERIALS	
LOCATION	USAGE
ANYWHERE	PIPE WORK UP TO 2" & FOLLOWING 150MM DIAMETER

PIPE COLOUR CODE

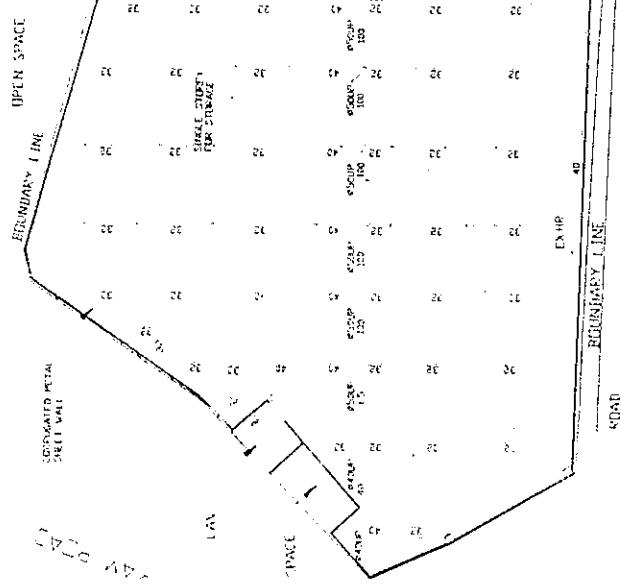
LEGEND

SYMBOL	DESCRIPTION																																																																																																		
1/1	1/2	1/3	1/4	1/5	1/6	1/7	1/8	1/9	1/10	1/11	1/12	1/13	1/14	1/15	1/16	1/17	1/18	1/19	1/20	1/21	1/22	1/23	1/24	1/25	1/26	1/27	1/28	1/29	1/30	1/31	1/32	1/33	1/34	1/35	1/36	1/37	1/38	1/39	1/40	1/41	1/42	1/43	1/44	1/45	1/46	1/47	1/48	1/49	1/50	1/51	1/52	1/53	1/54	1/55	1/56	1/57	1/58	1/59	1/60	1/61	1/62	1/63	1/64	1/65	1/66	1/67	1/68	1/69	1/70	1/71	1/72	1/73	1/74	1/75	1/76	1/77	1/78	1/79	1/80	1/81	1/82	1/83	1/84	1/85	1/86	1/87	1/88	1/89	1/90	1/91	1/92	1/93	1/94	1/95	1/96	1/97	1/98	1/99	1/100

SECTIONAL VIEW X-X (SCALE: 1:100)



EX F'S CONTROL PANEL FOR SPRINKLER & EX. MANUAL FIRE ALARM CONTROL PANEL
 SPRINKLER PUMP STARTER CONTROL PANEL
 EX SPRINKLER PUMP SET
 EX SPRINKLER CONTROL VALVE OPIBUP AND FLOW SWITCH ASSEMBLY
 EXISTING SPRINKLER PUMP ROOM
 EXISTING SPRINKLER WATER TANK
 NEW PLATFORM AND OFFICE
 NEW PLATFORM
 NEW SPRINKLER UNDER STEEL OFFICE
 EXISTING SPRINKLER UNDER STEEL REMAIN UNDISTURBED
 NEW SPRINKLER UNDER PLATFORM
 EX STORE
 EX SPRINKLER
 NEW SPRINKLER



GROUND FLOOR PLAN (SCALE: 1:100)

SPRINKLER AND FIRE SYSTEM LAYOUT PLAN, SECTIONAL VIEW, BLOCK PLAN, LEGEND, ABBREVIATION, SCHEDULE OF PIPE MATERIAL, PIPE COLOUR CODE

CONTRACTOR

NEW EXTEND ENGINEERING LTD.

PROJECT

LAYOUT PLAN FOR 100, 105, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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



