

2023年 2月 8日

此文件在 收到・城市規劃委員會
只有必需的資料及文件後才正取用

T. received on 8 FEB 2023
The Board will formally accept the application only if 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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2300224 19/1 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/NT-KTS/522
	Date Received 收到日期	8 FEB 2023

- 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)

The Federation of Vegetable Marketing Co-operative Societies Limited

新界蔬菜產銷合作社有限責任聯合總社

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)

Ratio Architecture & Planning Company Limited

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)	Lot 1060 RP (Part) in D.D. 100, Tong Kung Leng, Kwu Tung South, Sheung Shui, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 390 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 74.3 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Temporary Office and Ancillary Toilet (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 18/01/2023 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)".
根據土地註冊處截至 2023 年 1 月 18 日的記錄，這宗申請共牽涉 2 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 2 "current land owner(s)".
已取得 2 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
2	Lot No. 1060 RP in D.D.100	11/01/2023

(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 _____ (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	Temporary Office and Ancillary Toilet (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	315.7 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	74.3 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	74.3 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	74.3 .....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)	
1 single-storey office (Dimension: 11.8m (about) (length) x 5.7m (about) (width) x 2.8m (about) (height))	
1 single-storey ancillary toilet (Dimension: 2.8m (about) (length) x 2.5m (about) (width) x 2.5m (about) (height))	
.....	
.....	
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	2
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 Monday to Friday 09:00 - 17:00 / Saturday: 09:00 - 12:00 <hr/> Sunday and Public Holiday: Closed <hr/>					
(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)) Hang Tau Road <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。)					
(f) 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"/> No 否			
(g) 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"/> 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?		<div style="display: flex; justify-content: space-between;"> <div>On environment 對環境</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On traffic 對交通</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On water supply 對供水</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On drainage 對排水</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On slopes 對斜坡</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Affected by slopes 受斜坡影響</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Landscape Impact 構成景觀影響</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Tree Felling 砍伐樹木</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Visual Impact 構成視覺影響</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Others (Please Specify) 其他 (請列明)</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div>			

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ 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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> 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。

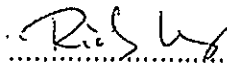
1. The applicant, the Federation of Vegetable Marketing Co-operative Societies Limited (FVMCS), was founded in 1953 under Cap. 33 Co-operative Societies Ordinance. The Community Grower Group Office had been formed by the FVMCS with the support from Agriculture, Fisheries & Conservation Department (AFCD) to promote local organic agriculture.
 2. Services includes nurturing organic seedlings, selling of agricultural pesticide, providing supporting services for organic production certifications, promoting organic farming, planting and composting would be provided. Besides, plant nurseries under an agricultural project funded by AFCD - Sustainable Agricultural Development Fund, have been setup to the east of the application site within the subject lot. There is 10 staff responsible for daily administrative work. As such, there is operational need to setup the office and ancillary toilet at the application site. The use is considered as supporting the planning intention of "Agriculture" zone. Over 70% area within the subject lot is utilized as farming with plant nurseries.
 3. Previous planning application (Application No: A/NE-KTS/477) was approved on 6.9.2019. The application was revoked as the applicant encountered technical difficulties in implementing part of the agreed drainage proposal. As such an updated stormwater drainage proposal is attached together with this fresh planning submission, which demonstrated that existing stormwater drainage system in the site is able to collect the surface runoff from the site. On the other hand, part of the application site is grassland with soil below, which is not hard paved, thus no adverse drainage impact is anticipated.
 4. The use includes only two single-storey non-domestic structures. Given its small scale, it is considered not incompatible with the surrounding environment, which are mainly cultivated/fallow agricultural land with some scattered domestic structures.
 5. The site is accessible from Fan Kam Road via a village road and local track. Only two staff-only private car parking spaces in the site. The traffic generation/attracting during AM and PM peak hours are 2 private cars and 2 private cars respectively. There is no visitor's car park. Vehicles can be manoeuvred within the application site without reversing on the local track. No adverse traffic impact is anticipated.
 6. The ancillary toilet is only open for staffs and visitors, not for public use. The sewage generated from the ancillary toilet is regularly tanker-away. No adverse environmental impact is anticipated.
 7. The implementation of proposal for fire service installations had been completed to the satisfaction of Fire Services Department under approval condition in previous planning application (Application No. A/NE-KTS/477). Relevant approval documents and approved Fire Service Installations Plan are attached for easy reference. No adverse fire safety impact is anticipated.
- Given the use is in small scale and its essential nature in promoting local organic agriculture in Hong Kong, we trust Town Planning Board will give favourable consideration to this fresh planning application.

