

2022年 11月 1 7日

此文件只供參考，如有必要，請向有關部門索取正式文件。  
收到：城市規劃委員會

17 NOV 2022

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

Form No. S16-III  
表格第 S16-III 號

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

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](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/te/plan\\_application/apply.html](https://www.info.gov.hk/tpb/te/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

2202783 31/10 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KTS/520
	Date Received 收到日期	17 NOV 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 1618 (部份) 1619 (部份) 1620 (部份), 及毗連政府土地。

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

☒ Site area 地盤面積 1486.50 sq.m 平方米 ☒ About 約  
☒ Gross floor area 總樓面面積 1261.31 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)

30.98 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(存放電子零件及建築材料) 連附屬寫字樓

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)  
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

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

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)\*  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知\*

- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)\*  
於 2022 年 11 月 9 日 (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 2022 年 11 月 9 日 (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)

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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) 連附屬辦公室  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	370.89 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1115.61 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4 .....
Proposed domestic floor area 擬議住用樓面面積	NA ..... sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1261.31 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1261.31 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
(A) 貨倉一層不多於7米高存放電子零件及建築材料 (B) 貨倉二層不多於7米高，上層做寫字樓及存放電子零件，下層做洗手間及存放電子零件。(C) 消防水箱一層高4.65米，面積約3.28平方米。(D) 泵房一層高2.75米，面積約9.37平方米。	
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	1 .....
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    No 否	<input checked="" type="checkbox"/> 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)) 村路連接粉錦公路 <input type="checkbox"/> 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) <input type="checkbox"/>																															
(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    No 否	<input type="checkbox"/> Please provide details 請提供詳情    <input checked="" type="checkbox"/>																															
(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    No 否	<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 <input checked="" type="checkbox"/>																															
(iii) 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>			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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 7. Justifications 理由

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

本人黃鎮雄與蘇女，在新界上水古洞南營盤  
(部份)  
下村，第100約，地段1618(部份)1619, 1620(部份)

及毗連政府土地。

規劃申請臨時貨倉存放電子零件及建築材  
料，連附屬寫字樓(為期三年)

因過去申請洗潔精包裝，不附合衛生署  
要求，所以不再租給他，現要從新申請。

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、消防等並已在  
城市規劃處記載，規劃編號(A/NE-KT5/452)

曾批准申請許可。

現懇請規劃處許可我們新的申請。

(申請地點內有一個洗手間，內建有化糞池的)



**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

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

黃鎮雄 蘇女

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ 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10月31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16(部份) 1619(部份) 1620(部份)及毗連政府土地。
Site area 地盤面積	1486.50 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 30,98 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE-KTS/18
Zoning 地帶	REC
Type of Application 申請類別	<input type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> 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。

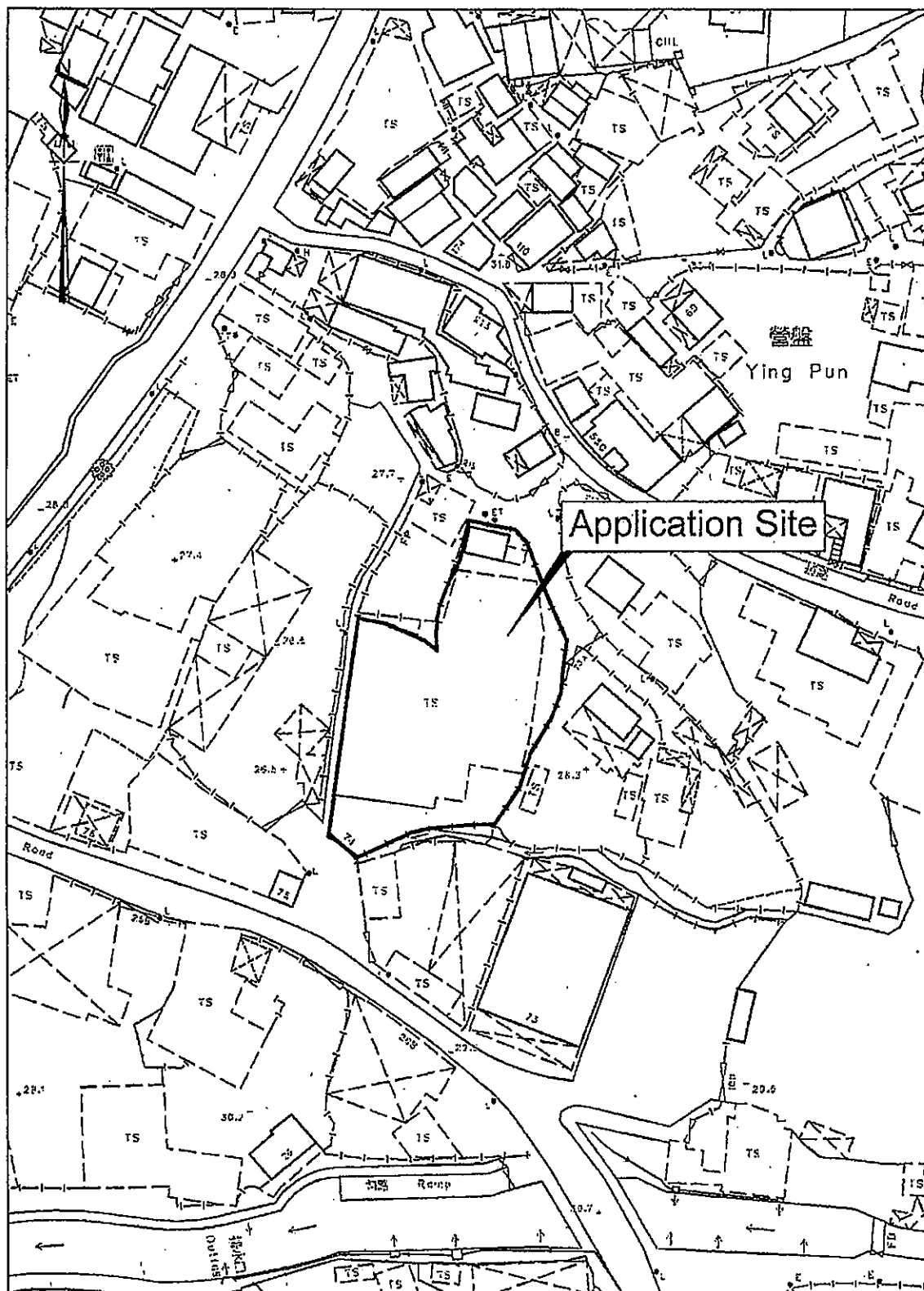
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米  <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率  <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	126.31 <input checked="" type="checkbox"/> 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	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	  <input type="checkbox"/> (Not more than 不多於) m 米	
		  <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	7 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	75 % <input checked="" type="checkbox"/> 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) <hr/>		
	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) <hr/>		1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
位置圖, 行車路線圖, 排水建議圖, 園景圖		
<b>Reports 報告書</b>		
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"/>
<p>Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號</p>		

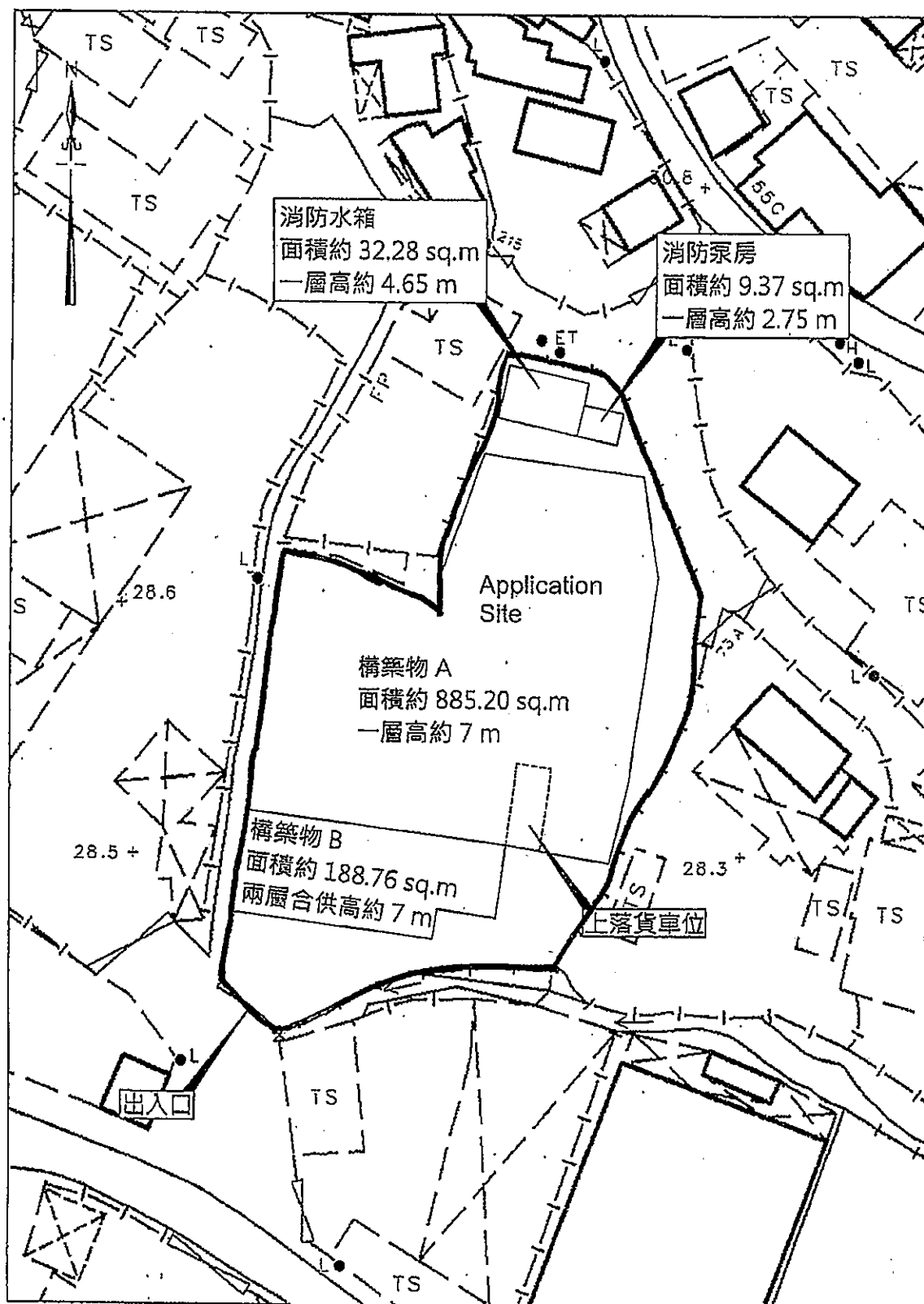
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