Fw: 城規會檔案號碼: TPB/A/NE-KTS/514
03/10/2022 22:11

From: perry Lee
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

1 attachment



z Combine2022年10月1日.pdf



02

致: 城規會/有關人士

檔案號碼: TPB/A/NE-KTS/514

Planning Application TPB/A/NE-KTS/514

事項: 回復信函

回復1. 在圖P1~P3中示

備註: 1. 5.5噸輕型貨車1輛, 車輛出入每日為2架次. 時間為10:00 ~ 16:30

2. 5.5噸輕型貨車1輛, 車輛出入每日為2架次. 時間為09:30 ~ 16:30

申請人聘任 李偉良 先生作為顧問

李偉良先生

2022年10月01日

致: 城規會/有關人士

檔案號碼: TPB/A/NE-KTS/514

Planning Application TPB/A/NE-KTS/514

事項: 回復信函

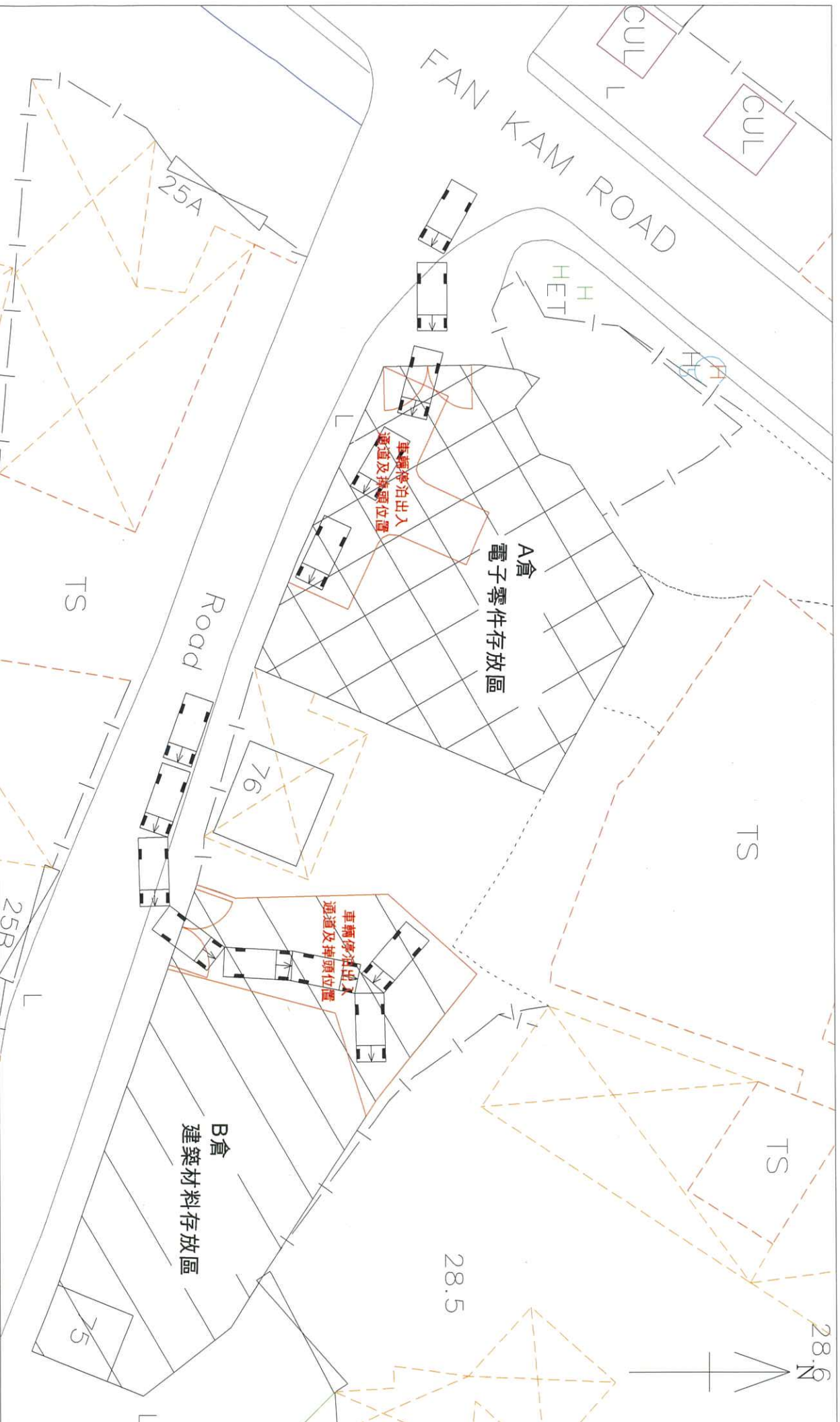
回復 1. 在圖 P1~P3 中示

- 備註:
1. 5.5 噸輕型貨車 1 輛, 車輛出入每日為 2 架次, 時間為 10:00 ~ 16:30
 2. 5.5 噸輕型貨車 1 輛, 車輛出入每日為 2 架次, 時間為 09:30 ~ 16:30