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



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

LEUNG WAI KIT

Town Planner

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

MRIP

on behalf of
代表

Ratio Architecture & Planning Company Limited

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

Date 日期

19/01/2023

(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	Lot 1060 RP (Part) in D.D. 100, Tong Kung Leng, Kwu Tung South, Sheung Shui, New Territories 新界上水古洞南唐公嶺丈量約份第100約地段第1060號餘段(部分)
Site area 地盤面積	390 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/18 古洞南分區計劃大綱核准圖編號 S/NE-KTS/18
Zoning 地帶	"Agriculture" 「農業」
Type of Application 申請類別	<input checked="" 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	Temporary Office and Ancillary Toilet for a Period of 3 Years 臨時辦公室及附屬洗手間(為期3年)

(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	74.3 <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	2	
(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	2.5 - 2.8 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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) _____ _____		2 2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
位置圖		
Location Plan		
Reports 報告書		
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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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

SUBMISSION REPORT
FOR
DRAINAGE PROPOSAL DESIGN
FOR TEMPORARY OFFICE AND ANCILLARY TOILET
ON
LOT 1060RP (Part) IN D.D.100
TONG KUNG LENG, KWU TUNG SOUTH, SHEUNG SHUI, N.T.

Date : January 2023

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2. Existing Drainage Condition
3. Design parameters & assumptions
4. Proposed Stormwater Drainage
5. Effect on Drainage Characteristics and potential Drainage Impacts
6. Conclusions

APPENDIX

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| Appendix A | Current Site General View |
| Appendix B | Stormwater Drainage Proposal Plan |
| Appendix C | Surface Drainage Design |

REFERENCES

1. Stormwater Drainage Manual, Planning Design and Management by DSD
2. Geotechnical Manual for Slopes by GEO
3. Standard Drawings by DSD

1. Introduction

This proposal is prepared to be supplementary information for S.16 application for temporary office and ancillary toilet for a period of 3 years on lot 1060 RP (Part) in D.D.100, Tong Kung Leng, Kwu Tung South, Sheung Shui.

2. Existing Drainage Condition

The site covers about 390 square metres. A plan showing the existing catchments are enclosed in Appendix C. Currently, the surface runoff collected from the site is discharging to existing 225mm and 700mm wide surface channel connected to existing 300mm dia. underground pipe as shown in Appendix B. As per the existing site condition, peripheral U-channels are already existed in the development.

3. Design Parameters & Assumptions

The design criteria to be used for the modeling assessment are based on the standards set out in the Stormwater Drainage Manual, Third Edition (SDM). According to Section 6.6.1 of the SDM, the existing village drainage system in the vicinity of the development is classified as main rural catchment drainage system. Table 10 of the SDM recommends to be adopted a 50 year design return period storm event for the urban drainage branch system.

Stormwater Runoff (Q)

The rate of stormwater runoff used in this assessment report is estimated by the "Rational method" in which the peak runoff is calculated from the formula:

$$Q = K \times i \times A / 3600$$

where	Q	=	maximum runoff (L/s)
	i	=	design mean intensity of rainfall (mm/hr)
	A	=	area of catchment (m ²)
	K	=	runoff coefficient

Time of Concentration (tc)

The time of concentration is defined as the time required for stormwater runoff to flow from the most remote part of the catchment area to the point in the drainage system under consideration. Based on the assumptions adopted in the Rational Method, this is the time taken for the peak runoff to become established at the considered section.

The time of concentration comprises the time for water flowing within natural catchments and along the man-made drainage pipes/channels. For natural catchments, the time of concentration is estimated by the modified form of the Brandsby William's equation.

$$t_o = \frac{0.14465L}{H^{0.2} A^{0.1}}$$

Where t_o = time of concentration of a natural catchment (min.)

A = catchment area (m²)

H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

Mean Rainfall Intensity (i)

Mean rainfall intensity-duration curves attached in this report are based on the Statistical analysis of long term rainfall records from the Hong Kong Observatory. A return period of 50 years is adopted.

Runoff Coefficient (K)

The value of K is taken as 1 for developed area. For vegetated ground, the value of K is taken as 0.3. Therefore, future discharge to the existing stormwater drainage route will be increased after the site development.

4. Existing Stormwater Drainage Works

Existing stormwater drainage works include surface U-channels at the peripheral of the site collecting the runoff from catchments within the site. The U-channels will connect and discharge the surface runoff to the existing 300mm dia. underground pipe. Catchpits with 300mm sump are at the discharged points of U-Channel to desilt the surface water before discharging to the drainage outside. The stormwater drainage proposal plan is shown in Appendix B.