# LOCATION PLAN



# LAYOUT PLAN



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

Scale : 1 : 500  
Survey Sheet No. : 2-SE-20D  
Date : October 2022



構築物 B (上層):  
面積約 145.70 sq.m  
上層高約 3.5 m 用作存放電子零件及寫字樓

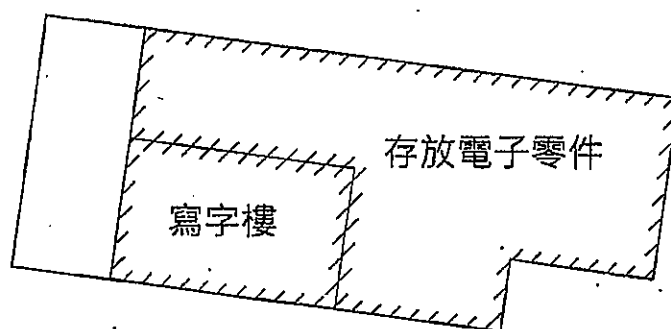


Figure Title:	Scale:	Date:
Structure B (First Floor)	1:250	16-09-2022

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



構築物 B (下層):  
面積約 188.76 sq.m  
下層高約 3.5 m 用作存放電子零件及洗手間

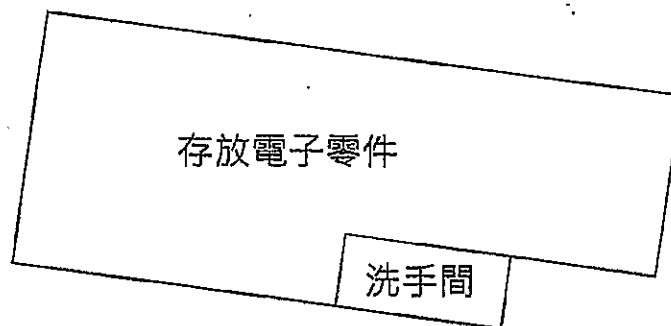


Figure Title:	Scale:	Date:
Structure B (Ground Floor)	1:250	16-09-2022
卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY		



**ACCESS PLAN**

Application Site

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28.6

28.5

28.3

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254

228.5

Road

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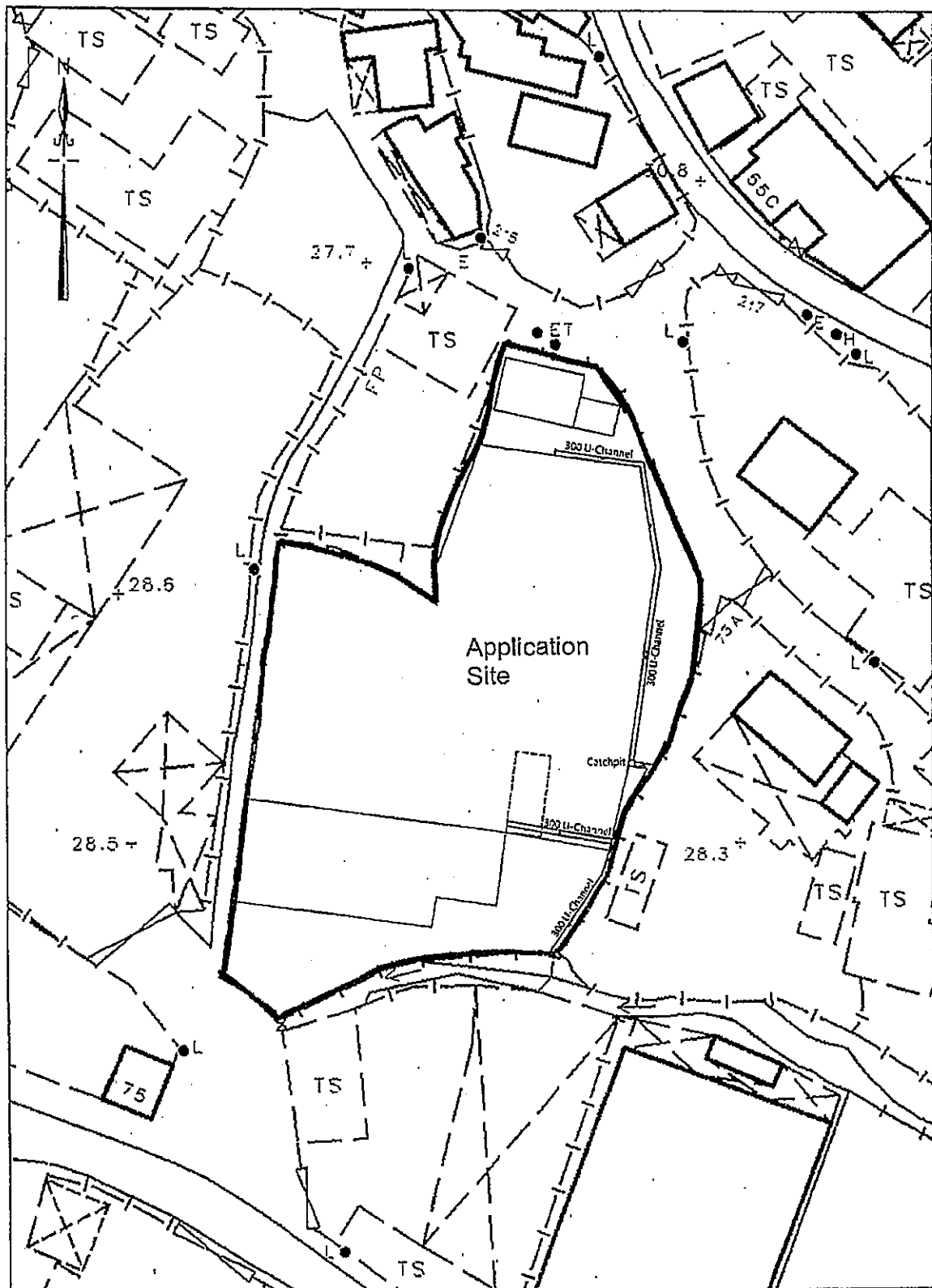
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Scale : 1 : 500  
Survey Sheet No. : 2-SÈ-20D  
Date : October 2022