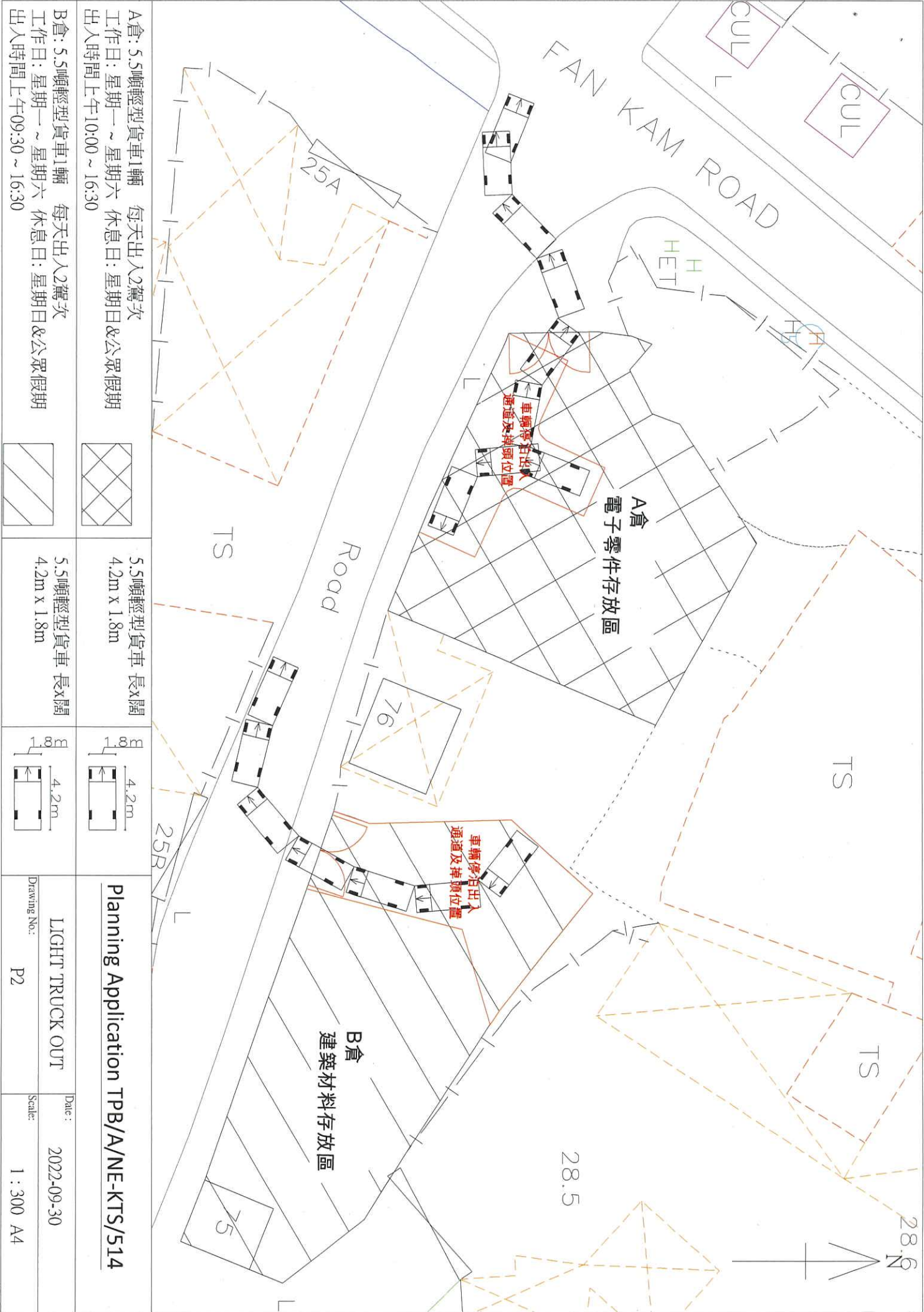
申請人聘任 李偉良 先生作為顧問

李偉良先生

2022 年 10 月 01 日



A倉: 5.5噸輕型貨車1輛 每天出入2駕次 工作日: 星期一 ~ 星期六 休息日: 星期日&公眾假期 出入時間上午10:00 ~ 16:30		5.5噸輕型貨車 長x闊 4.2m x 1.8m		<u>Planning Application TPB/A/NE-KTS/514</u>		
B倉: 5.5噸輕型貨車1輛 每天出入2駕次 工作日: 星期一 ~ 星期六 休息日: 星期日&公眾假期 出入時間上午09:30 ~ 16:30		5.5噸輕型貨車 長x闊 4.2m x 1.8m				
LIGHT TRUCK OUT		Date: 2022-09-30				
Drawing No: P2		Scale: 1 : 300 A4				