5. Effect on Drainage Characteristics and Potential Drainage Impact

The drainage design of the existing U-channel and the capacity checking of the existing drainage system are presented in Appendix C.

6. Conclusion

Existing Peripheral channels have been provided along the site boundary where necessary to intercept runoff from crossing the site. The drainage conditions of adjacent areas will not be adversely affected.

Appendix A
Current Site General View

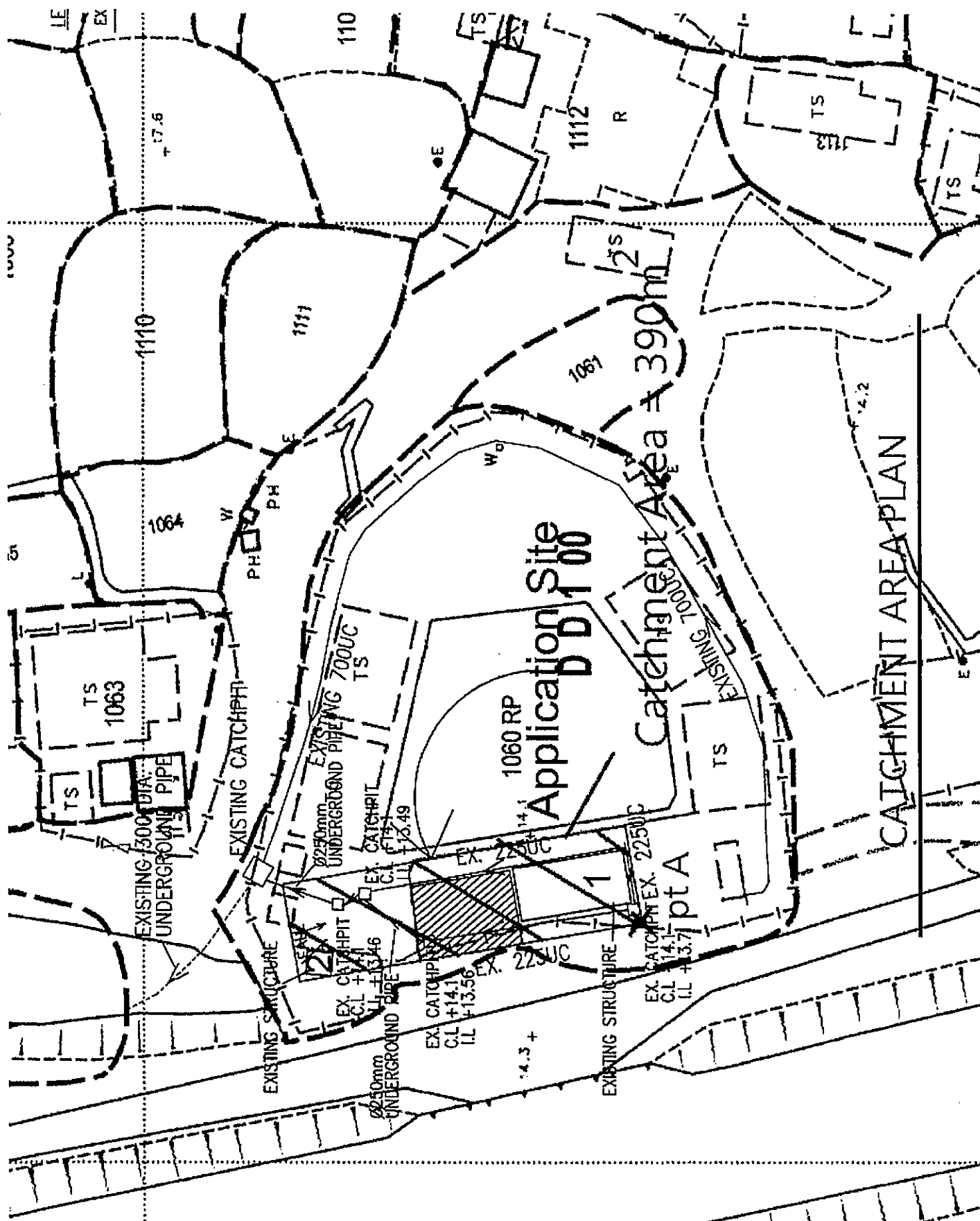


Photo 1. Existing 300mm dia. underground pipe

Appendix B

Stormwater Drainage Proposal Plan

Appendix C
Surface Drainage Design



Proposed stormwater proposal at lot 1060RP in
DD100 Tong Kung Leng
Prepared by: Ray Cheng