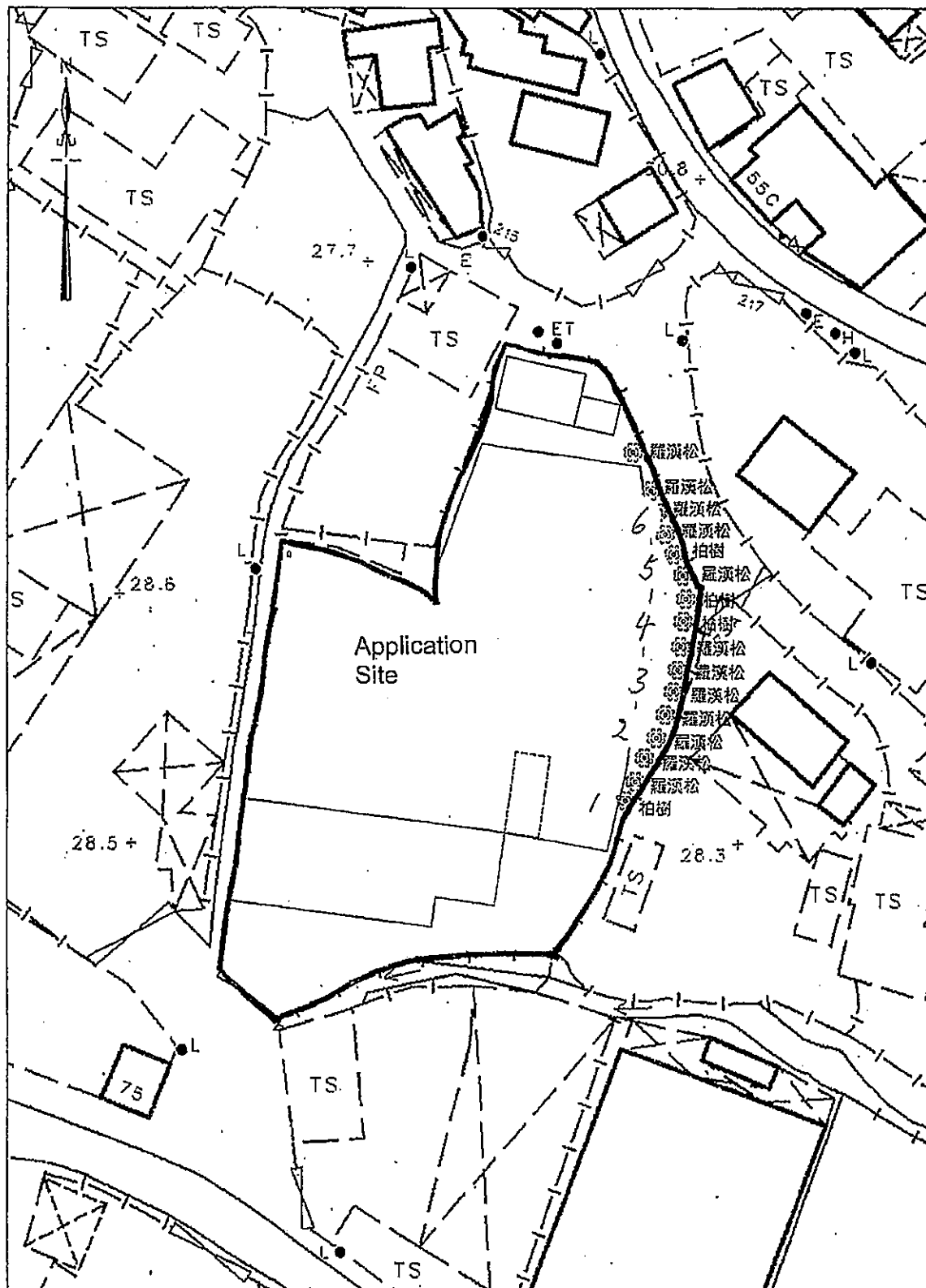
# DRAINAGE PLAN



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

Scale : 1 : 500  
Survey Sheet No. : 2-SE-20D  
Date : October 2022

# LANDSCAPE PLAN



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

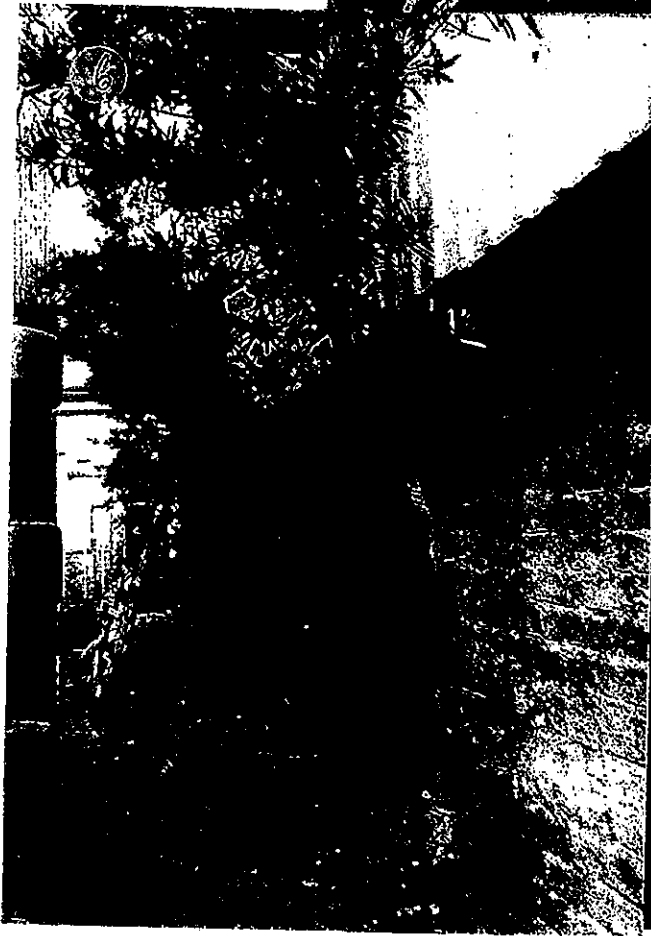
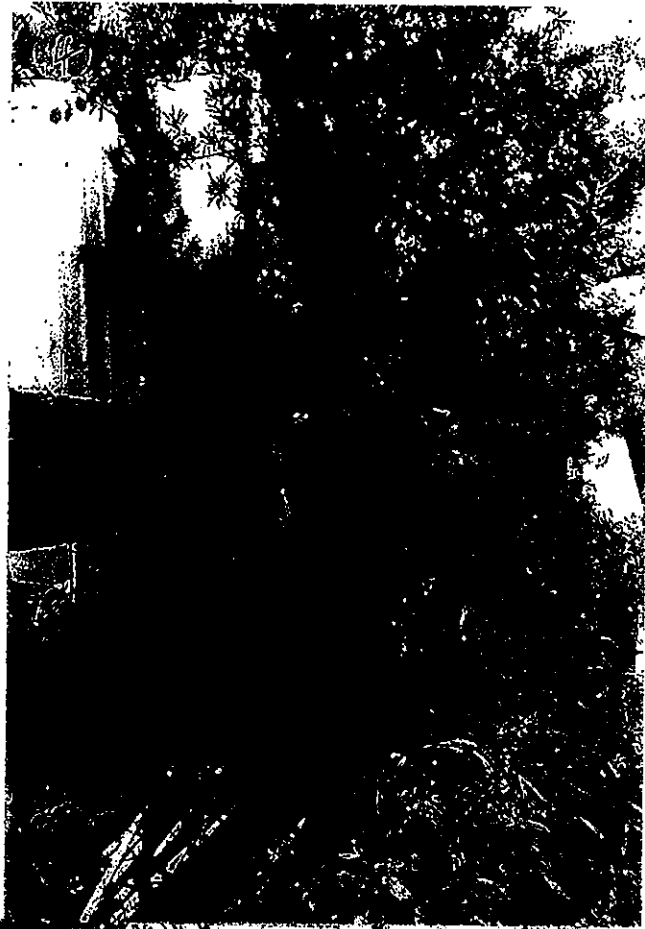
Scale : 1 : 500

Survey Sheet No. : 2-SE-20D

Date : October 2022



在倉內種的樹木已在泥土生長中。



在倉內種的樹木，已在泥土生長中，



致城市規劃委員會秘書處：

有關規劃申請編號 A/NE-KTS/520

現本人提交些資料，呈上消防圖，及排水設施，的狀況與上規劃許可 A/NE-KTS/49：相同，保護良好，現提交照片和圖紀錄。

並請查閱

此上

規劃主任台鑒

2022年12月15日

RECEIVED  
2022 DEC 15 A 11:39  
TOWN PLANNING BOARD  
申請  
黃鎮雄  
蘇女  
上









## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_  
消防處檔號Name of Client:  
顧客姓名

Wong Chung Hung

Name of Building:  
樓宇名稱Lot No. 1618(Part), 1619, 1620(Part) in DD100 &  
Adjoining Government LandStreet No./Town Lot:  
門牌號數/市地段Street/Road/Estate Name:  
街道/屋苑名稱Block:  
座District:  
分區

Kwun Tung South

Area:

☐ HK  
香港☐ K  
九龍☒ NT  
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☒ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Maintenance ONLY  
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YY)	Next Due Date 下次到期日 (DD/MM/YY)
11	Emergency Lighting	G/F	Conforms with FSD requirements	27-10-2022	26-10-2023
12	Exit Sign	" "	" "	" "	" "
13	Fire Alarm System	" "	" "	" "	" "
16	Hose Reel System	" "	" "	" "	" "
28	Sprinkler System	" "	" "	" "	" "

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

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

## Part 3 第三部 Defects 損壞事項

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

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

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

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

Authorized  
Signature:  
授權人簽署Name:  
姓名

Cheng Sai Wing

FSD/RC No.:  
消防處註冊號碼Company Name:  
公司名稱

Well Start Engineering Ltd

Telephone:  
聯絡電話Date:  
日期

28-10-2022

for FSD  
use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

FSD Ref.: \_\_\_\_\_

消防處編號

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Wong Chung Hung

Name of Building:

樓宇名稱

Lot No. 1618(Part), 1619, 1620(Part) in DD100 &  
Adjoining Government Land

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Kwun Tung South

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguisher 5 Kg Co2/Gas X 2	G/F	Conforms with FSD requirements	27-10-2022	26-10-2023

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

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

## Part 3 第三部 Defects 損壞事項

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

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或處所當眼處以供消防處人員查核**

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

Authorized Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Chow Kwok Wah

28-10-2022

For FSD use only:

Inspected

Key-in

Verified

致城市規劃委員會秘書處：  
有關規劃申請編號 A/NE-KTS/520  
現本人澄清那個攤仔，上面做寫字樓，  
下面存放貨物，現係上多兩份資料

此致

規劃主任台鑒

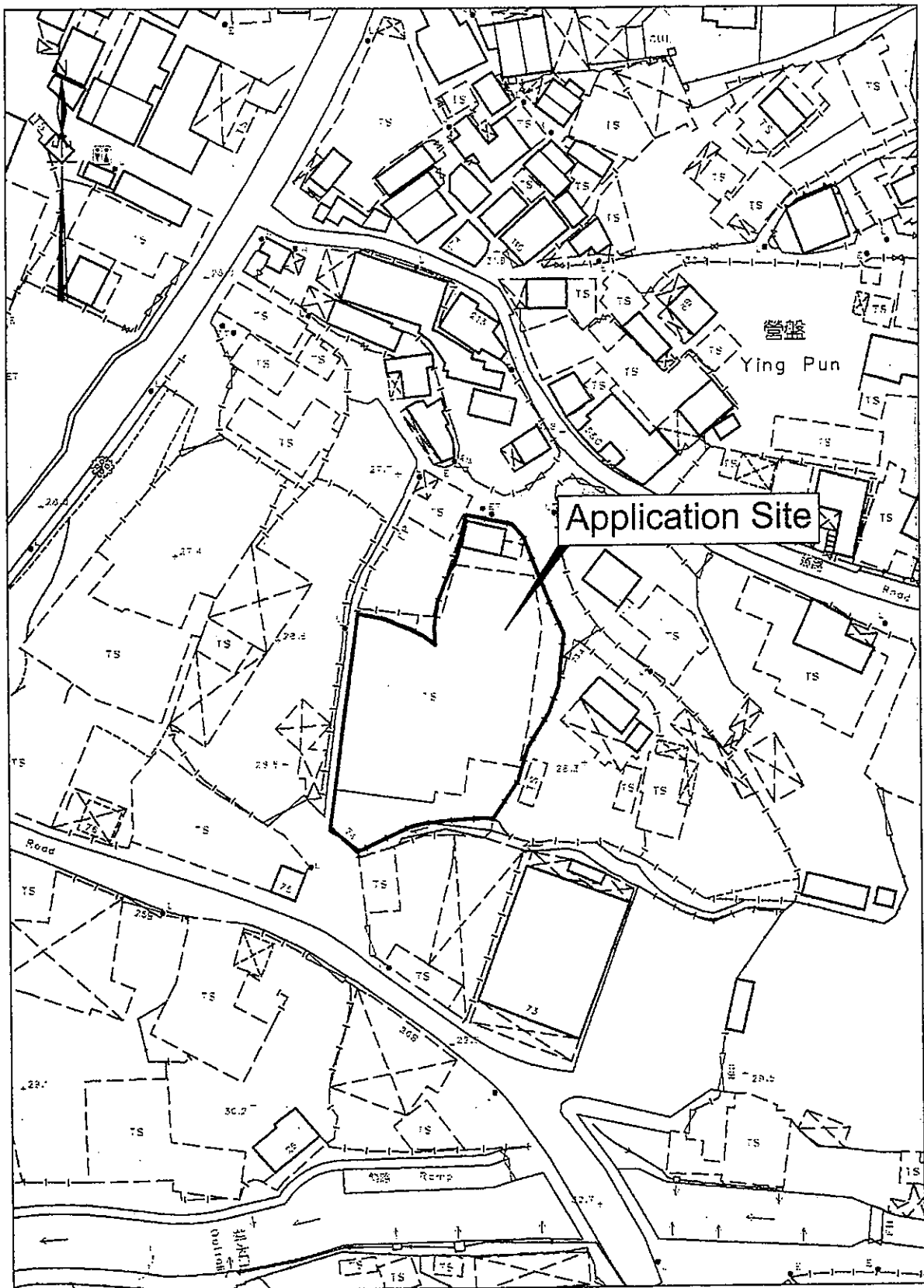
RECEIVED  
2023 JAN - 3 A 10:59  
TOWN PLANNING BOARD