A倉: 5.5噸輕型貨車1輛 每天出入2駕次
工作日: 星期一至星期六 休息日: 星期日&公眾假期
出入時間上午10:00 ~ 16:30

5.5噸輕型貨車 長x闊
4.2m x 1.8m

Planning Application TPB/A/NE-KTS/514

B倉: 5.5噸輕型貨車1輛 每天出入2駕次
工作日: 星期一至星期六 休息日: 星期日&公眾假期
出入時間上午09:30 ~ 16:30

5.5噸輕型貨車 長x闊
4.2m x 1.8m

LIGHT TRUCK OUT
Drawing No.: P2
Date: 2022-09-30
Scale: 1 : 300 A4

https://www.google.com/search?q=知乎上哪用电动车的尺寸及...&btnG=Google

知乎

首发于 货代Agent

无碍碍

写文章

载重:1.8吨

长宽高:4.2*1.8*1.8

载货体积:13.6方



赞同 35

分享

知乎 Zhihu

赞同 35

8 条评论

分享

喜欢

收藏

申请转载

在这裡输入文字来搜寻

20:19 28°C 多云 1/10/2022

致城市規劃委員會秘書處：

有關規劃申請編號 A/NE-KTS/514

現本人補充些資料，呈上回復交通署的
圖，及回應消防署的文件，和種樹的圖
片，和排水的渠務，其上次是 A/NE-KTS/472
是沒有變的。請查收

致上

規劃主任台鑒

2022年12月15日

申請人

黃鎮雄
蘇

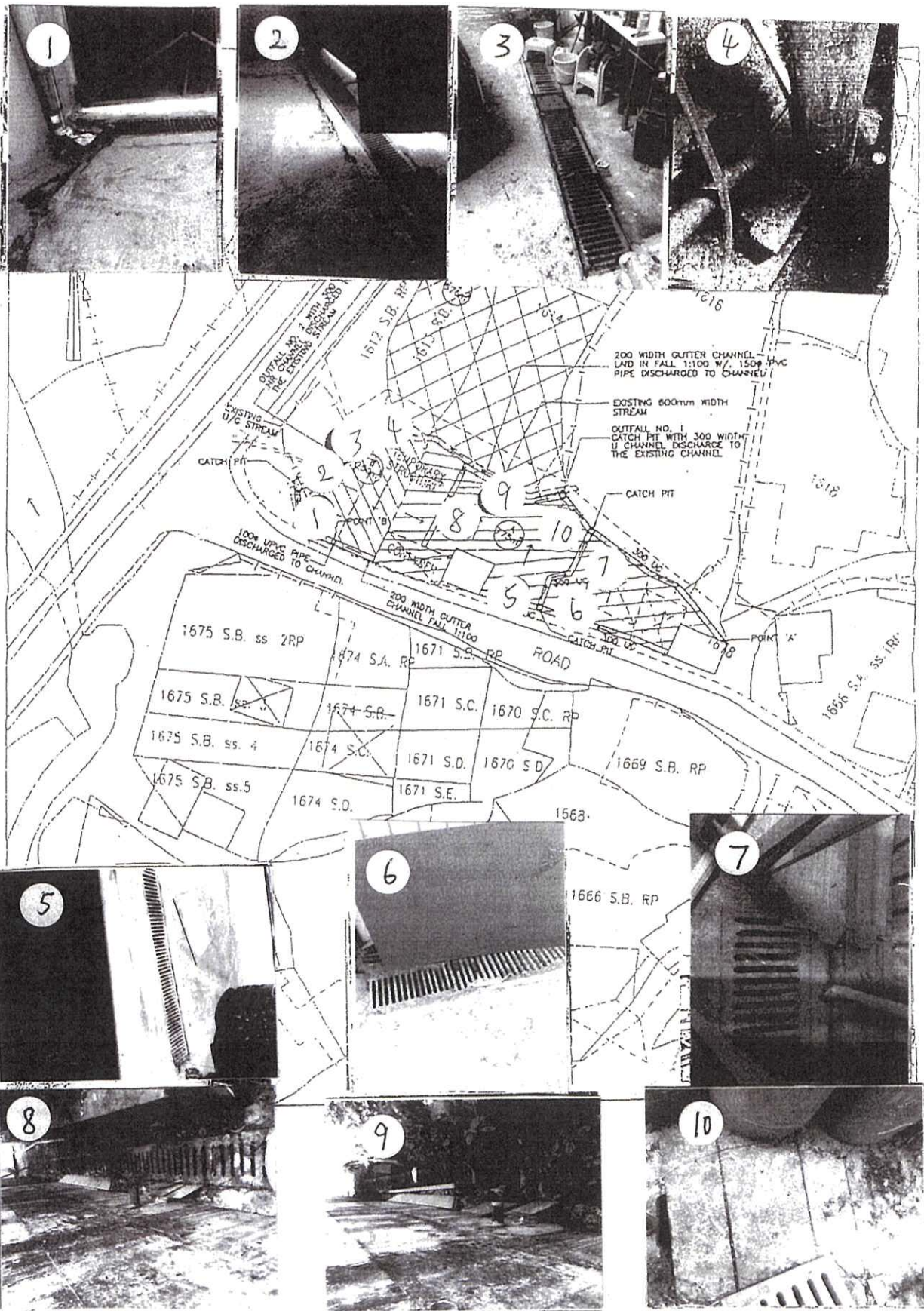
10/11/2022 11:39 AM

RECEIVED

11/12/2022 11:39 AM

16/12 2022 2 copies - 21.12.2022

→ 1: F53



Application No.: TPB/A/NE-KTS/514

新界上水營盤下村古洞南區。
第100約地段 1669AIRP(部份) 1670AIRP
1671A1, 1673A, 1675B1ARP(部份) 及毗鄰
政府地。

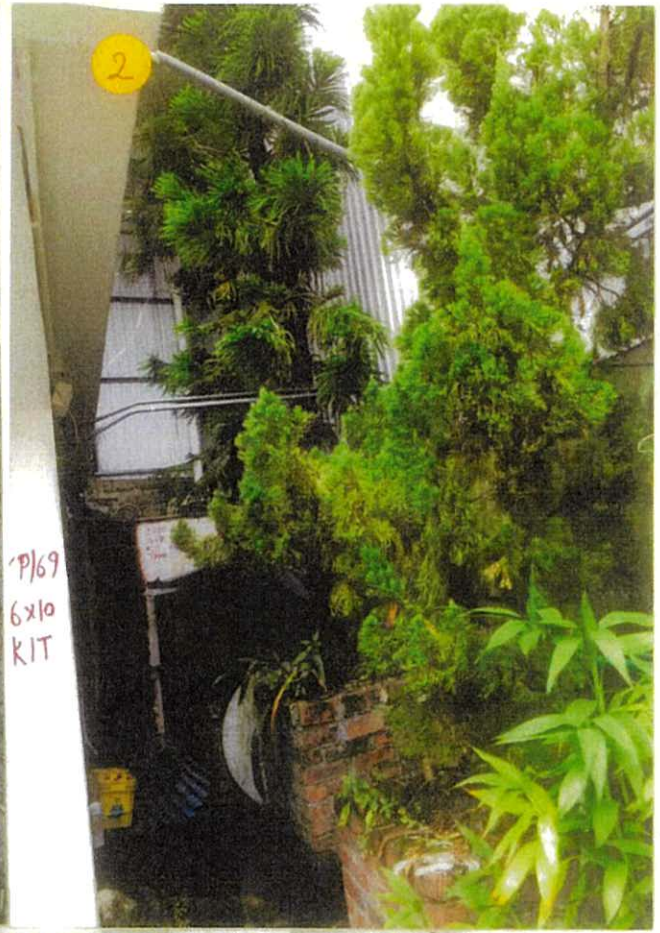
種樹的圖

A/NE-KTS/514



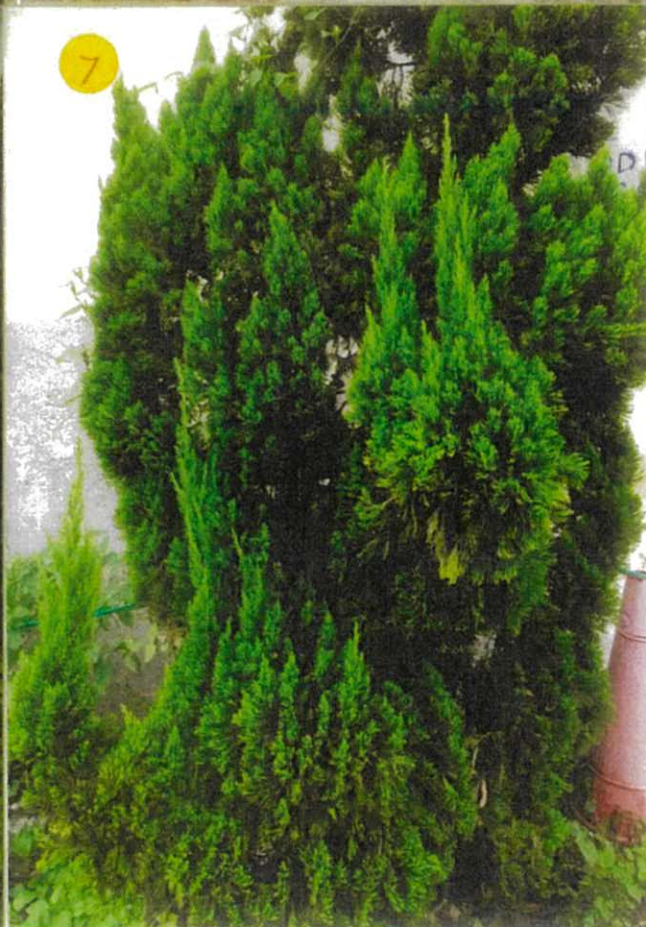
Figure Title: Drainage and Landscape Plan
Date: 29-06-2022