Date: 7-Jan-23

Check for the drainage capacity

Total catchment area, A1 = 390 m² Assume k = 1 for paved surface

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

A = Total catchment area (m²)

Longest distance from summit point to outlet, Pt A (Ld) = 45.00 m

Shortest distance from summit point to outlet, Pt A (Ls) = 41.00 m

Elevation of remote point (CP2) = 14.10 mPD

Elevation of outlet point (CP2) = 13.36 mPD

Average fall, H = $(z_1 - z_2)/L_s \times 100$
= 1.80 m per 100m

From TGN30

$$T_c = 0.14465 \times L_d / (H^{0.2} \times A^{0.1})$$

$$= 3.19 \text{ min}$$

Assume a 1 in 50 year design rainfall return period for rural area
From Geo-Manual (Fig 8.2)

$$i = 350 \text{ mm/hr}$$

$$Q = kiA/60$$

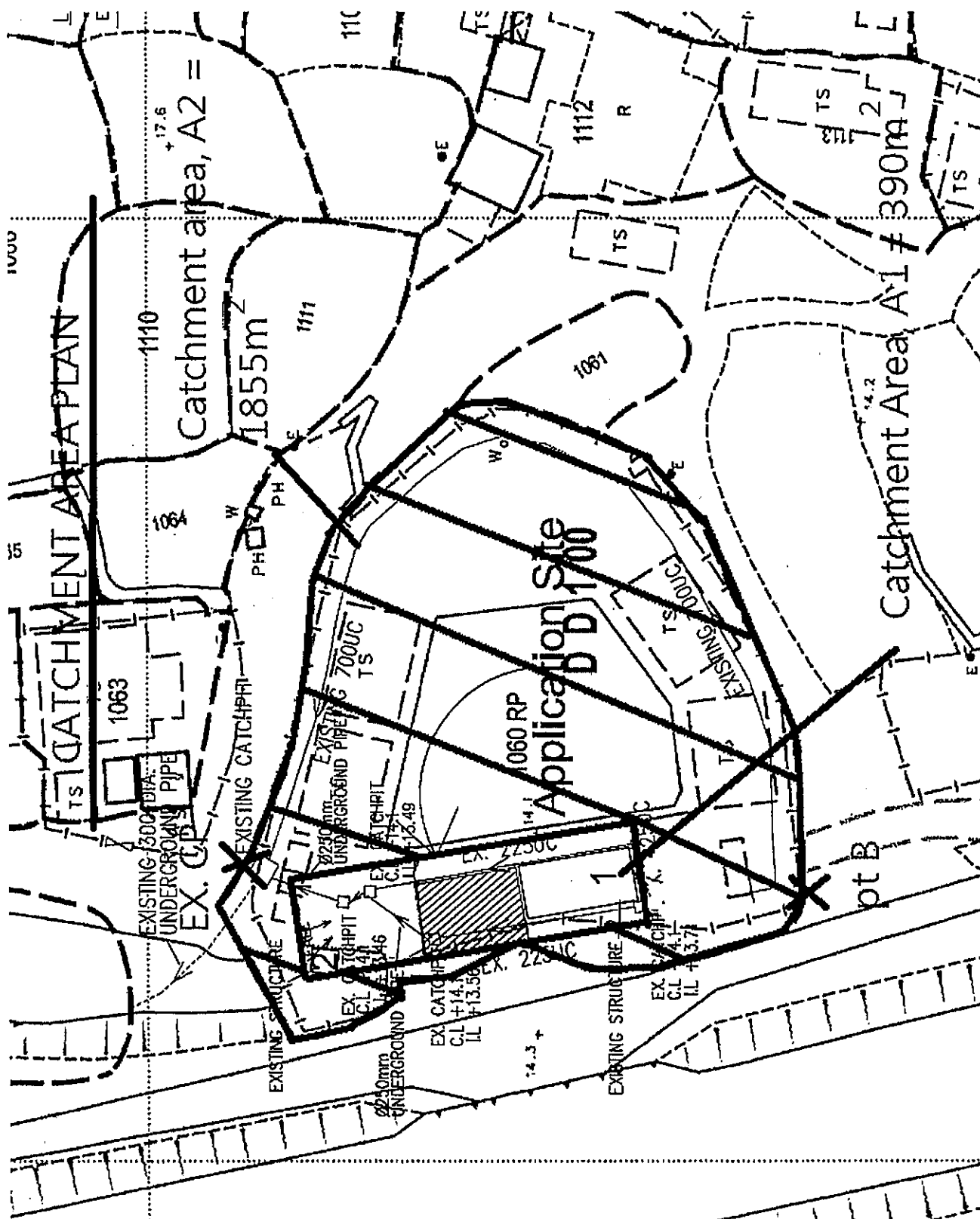
$$= 2275 \text{ lit/min}$$

From TGN 43A1

For proposed 225 UC with 1 in 100 gradient

Maximum capacity = 3900 lit/min > 2275 o.k.