申請人 黃鎮雄  
蘇女 上

2023年1月3日



## LOCATION PLAN



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

Scale : 1 : 1000

Survey Sheet No. : 2-SE-20D

Date : October 2022

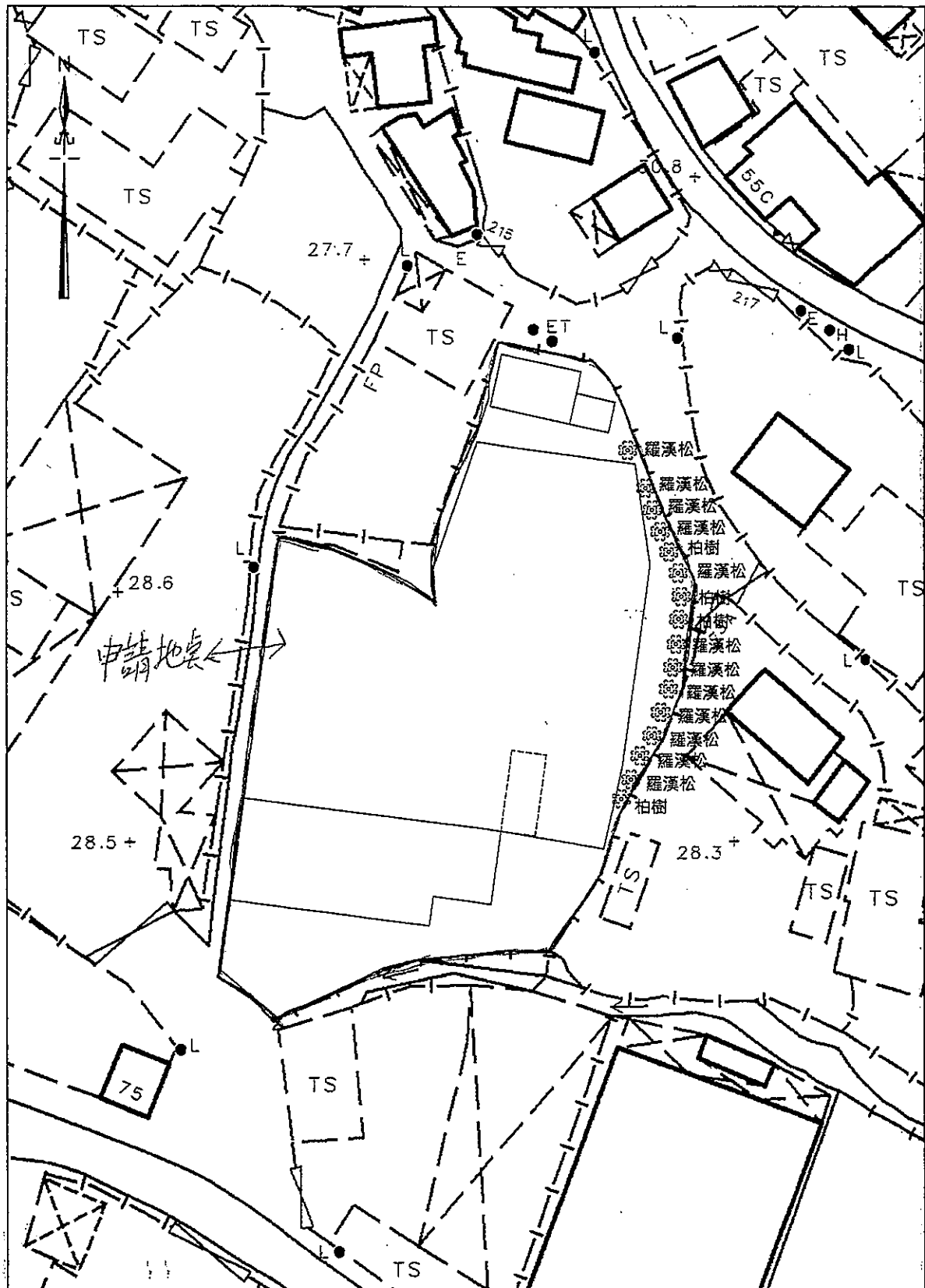
The site plan shows the proposed building layout and surrounding infrastructure. Key features include:

- 消防水箱 (Fire Water Tank):** 面積約 32.28 sq.m, 一層高約 4.65 m.
- 消防泵房 (Fire Pump Room):** 面積約 9.37 sq.m, 一層高約 2.75 m.
- 構築物 A (Structure A):** 面積約 885.20 sq.m, 一層高約 7 m.
- 構築物 B (Structure B):** 面積約 188.76 sq.m, 兩層合供高約 7 m.
- 申請地界 (Application Boundary):** Indicated by a dashed line and arrows.
- 上落貨車位 (Loading/Unloading Truck Space):** Located near Structure B.
- 出入口 (Entrance/Exit):** Located at the bottom left of the site.
- Surrounding Area:** Includes existing buildings, roads, and utility lines (TS, ET, FP, S, L, H).