卓 弘 測 量 師 公 司
CHUO WANG SURVEY SERVICES COMPANY



在倉邊種的樹,在泥土中一夜

A/NE-KTS/514



A/NE-KTS/514 在倉邊種的樹,在泥土中生長



A/NE-KTS/514

在12月1日有位陳小姐
來睇樹,但開門看發現
泥土不對,現在換了。

致：城規會/有關人士

檔案號碼: TPB/A/NE-KTS/514

Planning Application TPB/A/NE-KTS/514

事項：回復信函

回復 1. 在圖 P1~P3 中示

- 備註：
1. 5.5 噸輕型貨車 1 輛，車輛出入每日為 2 架次，時間為 10:00 ~ 16:30
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申請人聘任 李偉良 先生作為顧問

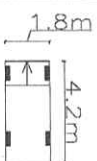
李偉良先生

2022 年 10 月 01 日



A倉: 5.5噸輕型貨車1輛 每天出入2駕次
 工作日: 星期一至星期六 休息日: 星期日&公眾假期
 出入時間上午10:00 ~ 16:30

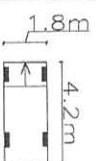
5.5噸輕型貨車 長x闊
 4.2m x 1.8m



Planning Application TPB/A/NE-KTS/514

B倉: 5.5噸輕型貨車1輛 每天出入2駕次
 工作日: 星期一至星期六 休息日: 星期日&公眾假期
 出入時間上午09:30 ~ 16:30

5.5噸輕型貨車 長x闊
 4.2m x 1.8m



LIGHT TRUCK OUT

Drawing No.:

P2

Date:

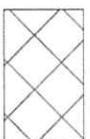
2022-09-30

Scale:

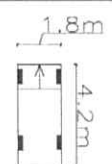
1 : 300 A4



A倉: 5.5噸輕型貨車1輛 每天出入2駕次
 工作日: 星期一至星期六 休息日: 星期日&公眾假期
 出入時間上午10:00 ~ 16:30



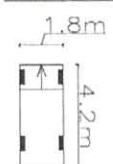
5.5噸輕型貨車 長x闊
 4.2m x 1.8m



B倉: 5.5噸輕型貨車1輛 每天出入2駕次
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 出入時間上午09:30 ~ 16:30



5.5噸輕型貨車 長x闊
 4.2m x 1.8m



Planning Application TPB/A/NE-KTS/514

LIGHT TRUCK OUT

Date: 2022-09-30

Drawing No.:

P2

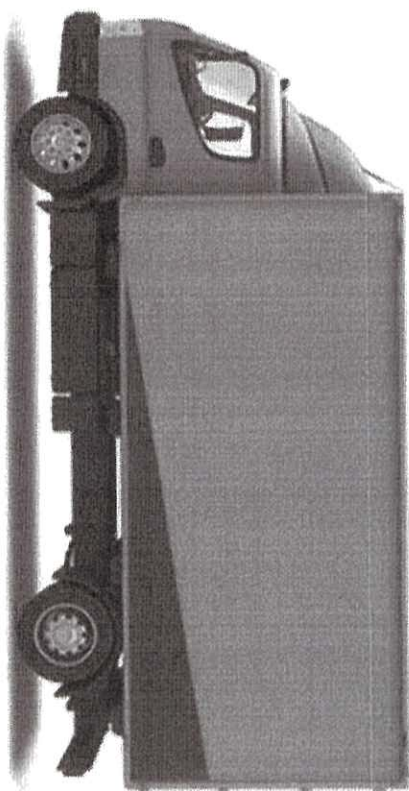
Scale:

1 : 300 A4

载重:1.8吨

长宽高:4.2*1.8*1.8

载货体积:13.6方



知乎 @Daren

赞同 35

8 条评论

分享

喜欢

收藏

申请转载

...

赞同 35

分享



Wing Kai Engineering Co.

永基消防工程公司

Our Ref. WK-6060/22
Your Ref: TPB/A/NE-KTS/514

城市規劃委員會
北角渣華道 333 號
北角政府合署 15 樓

轉致消防處：蔡偉俊先生

新界上水古洞南丈量約份第 100 約地段第 1669 號 A 分段第 1 小分段餘段(部分)、第 1670 號 A 分段第 1 小分段餘段、第 1671 號 A 分段第 1 小分段、第 1673 號 A 分段及第 1675 號 B 分段第 1 小分段 A 分段餘段(部分)和毗連政府土地

申請有關第 16 條規例申請編號 A/NE-KTS/514 之消防部分處理有關上述所有技術之所需

本公司受到黃鎮雄先生及蘇女委託跟進 貴委員會於 2022 年 8 月 29 日信中附件 1(Annex 1)內消防處提出 8 點評論，事實在上次 A/NE-KTS/472 之記錄已滿足所定下消防報災/花洒/消防設施/後備燈/出路燈及滅火器等：

1. 會根據 BS 5839 Part 1:2017 和 消防處 通函 6/2021 公函 提出上述亦符合要求；
2. 自動花灑系統和指定的花灑水箱尺寸會根據 LPC BS EN 12845:2015 和消防處通函編號 5/2020, 在上次 2019 已全部完成建議要求, 設計石屎水箱 35000 公升水量；
3. 花灑系統設計的細節，包括危險等級、存儲類型、存儲類別、最大存儲高度等，會在消防筆記中清楚說明(見附圖則顯示)；
4. 結構 1 和結構 3 的喉轆盤覆蓋已滿足，(見附圖則上)；
5. 請說明結構 2 號的佔用性質是附屬辦公室及住宅，另所有控制中心亦顯示在附圖則上；
6. 示意圖現階段不審核，亦顯示在附圖則上；
7. 評論 7 之示意現重新圖則顯示清楚；
8. 在我司接上此項委託亦重新檢查所有現全三紙圖則能達致要求。