The corresponding velocity = 1.45 m/s < 4 o.k.



Proposed stormwater proposal at lot 1060RP in
DD100 Tong Kung Leng

Date: 7-Jan-23

Prepared by: Ray Cheng

Check for the drainage capacity

Total catchment area,	A1	=	390	m ²	Assume k = 1 for paved surface
	A2	=	1855	m ²	Assume k = 0.3 for UNpaved surface
	Total Area	=	390 + 1855 x 0.3	=	946.5 m ²

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

A = Total catchment area (m²)

Longest distance from summit point to outlet, Pt B	(Ld) =	130.00	m
Shortest distance from summit point to outlet, Pt B	(Ls) =	60.00	m

Elevation of remote point (Ex. CP)	=	14.10	mPD
Elevation of outlet point (Ex. CP)	=	13.36	mPD

$$\begin{aligned} \text{Average fall, H} &= (z_1 - z_2) / L_s \times 100 \\ &= 1.23 \text{ m per 100m} \end{aligned}$$

From TGN30

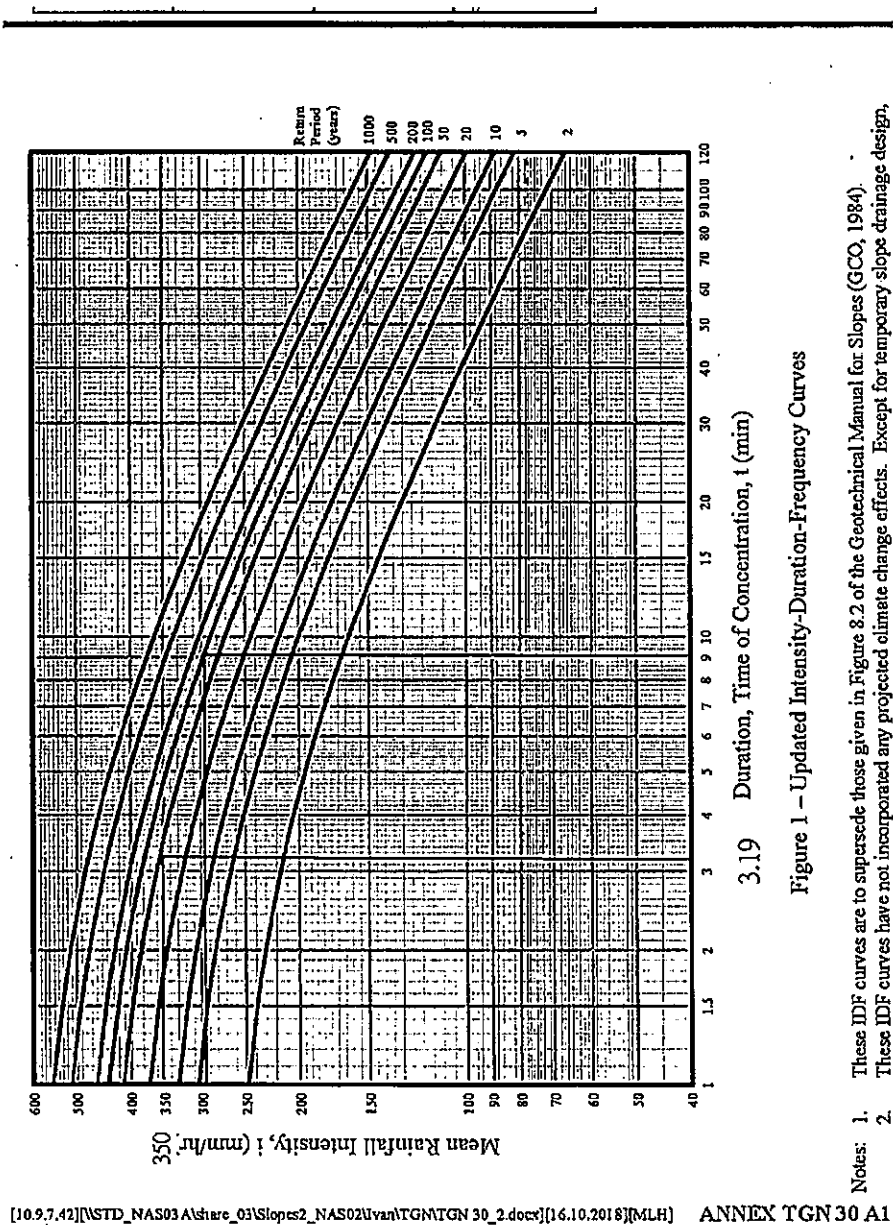
$$\begin{aligned} T_c &= 0.14465 \times L_d / (H^{0.2} \times A^{0.1}) \\ &= 9.09 \text{ min} \end{aligned}$$