Scale : 1 : 500  
Survey Sheet No. : 2-SE-20D  
Date : October 2022



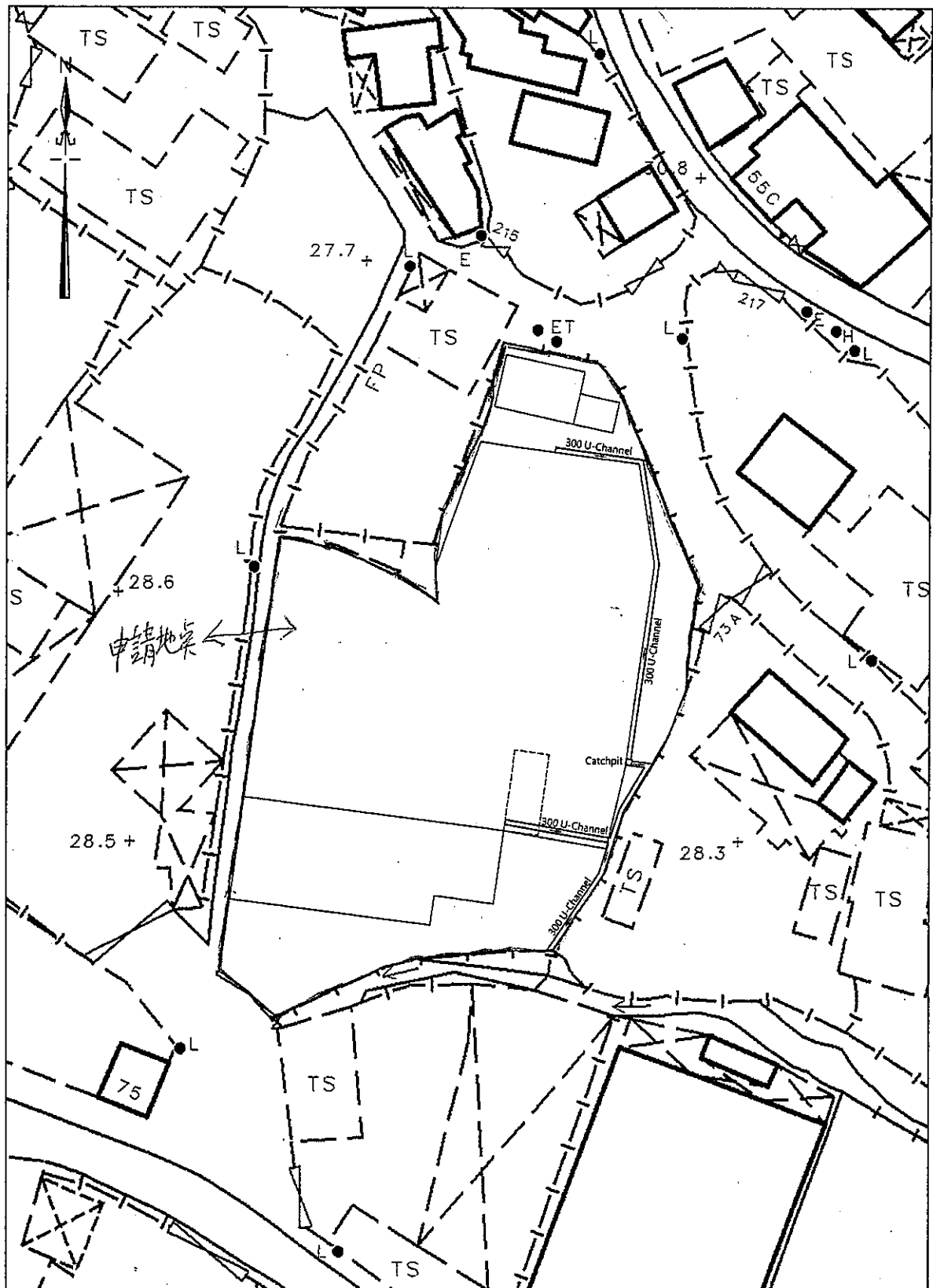
# LANDSCAPE PLAN



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

Scale : 1 : 500  
Survey Sheet No. : 2-SE-20D  
Date : October 2022

# DRAINAGE PLAN

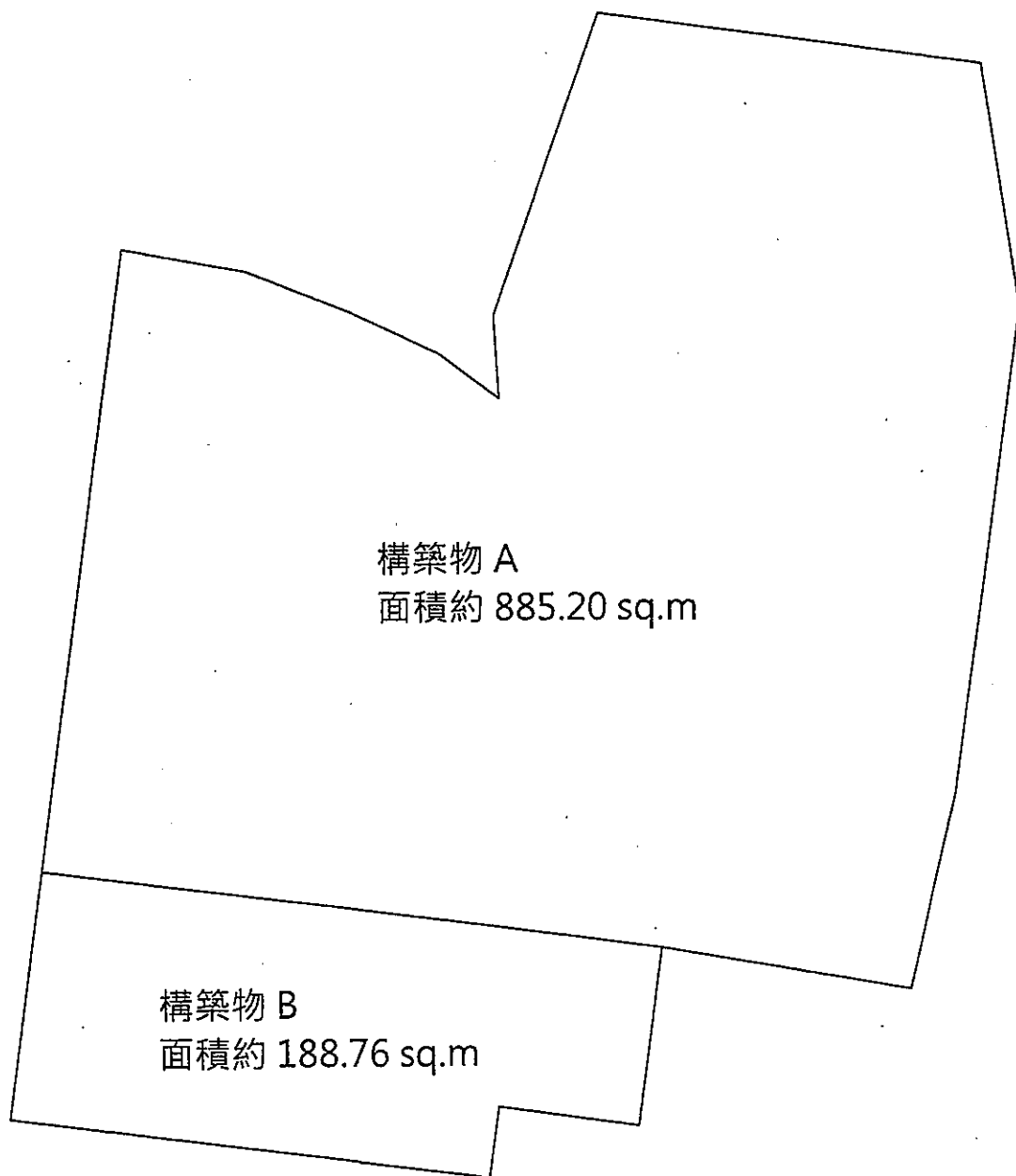


卓弘測量服務公司  
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 500

Survey Sheet No. : 2-SE-20D

Date : October 2022



構築物 A  
面積約 885.20 sq.m

構築物 B  
面積約 188.76 sq.m

Figure Title:	Scale:	Date:
Structure Plan	1:250	16-09-2022
卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY		



構築物 B (上層):  
面積約 145.70 sq.m  
上層高約 3.5 m 用作做寫字樓

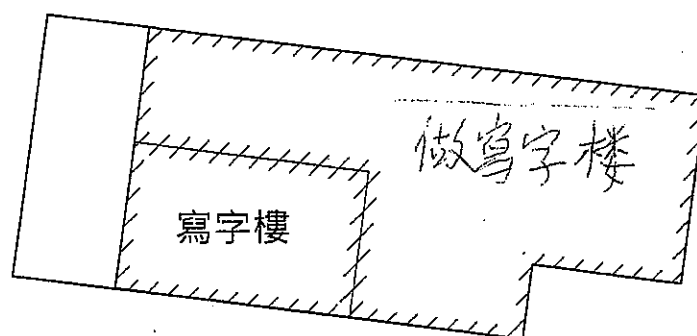


Figure Title:	Scale:	Date:
Structure B (First Floor)	1:250	16-09-2022
卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY		



構築物 B (下層):  
面積約 188.76 sq.m  
下層高約 3.5 m 用作存放電子零件及洗手間

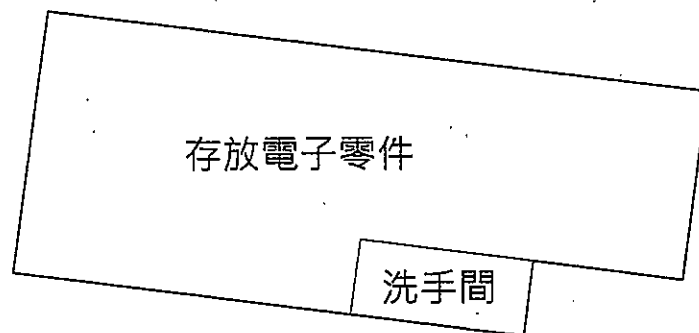
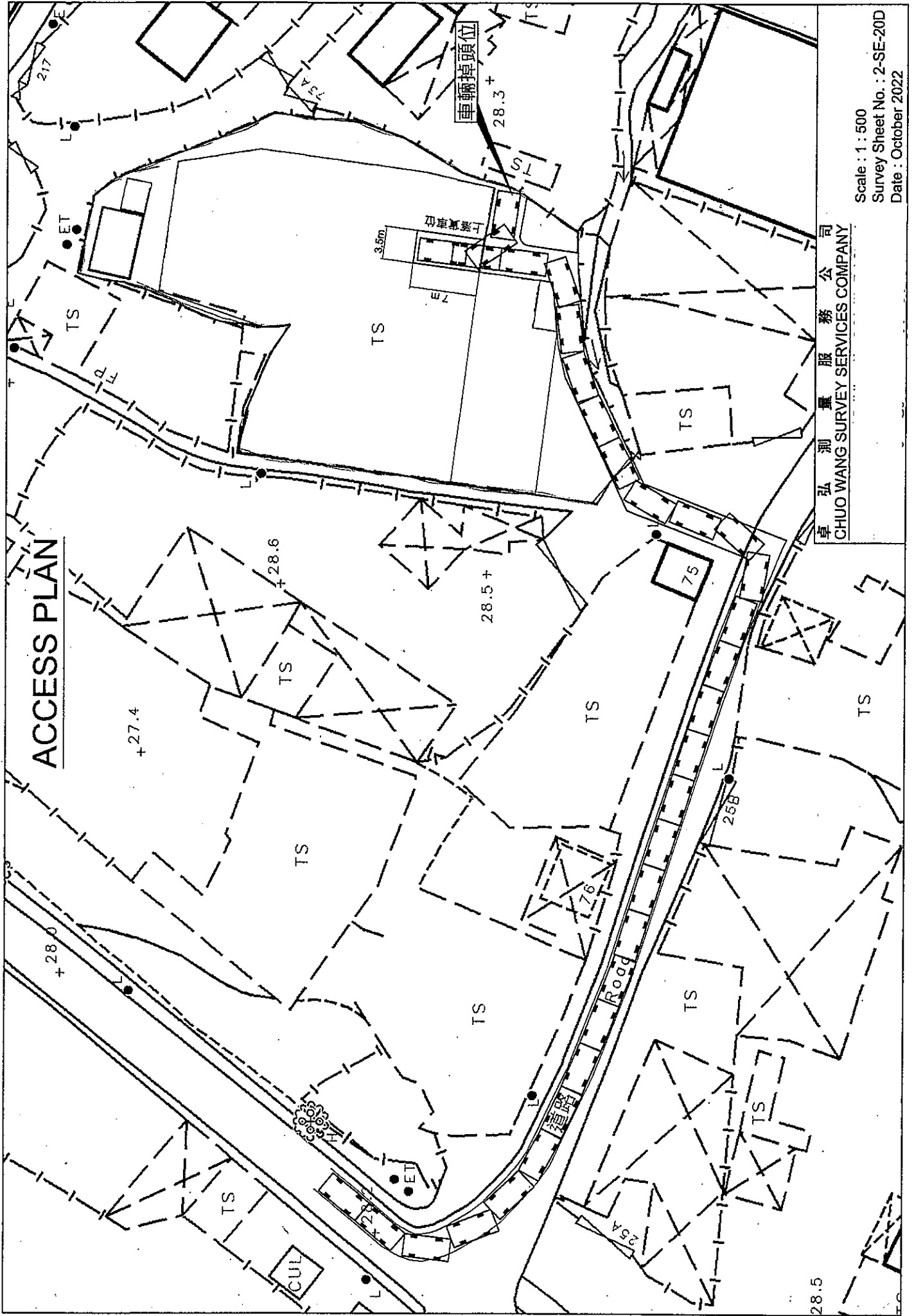