如有問題；可聯絡何始基先生

何始基 MIFE
永基消防工程公司
二〇二二年十一月二十一日
CKH/HYC/ mc

附件：連同三張符合要求之消防圖則(原圖附件)



國際防火協會會員
National Fire Protection Association Member

Fire Protection Engineers & Contractor
Registered with Hong Kong Fire Service Department

專門設計安裝防火滅火工程
(經香港消防事務處註冊)



查詢編號 Your Reference
本署編號 Our Reference IPB/A/NE-KTS/472
電話號碼 Tel No 3168 4072
傳真號碼 Fax No 3168 4074/ 3168 4075

郵遞函件

黃鎮雄、蘇女

先生/女士：

規劃申請編號：A/NE-KTS/472

履行規劃許可附帶條件(f)項 - 提交消防裝置及滅火水源建議；及
規劃許可附帶條件(g)項 - 落實消防裝置及滅火水源建議；

本處於二零一九年九月二十六日收到你提交的消防裝置文件，以履行上述規劃許可附帶條件。繼本署十一月五日的信件，現通知消防處對閣下所提交的文件表示可以接受。因此，你已履行規劃許可附帶條件(f)及(g)項。此外，消防處亦提醒你須時刻妥為維修保養地盤內現有的消防裝置。

如你對有關意見有疑問，請直接聯絡消防處陳銘冲先生(電話：2733 7735)。

規劃署

粉嶺、上水及元朗東區規劃專員

(劉寶儀女士)



二零一九年十二月十一日

副本送 / 存
消防處處長

(經辦人：陳銘冲先生)

(傳真：2739 8775)

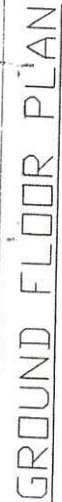
內部

總城市規劃師/城市規劃委員會(2)
地盤檔案

WL/SHL/SL

	USABLE GROSS FLOOR AREA
1.00	100
2.00	200
3.00	300
4.00	400
5.00	500
6.00	600
7.00	700
8.00	800
9.00	900
10.00	1000
11.00	1100
12.00	1200
13.00	1300
14.00	1400
15.00	1500
16.00	1600
17.00	1700
18.00	1800
19.00	1900
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21.00	2100
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25.00	2500
26.00	2600
27.00	2700
28.00	2800
29.00	2900
30.00	3000
31.00	3100
32.00	3200
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48.00	4800
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50.00	5000
51.00	5100
52.00	5200
53.00	5300
54.00	5400
55.00	5500
56.00	5600
57.00	5700
58.00	5800
59.00	5900
60.00	6000
61.00	6100
62.00	6200
63.00	6300
64.00	6400
65.00	6500
66.00	6600
67.00	6700
68.00	6800
69.00	6900
70.00	7000
71.00	7100
72.00	7200
73.00	7300
74.00	7400
75.00	7500
76.00	7600
77.00	7700
78.00	7800
79.00	7900
80.00	8000
81.00	8100
82.00	8200
83.00	8300
84.00	8400
85.00	8500
86.00	8600
87.00	8700
88.00	8800
89.00	8900
90.00	9000
91.00	9100
92.00	9200
93.00	9300
94.00	9400
95.00	9500
96.00	9600
97.00	9700
98.00	9800
99.00	9900
100.00	10000

SPRINKLER PUMP STARTER CONTROL PANEL
NEW FS CONTROL PANEL FOR SPRINKLER &
EX. MANUAL FIRE ALARM CONTROL PANEL
OPEN SPACE



SCALE: 1:100

SUPER PACE ENGINEERING CO.

1005

FIRE SERVICES LAYOUT PLAN AND USABLE GROSS FLOOR AREA

[illegible]

致城市規劃委員會秘書處：
有關規劃申請編號 A/NE-KTS/514
現本人提交園境樹木一份請查收

此致

規劃主任台鑒

2023年1月16日

申請人

黃鎮雄
蘇女

上

TOWN PLANNING BOARD

2023 JAN 16 P 2:07

RECEIVED

新界上水古洞南丈量約份第 100 約地段 1669
 號 A 分段第 1 小分段餘段(部分)、第 1670 號 A 分
 段第 1 小分段餘段、第 1671 號 A 分段第 1 小分
 段、第 1673 號 A 分段及第 1675 號 B 分段第 1 小
 分段 A 分段餘段(部分)和毗連政府土地