Assume a 1 in 50 year design rainfall return period for rural area
From Geo-Manual (Fig 8.2)

$$\begin{aligned} i &= 295 \text{ mm/hr} \\ Q &= kiA/60 \\ &= 4654 \text{ lit/min} \end{aligned}$$

The existing 300mm dia. underground pipe

The capacity = $111.013 \times 60 = 6,660 \text{ lit/min} > 4,654 \text{ lit/min}$ O.K.

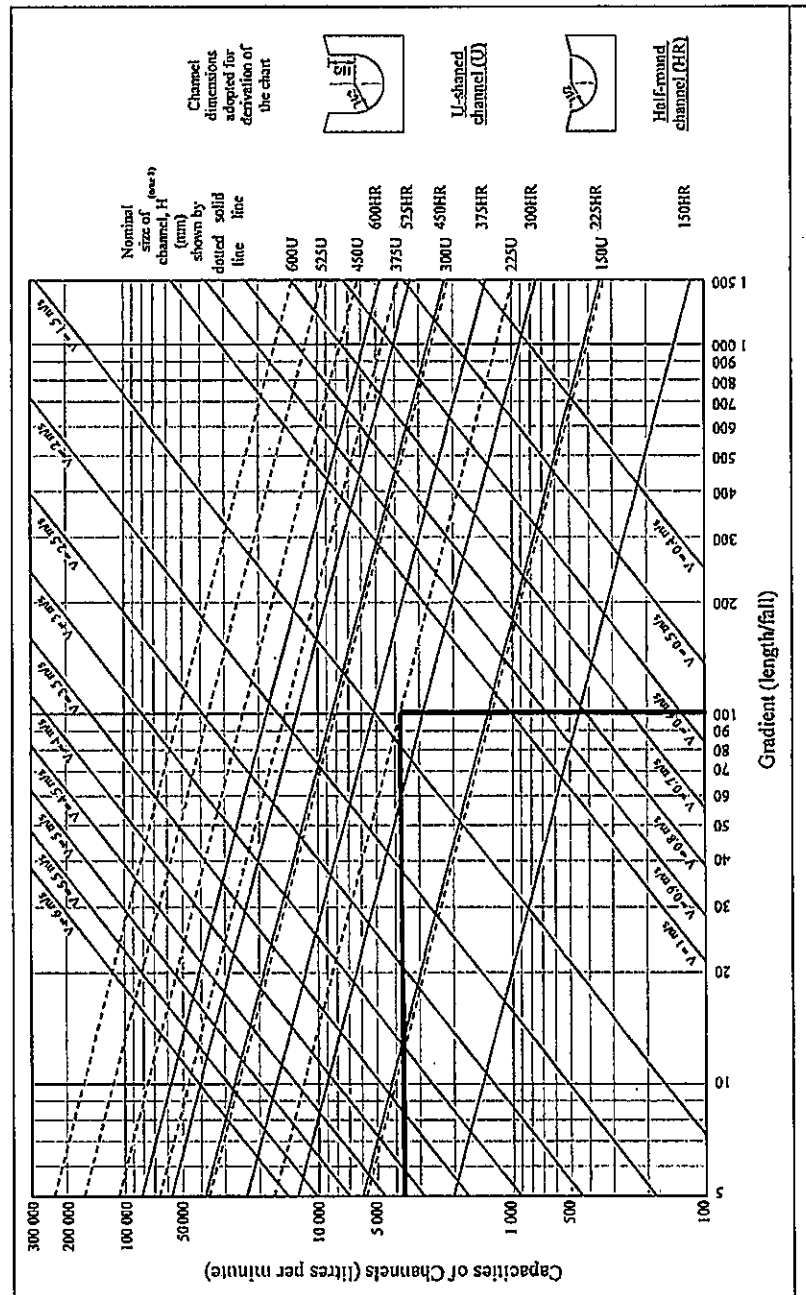


3.19 Duration, Time of Concentration, t (min)

Figure 1 – Updated Intensity-Duration-Frequency Curves

- Notes:
1. These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).
 2. These IDF curves have not incorporated any projected climate change effects. Except for temporary slope drainage design,

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



7

continued

 $k_s = 0.600 \text{ mm}$
 $i = 0.004 \text{ to } 0.1$

 ie hydraulic gradient =
 1 in 250 to 1 in 10

 Water (or sewage) at 15°C
 full bore conditions.