Figure Title:	Scale:	Date:
Structure B (Ground Floor)	1:250	16-09-2022
卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY		

# ACCESS PLAN



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

Scale : 1 : 500  
Survey Sheet No. : 2-SE-20D  
Date : October 2022

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref. : \_\_\_\_\_

消防處編號

Name of Client :

顧客姓名

Wong Chung Hung

Name of Building :

樓宇名稱

Lot No. 1618(Part), 1619, 1620(Part) in DD100 &amp;

Adjoining Government Land

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

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座

District :

分區

Kwun Tung South

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型 :

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

## Part 1 Annual Maintenance ONLY.

## 第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YY)	Next Due Date 下次到期日 (DD/MM/YY)
11	Emergency Lighting	G/F	Conforms with FSD requirements	27-10-2022	26-10-2023
12	Exit Sign	" "	" "	" "	" "
13	Fire Alarm System	" "	" "	" "	" "
16	Hose Reel System	" "	" "	" "	" "
28	Sprinkler System	" "	" "	" "	" "

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

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

## Part 3 第三部 Defects 損壞事項

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

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Authorized

Signature :  
授權人簽署

Name :

姓名

FSD/RC No. :

消防處註冊號碼

Company Name :

公司名稱

Telephone :

聯絡電話

Date :

日期

for FSD  
use only :

Inspected

Key-in

Verified

Well Start Engineering Ltd

28-10-2022

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處編號

Name of Client:

顧客姓名

Wong Chung Hung

Name of Building:

樓宇名稱

Lot No. 1618(Part), 1619, 1620(Part) in DD100 &amp;

Adjoining Government Land

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

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Kwun Tung South

Area:

地區

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香港

☐ K

九龍

☐ NT

新界

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

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

## Part 3 第三部 Defects 損壞事項

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或處所當眼處以供消防處人員查核**

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Authorized Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Chow Kwok Wah

28-10-2022

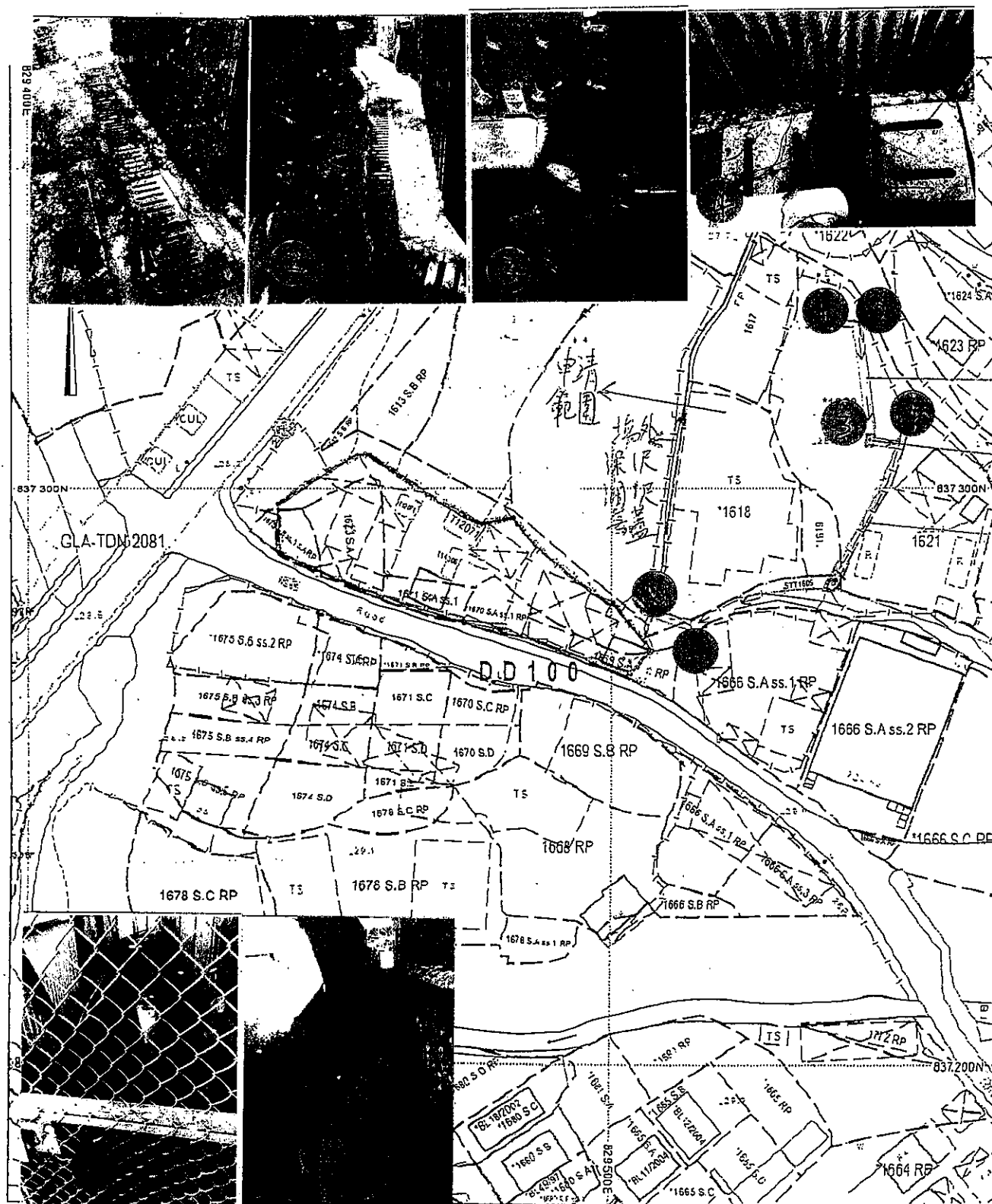
For FSD  
use only:

Inspected

Key-in

Verified





Application No.: TPB/A/NE-KTS/520



致城市規劃委員會秘書處：  
有關規劃申請編號 A/NE-KTS/520  
現本人提交運輸署紀錄資料、和園境樹  
木，及保上消防圖 4 份，和漏了表格第 11 部  
份個字，請查收

此致

規劃主任台鑒

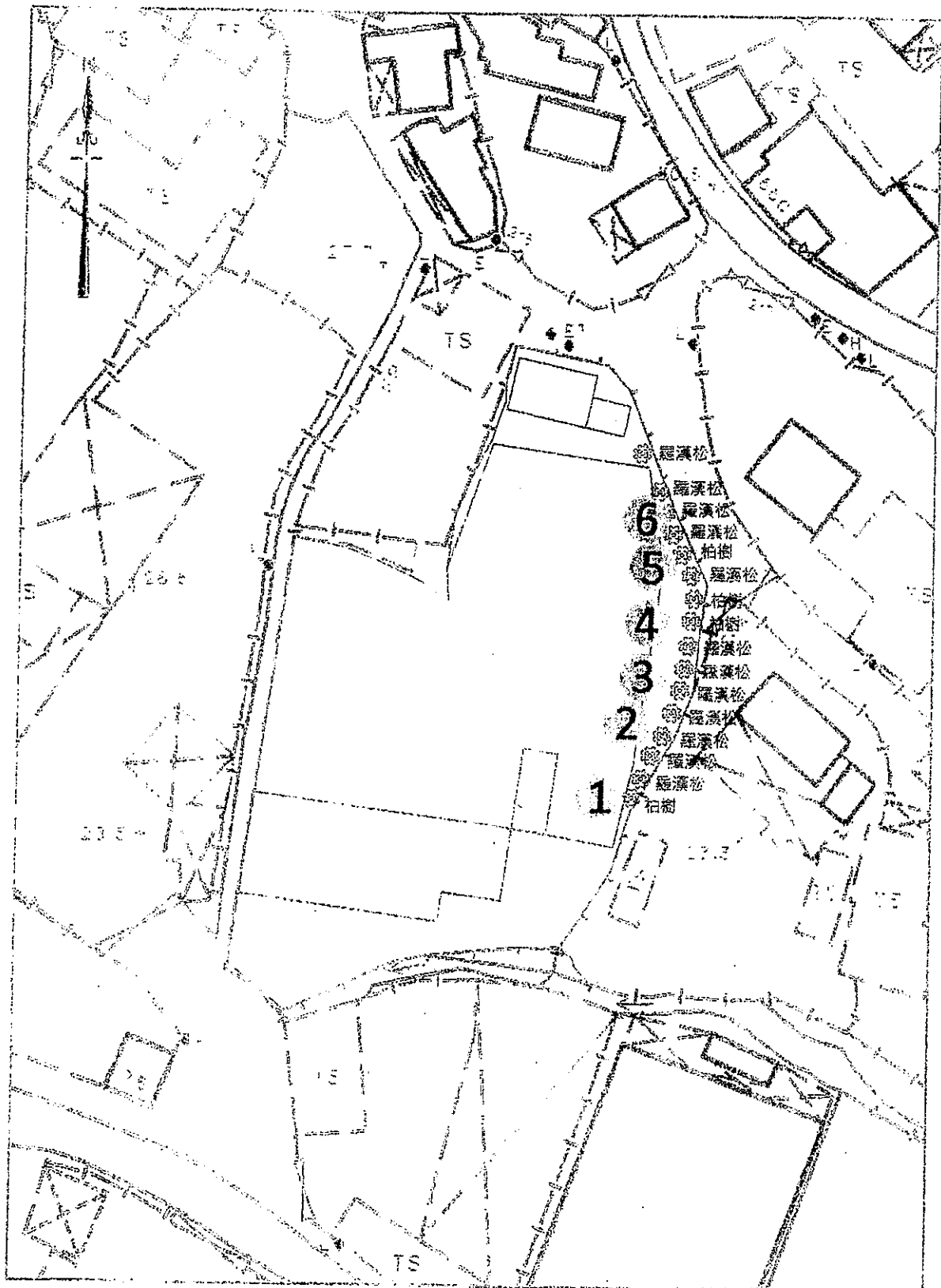
RECEIVED  
2023 JAN 16 P 2:01  
TOWN PLANNING BOARD