種樹的圖

A/NE-KTS/514

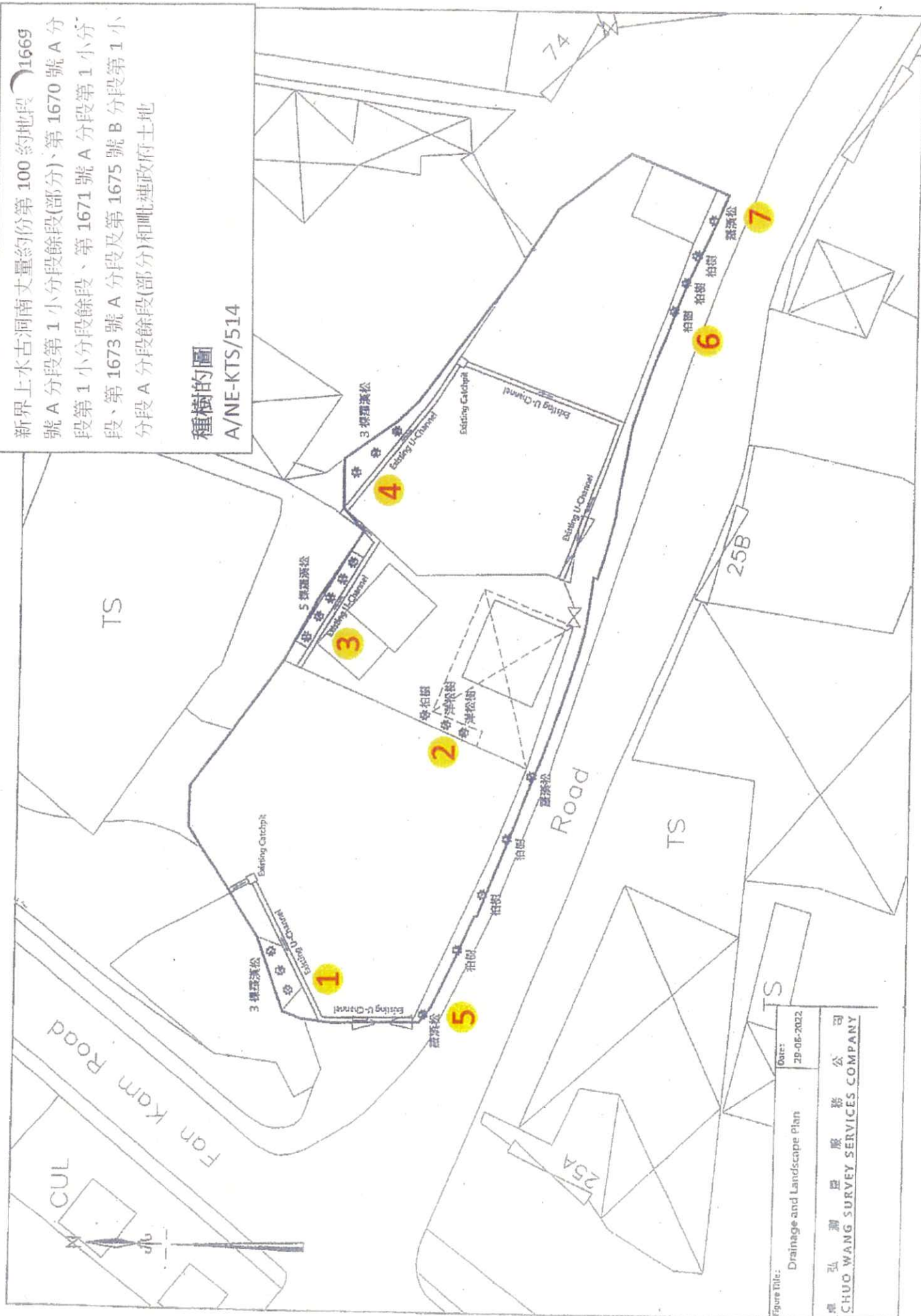


Figure Title: Drainage and Landscape Plan
 Date: 29-06-2022

卓 弘 測 量 服 務 公 司
 CHUO WANG SURVEY SERVICES COMPANY



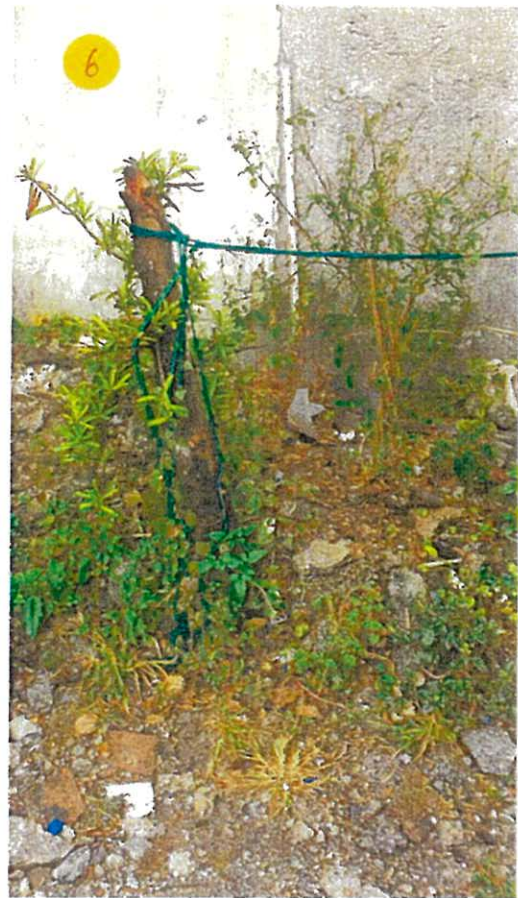
在 12 月 1 日 有位陳小姐未睇樹,但開門
看發現泥土不對,現在換了。
A/NE-KTS/514



在倉邊種的樹,在泥土中生長
A/NE-KTS/514



在倉邊種的樹,在泥土中生長
A/NE-KTS/514



因有棵樹在路旁種給
外來人拍車,不小心,給撞
斷了.希園境主任体谅!

在倉邊種的樹,在泥土中生長
A/NE-KTS/514

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-KTS/184	Temporary Open Storage of Metal Ware, Metal Workshop and Detergent Packaging for a Period of 3 Years	25.6.2004
A/NE-KTS/251	Temporary Open Storage of Metal Ware, Metal Workshop and Detergent Packaging for a Period of 3 Years	22.6.2007
A/NE-KTS/288	Temporary Open Storage of Metal Ware, Metal Workshop and Vehicle Repair Workshop for a period of 3 Years	7.5.2010
A/NE-KTS/340	Temporary Storage of Metal Ware with Ancillary Office for a Period of 3 Years	5.7.2013
A/NE-KTS/415	Temporary Storage of Pet Supplies and Beverages with Ancillary Office for a Period of 3 Years	15.7.2016
A/NE-KTS/472	Temporary Warehouse (Antique Vehicles, Food and Beverages) with Ancillary Office for a Period of 3 Years	21.6.2019

Similar s.16 Applications in the vicinity of the Site and within the same “REC” Zone on the Kwu Tung South Outline Zoning Plan in the Past Five Year

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-KTS/452	Temporary Storage of Cosmetic Products, Beverages and Construction Materials with Ancillary Office for a Period of 3 Years	16.3.2018
A/NE-KTS/486	Temporary Godown with Ancillary Office and Staff Quarters Use for a Period of 3 Years	29.5.2020
A/NE-KTS/493	Temporary Storage of Detergent Packaging and Construction Materials with Ancillary Office for a Period of 3 Years	30.4.2021