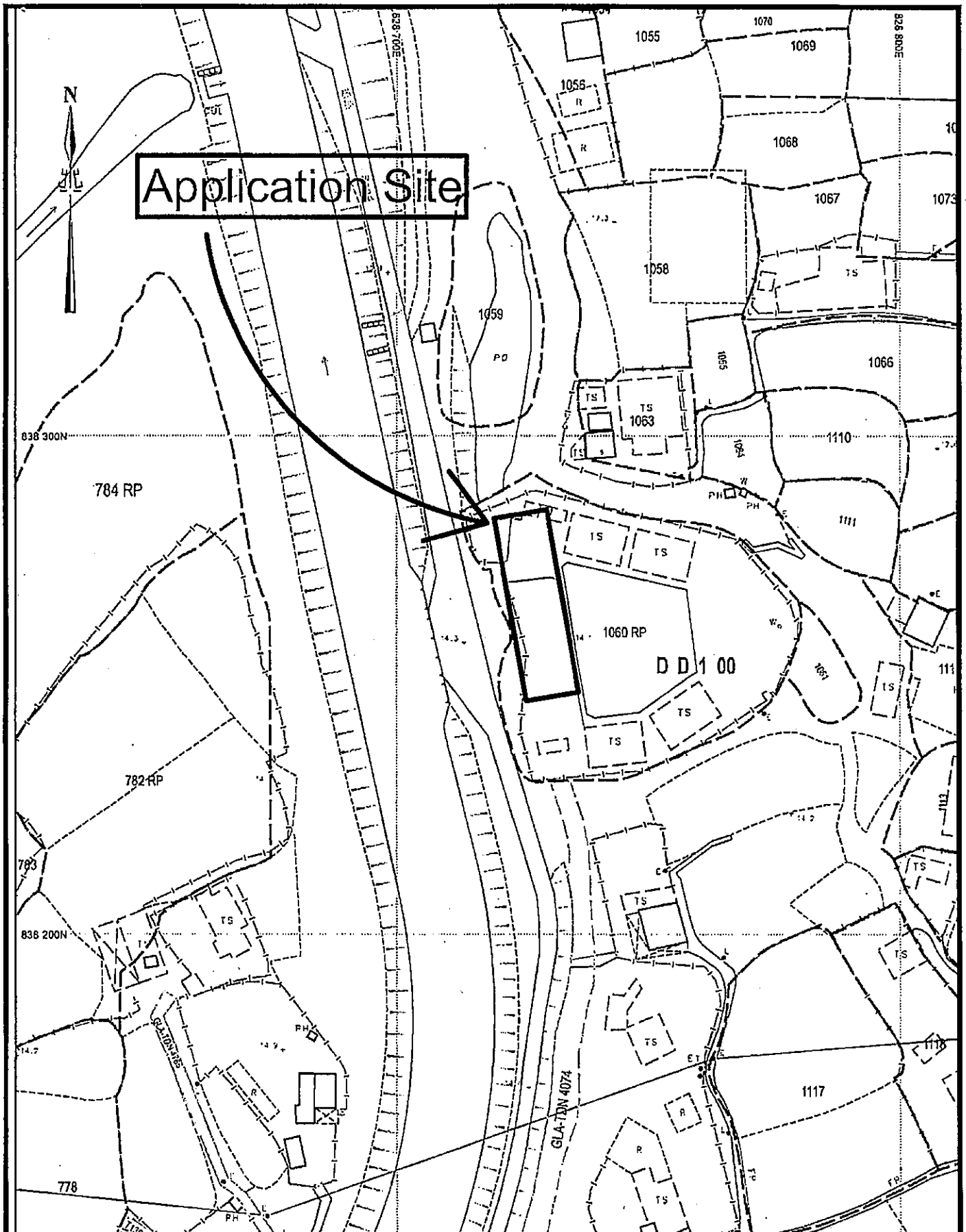
 velocities in m/s
 discharges in l/s

Gradient	Pipe diameters in mm											
	50	75	80	100	125	150	175	200	225	250	275	300
0.00400 1/ 250	0.298 0.586	0.395 1.744	0.413 2.074	0.480 3.773	0.558 6.845	0.629 11.123	0.697 16.756	0.760 23.682	0.821 32.632	0.879 43.131	0.934 55.498	0.988 69.846
0.00420 1/ 238	0.304 0.601	0.405 1.790	0.423 2.129	0.493 3.866	0.572 7.018	0.645 11.404	0.714 17.178	0.779 24.482	0.841 33.451	0.901 44.213	0.958 56.888	1.013 71.595
0.00440 1/ 227	0.313 0.616	0.415 1.831	0.434 2.180	0.504 3.962	0.586 7.187	0.661 11.678	0.731 17.589	0.798 25.068	0.861 34.251	0.922 45.269	0.981 58.246	1.037 73.303
0.00460 1/ 217	0.321 0.630	0.425 1.876	0.444 2.231	0.516 4.053	0.599 7.352	0.676 11.945	0.748 17.992	0.816 25.641	0.881 35.033	0.943 46.301	1.003 59.574	1.061 74.973
0.00480 1/ 208	0.328 0.644	0.431 1.918	0.456 2.280	0.527 4.142	0.612 7.514	0.691 12.207	0.764 18.386	0.834 26.202	0.900 35.798	0.964 47.312	1.025 60.873	1.084 76.606
0.00500 1/ 200	0.335 0.658	0.443 1.958	0.463 2.328	0.539 4.230	0.625 7.672	0.705 12.464	0.780 18.772	0.852 24.751	0.919 36.548	0.984 48.301	1.046 62.145	1.106 78.206
0.00550 1/ 182	0.352 0.691	0.468 2.057	0.486 2.445	0.566 4.441	0.656 8.054	0.740 13.084	0.819 19.704	0.894 28.078	0.965 38.358	1.033 50.692	1.098 65.216	1.161 82.071
0.00600 1/ 167	0.368 0.723	0.487 2.151	0.509 2.557	0.591 4.644	0.686 8.420	0.774 13.676	0.856 20.595	0.934 29.343	1.008 40.088	1.079 52.976	1.147 68.155	1.213 85.765