申請人黃鎮雄  
蘇女 上

2023 年 1 月 16 日



# LANDSCAPE PLAN

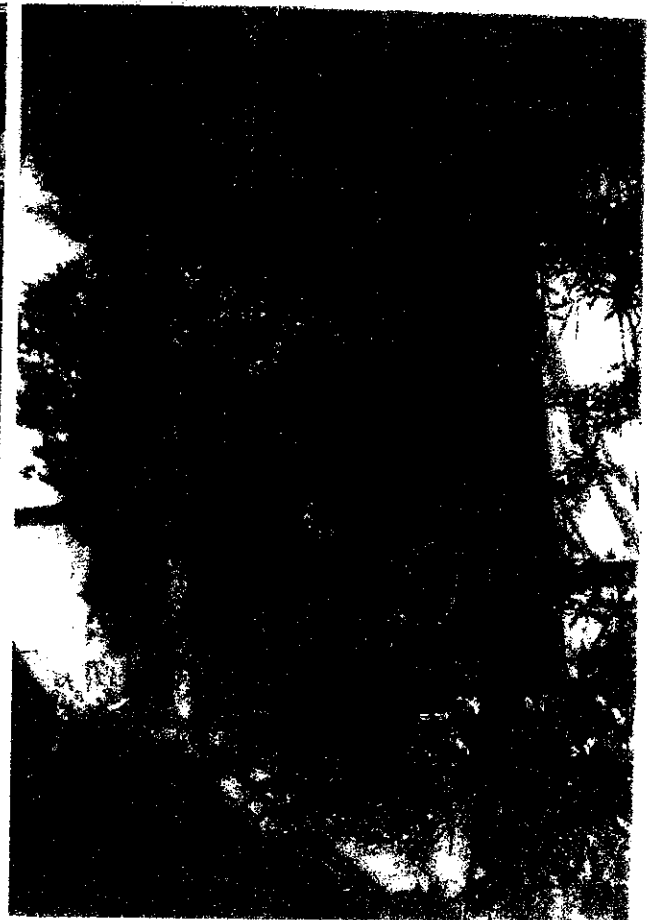


卓 弘 測 量 服 務 公 司  
CHUC WANG SURVEY SERVICES COMPANY

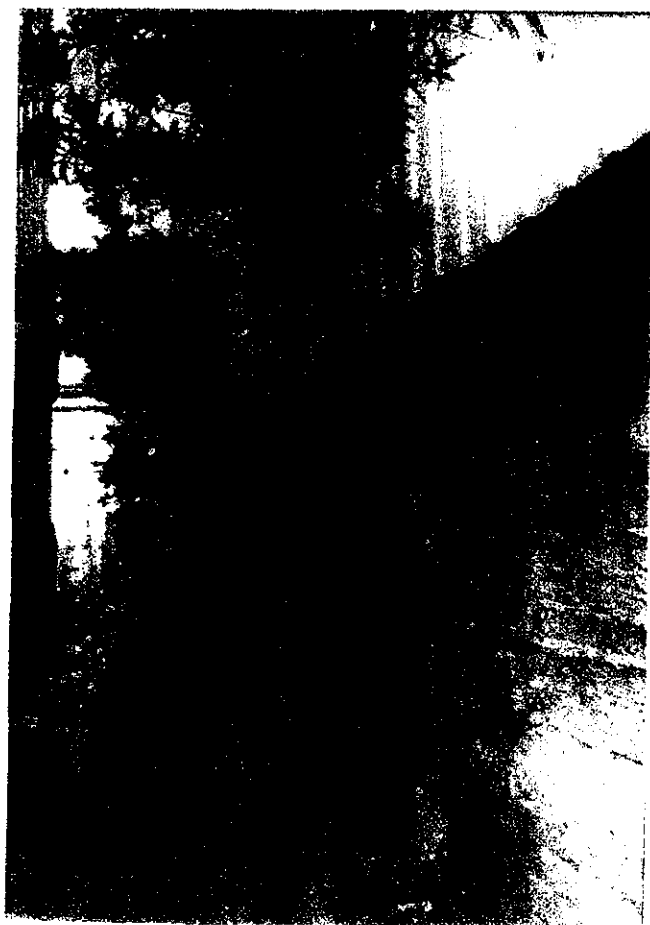
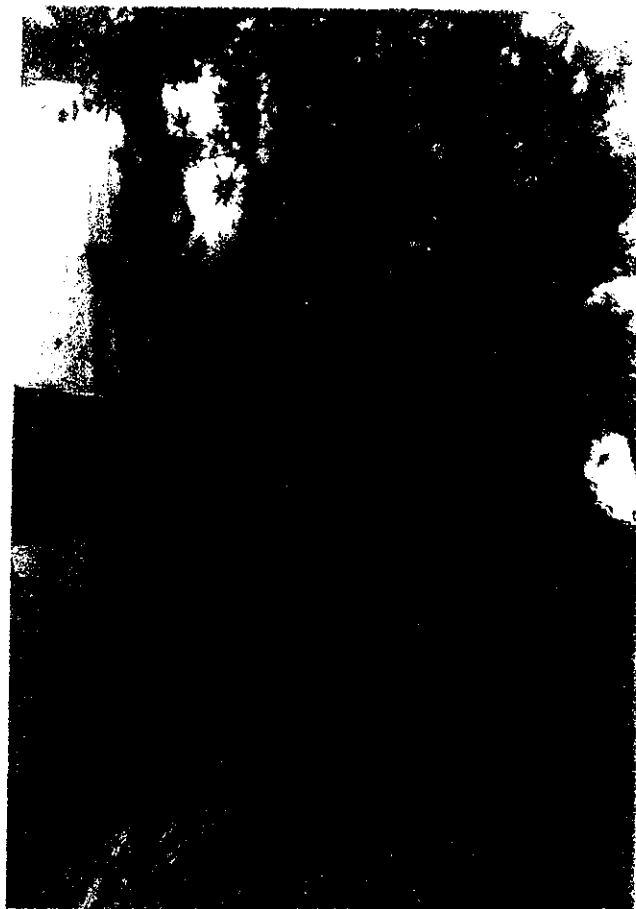
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Survey Sheet No : 2-9E-210

Date : October 2004

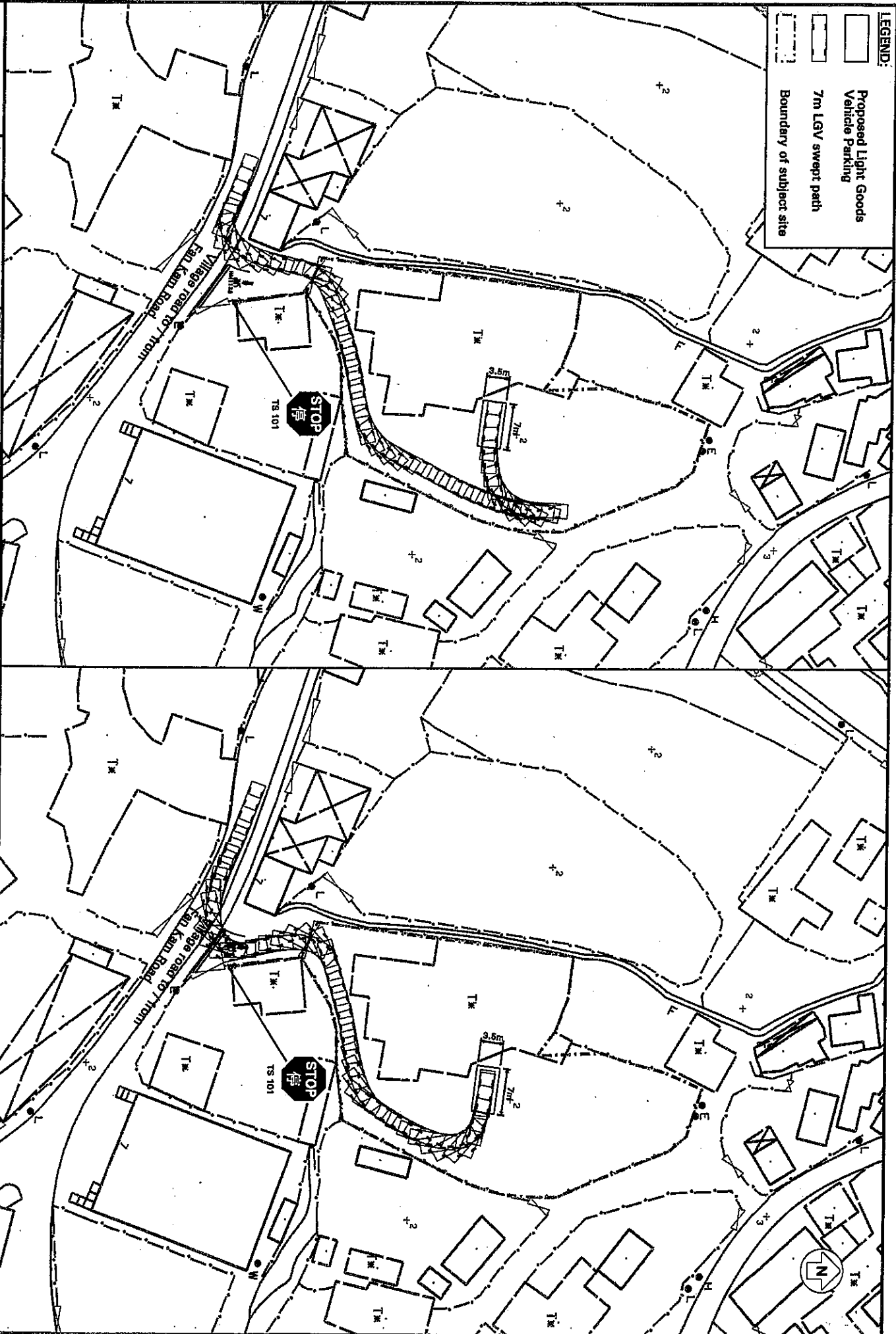


在倉內種的樹,已在泥土生長中  
A/NE-KTS/520



在倉內種的樹,已在泥土生長中  
A/NE-KTS/520

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



**PROJECT TITLE**

Application for Temporary Storage of Cosmetic Products, Beverages and Construction Materials with Ancillary Office for a Period of 3 Years

**PROJECT TITLE**

7m LGV Swept Path Analysis

**SCALE**

1:5000

**DATE**

15/11/2018

**DESIGNED BY**

ACTA

**CHECKED BY**

ACTA

**FIGURE NO**

Figure 7

**PREPARED BY**

Nolan Consultants Ltd.