Government Departments' General Comments

1. Land Administration

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

- The Site comprises of Lot Nos. 1669 S.A ss. 1 RP (Part), 1670 S.A ss. 1 RP, 1671 S.A ss.1, 1673 S.A and 1675 S.B ss.1 S.A RP (Part) all in D.D.100 and adjoining Government land (GL). No prior consent has been obtained for inclusion of GL to this s.16 application. The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. There is no guarantee that any GL shall be allowed for the access to the Site.
- Portions of GL and Lot No. 1670 S.A ss.1 RP within the Site are covered by a Modification of Tenancy (MOT) or Government Land Licences (GLLs) which were issued for the erection of temporary structures as follows. Given the use and dimensions of the existing structures on site do not tally with the approved ones under the aforesaid MOT and GLLs, her office reserves the rights to take enforcement action and cancel the MOT and GLLs if situation warrants.

GL/Lot No.	MOT/GLL No.	Purpose
GL	GLL T14306	Dwelling, Storage & Shade
	GLL T12071	Chicken shed, pigsty & shade
Lot 1670 S.A ss.1 RP	MOT 37723	Dwelling

- Her advisory comments are at **Appendix IV**.

2. Traffic

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

- No comment on the application from traffic engineering point of view.
- The following conditions are necessary to be imposed:
 - (i) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period; and
 - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

Comments of the Chief Highway Engineer/NT East, Highway Department (CHE/NTE, HyD):

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

3. Drainage

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

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

4. Fire Safety

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

- The submitted fire service installations proposal is considered acceptable. His advisory comments are at **Appendix IV**.

5. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- No objection to the application. His advisory comments are at **Appendix IV**.

6. Environmental

Comments of the Director of Environmental Protection (DEP):

- No objection to the application.
- There is no environmental complaint case related to the Site for the past 3 years.
- His advisory comments are at **Appendix IV**

7. Electricity Safety

Comments of the Director of Electrical and Mechanical Services (DEMS):

- No comment on the application from electricity supply safety aspect. His advisory comments are on **Appendix IV**.

8. Building Matters

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

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

9. Other Departments

- The Chief Town Planner/Urban Design and Landscape, Planning Department, Head of the Geotechnical Engineering Office, Civil Engineering and Development Department, and Commissioner of Police have no comment on/no objection to the application.

Recommended Advisory Clauses

- (a) Prior planning permission should have been obtained before commencing the applied use at the Site.
- (b) To note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- There are unauthorized structures erected on the application lots and portions of Government land (GL) are occupied without prior approval from her office. Her office reserves the right to take necessary lease enforcement action against the structures on private lots and land control action against the illegal occupation on GL as appropriate.
 - If the planning application is approved, the owners of the Site shall apply to her office for a Short Term Waiver ("STW") and a Short Term Tenancy ("STT"). The applications for STW and STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If they are approved, their 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/rent and administrative fees as considered appropriate by her office.
- (c) To note the comments of Chief Highway Engineer/NT East, Highways Department (CHE/NTE, HyD) that:
- The section of Fan Kam Road adjacent to the Site is under HyD's maintenance purview. However, the proposed access to the Site will pass through a strip of land between the Fan Kam Road and the Site, which is not maintained by HyD. The applicant is required to sort out the land issues with relevant land authorities.
- (d) To note the comments of the Director of Environmental Protection (DEP) that:
- The applicant is advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP.
- (e) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- The applicant shall be reminded to maintain the drainage works and rectify the system if it is find inadequate during operation at his own cost and resources.
- (f) To note the comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- Existing water mains are inside the Site and will be affected. The applicant is required to either divert or protect the water mains found on the Site.
 - If diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed development to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence.

- If diversion is not required, the following conditions shall apply:
 - (i) Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed.
 - (ii) Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works.
 - (iii) No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.
 - (iv) No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe.
 - (v) 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.
 - (vi) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.
- (g) To note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
 - In the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. The applicant should be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.
- (h) To note the comments of the Director of Fire Services (D of FS) that:
 - The installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS.
- (i) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - If the existing structures are erected on leased land without approval of the 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.
 - Before any new building works are 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 requirement 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.

- 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.
- 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.
- If the proposed use under application is subject to the issue of a licence, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
- The Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of B(P)R and emergency vehicular access shall be provided under Regulation 41D of B(P)R.
- 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 the Building Authority under Building (Planning) Regulation 19(3) at building plan submission stage.
- In general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the Building (Planning) Regulation 72 and Division 3 of Design Manual: Barrier Free Access (BFA) 2008 if BFA requirements are applicable to the development.
- The applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively.
- 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

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

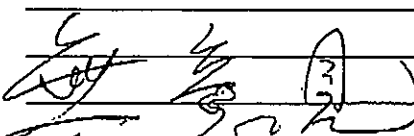
By e-mail : tpbpd@pland.gov.hk

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

A/NE-KTS/514

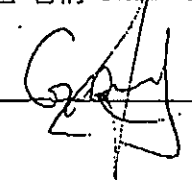
意見詳情 (如有需要，請另頁說明)

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

01 SEP 2022

1 附加

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/514

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

現道路非常窄，未能容納大型車輛經過，容易發生意外。
大型車輛進出道路，影響道路使用者，有危險性存在。

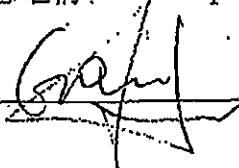
蕉徑村村代表亦反映該道路十分危險，道路太窄，極容易發生交通意外。

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

侯志強 錦

上水區鄉事委員會

簽署 Signature



日期 Date

2022-9-15

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220905-152404-92241

提交限期**Deadline for submission:**

20/09/2022

提交日期及時間**Date and time of submission:**

05/09/2022 15:24:04

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

A/NE-KTS/514

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

反對，郊區設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