諾蘭顧問有限公司



(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	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 1261.31	<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	4	
(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)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	75 % <input checked="" type="checkbox"/> 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)  _____ _____		1

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處檔號

A

Name of Client:

顧客姓名

Wong Chung Hung

Name of Building:

樓宇名稱

Lot No. 1618(Part), 1619, 1620(Part) in DD100 &amp;

Adjoining Government Land

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Kwun Tung South

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YY)	Next Due Date 下次到期日 (DD/MM/YY)
11	Emergency Lighting	G/F	Conforms with FSD requirements	27-10-2022	26-10-2023
12	Exit Sign	" "	" "	" "	" "
13	Fire Alarm System	" "	" "	" "	" "
16	Hose Reel System	" "	" "	" "	" "
28	Sprinkler System	" "	" "	" "	" "

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

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

## Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

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

Authorized  
Signature:  
授權人簽署

Name:

姓名

Cheng Sai Wing

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Well Start Engineering Ltd

Telephone:

聯絡電話

Date:

日期

28-10-2022

for FSD  
use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_  
消防處編號

A

Name of Client:

顧客姓名

Wong Chung Hung

Name of Building:

樓宇名稱

Lot No. 1618(Part), 1619, 1620(Part) in DD100 &  
Adjoining Government Land

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Kwun Tung South

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguisher 5 Kg Co2/Gas X 2	G/F	Conforms with FSD requirements	27-10-2022	26-10-2023

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

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

## Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

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

Authorized  
Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Chow Kwok Wah

28-10-2022

For FSD  
use only:

Inspected

Key-in

Verified



**Previous s.16 Applications covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-KTS/64	Open Storage of Private Vehicles/Lorry Truck And Car Repairing And Metal ware Workshop for a Temporary Period of 12 Months	20.6.1997
A/NE-KTS/108	Temporary Open Storage of Cars and Metal Wares for 3 Years	17.12.1999 (Revoked on 17.9.2000)
A/NE-KTS/127	Temporary Open Storage of Stationery and Metal Ware for 3 Years	15.6.2001 (Revoked on 15.9.2001)
A/NE-KTS/166	Temporary Open Storage of Metal Ware for a Period of 3 Years	7.3.2003 (Revoked on 7.12.2003)
A/NE-KTS/215*	Temporary Open Storage of Metal Ware for a Period of 3 Years	24.6.2005
A/NE-KTS/264*	Temporary Open Storage of Metal Ware for a Period of 3 Years	18.7.2008
A/NE-KTS/311*	Renewal of Planning Approval for Temporary Open Storage of Metal Ware for a Period of 3 Years	8.7.2011
A/NE-KTS/367*	Temporary Storage of Metal Ware with Ancillary Office for a Period of 3 Years	25.7.2014
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/493*	Temporary Storage of Detergent Packaging and Construction Materials with Ancillary Office for a Period of 3 Years	30.4.2021 (Revoked on 30.10.2022)

\* Submitted by the same applicants of A/NE-KTS/520

**Rejected Application**

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

**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**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
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/472	Temporary Warehouse (Antique Vehicles) with Ancillary Office for a Period of 3 Years	21.6.2019
A/NE-KTS/486	Temporary Godown with Ancillary Office and Staff Quarters Use for a Period of 3 Years	29.5.2020

**Government Departments' General Comments**

**1. Land Administration**

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

- The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site.
- Lot Nos. 1618 and 1620 both in D.D. 100 are covered by a Short Term Waiver (STW) No. 1457 for the purpose of storage of metal ware and ancillary facilities. The GL falls within the application site is covered by a Short Term Tenancy (STT) No. 1609 for the purpose of open storage of metal ware.
- The development parameters of the existing structures erected on site and the area of GL involves do not tally with these permitted under the STW & STT. Portions of the existing structures are encroaching upon the adjoining lots (i.e. Lot Nos. 1617 and 1619 both in D.D. 100) and GL within the application site. The STW & STT holders and the lot owner(s) concerned should immediately rectify the breaches. Her office reserves the right to take necessary enforcement action against the breaches without separate notice.
- 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 condition is 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.
- His advisory comments are at **Appendix IV**.

**3. Drainage**

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

- No objection to the application.
- The following conditions are necessary to be imposed:
  - (i) the existing drainage facilities shall be maintained and rectified if found inadequate/ineffective during operation at all times during the planning approval

period; and

- (ii) the submission of a record of the existing drainage facilities on the Site within 3 months from the date of planning approval to his satisfaction.

#### 4. **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 his satisfaction.
- In consideration of the design/nature of the proposal, FSIs are anticipated to be required. His advisory comments are at **Appendix IV**.

#### 5. **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**

#### 6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- No comment on the application from landscape planning perspective. Her advisory comments are at **Appendix IV**

#### 7. **Building Matters**

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

- No comment on the application.
- There is no record of approval of the Building Authority for the buildings/structures existing at the Site. His advisory comments are on **Appendix IV**.

#### 8. **Local Views**

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

- He has consulted the locals. The Resident Representative of Ying Pun supports the application on the ground that the applied use has in operation at the Site for years and could provide job opportunities to local villagers. The Chairman of Sheung Shui District Rural Committee, the North District Council member of the subject



constituency and the Chairman of Fung Shui Area Committee have no comment on the application.

**9. Other Departments**

The following government departments have no objection to / no adverse comment / no comment on the application:

- Chief Highway Engineer/New Territories East, Highway Department (CHE/NTE, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS);
- Project Manager (North) of North Development Office, Civil Engineering and Development Department (PM(N), CEDD); and
- Commissioner of Police (C of P).



**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:
- The development parameters of the existing structures erected on site and the area of Government land (GL) involves do not tally with these permitted under the Short Term Waiver (STW) No. 1457 and Short Term Tenancy (STT) No.1609. Portions of the existing structures are encroaching upon the adjoining lots (i.e. Lot No. 1617 and 1619 both in D.D. 100) and GL within the Site. The STW & STT holders and the lot owner(s) concerned should immediately rectify the breaches. Her office reserves the right to take necessary enforcement action against the breaches without separate notice.
  - If the planning application is approved, the STT & STW holders will need to apply to her office for modification of the STW & STT conditions where appropriate and the lot owner(s) of the lots without STW & STT will need to apply to her office to permit the structures to be erected or regularised any irregularities on site. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be backdated to the first date of the occupation and it will be subject to such terms and conditions, including among others the payments of fee and administrative fee, as may be imposed by the LandsD.
- (c) 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.
- (d) To note the comments of the Commissioner for Transport (C for T) that:
- No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period.
- (e) To note the comments of the Director of Fire Services (D of FS) that:
- 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.
  - The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Details of the sprinkler system design, including hazard class, type of storage, storage category, maximum storage height etc., should be clearly stated in FS Note. Sufficient hose reel shall be provided to ensure that every part of each structure can be reached by a length of not more than 30m of hose reel tubing. The cubical extent of the structure shall be provided for exemption of smoke extraction system if any fire compartment exceeding 7000 cubic meters with the calculation of all openable windows and section of all window opening for this purpose shall be clearly indicated on plans.

- 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 informed upon receipt of formal submission of general building plans.
- (f) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- The applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Applications for tree removal/tree works should be submitted direct to relevant authority(ies) for approval.
- (g) 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 unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application.
  - Before any new building works (including drainage 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 Unauthorised Building Works (UBW). An Authorised 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 (B(P)R).
  - 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 BA 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)

Regulations 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, site formation works like filling of pond and land, and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, BFA and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage.
- Structures with excessive high headroom should be justified. Otherwise, the voids over the concerned floors may have to be included in gross floor area calculation.



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

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有關的規劃申請編號 The application no. to which the comment relates  
A/NE-KTS/520

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature  日期 Date 2022.12.1

2

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

221216-160838-71253

**提交限期****Deadline for submission:**

16/12/2022

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

16/12/2022 16:08:38

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

A/NE-KTS/520

**「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。



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



**A/NE-KTS/520 DD 100 Ying Pun Ha Tsuen**

14/12/2022 01:56

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

**A/NE-KTS/520**

Lots 1618 (Part), 1619 (Part) and 1620 (Part) in D.D. 100 and Adjoining Government Land, Ying Pun Ha Tsuen, Kwu Tung South

Site area: About 1,486.5sq.m Includes Government Land of about 30.98sq.m

Zoning: "Recreation"

Applied use: Warehouse (Electronic Parts and Construction Materials) / 1 Vehicle Parking

**A/NE-KTS/493** Approved 30 April 2021 Conditions not fulfilled

Site area: About 1,568sq.m Includes Government Land of about 39sq.m

Applied use: Storage of Detergent Packaging and Construction Materials / 1 Vehicle Parking

**A/NE-KTS/367** Approved 25 July 2014 Conditions not fulfilled

Dear TPB Members,

In view of the history of failure to fulfill conditions members should reject this application as it is clear that the applicant is manipulating the system and secure in the knowledge that the current system rewards such behavior via the auto roll over policy.

It is time for members to exert their duty to look into the issues and break the cycle.

Mary Mulvihill