0.00650 1/ 154	0.384 0.753	0.507 2.241	0.530 2.664	0.616 4.837	0.715 8.770	0.806 14.244	0.892 21.449	0.973 30.561	1.050 41.748	1.124 55.167	1.195 70.972	1.263 89.307
0.00700 1/ 143	0.399 0.783	0.527 2.328	0.550 2.767	0.640 5.024	0.742 9.108	0.837 14.791	0.926 22.271	1.010 31.731	1.090 43.344	1.167 57.276	1.241 73.682	1.312 92.714
0.00750 1/ 133	0.413 0.811	0.544 2.411	0.570 2.866	0.663 5.204	0.769 9.433	0.867 15.319	0.959 23.064	1.046 32.860	1.129 44.885	1.208 59.310	1.285 76.298	1.358 96.005
0.00800 1/ 125	0.427 0.838	0.561 2.492	0.589 2.962	0.685 5.378	0.794 9.748	0.896 15.829	0.991 25.832	1.081 35.952	1.166 48.375	1.248 61.278	1.327 78.828	1.403 99.187
0.00850 1/ 118	0.441 0.865	0.582 2.571	0.608 2.954	0.706 5.547	0.819 10.053	0.924 16.324	1.022 24.576	1.114 35.011	1.203 47.820	1.287 63.185	1.368 81.280	1.447 102.370
0.00900 1/ 111	0.454 0.891	0.599 2.647	0.626 3.146	0.727 5.711	0.843 10.349	0.951 16.804	1.052 25.298	1.147 36.038	1.238 49.223	1.325 65.037	1.409 83.660	1.489 105.264
0.00950 1/ 105	0.466 0.916	0.616 2.721	0.643 3.234	0.747 5.870	0.867 10.638	0.977 17.271	1.081 26.000	1.179 37.038	1.272 50.337	1.362 66.438	1.448 85.976	1.530 108.176
0.01000 1/ 100	0.479 0.940	0.632 2.793	0.660 3.320	0.767 6.025	0.890 10.918	1.003 17.726	1.109 26.684	1.210 38.012	1.306 51.915	1.397 68.593	1.485 88.231	1.573 111.613
0.01100 1/ 91	0.503 0.988	0.664 2.933	0.693 3.465	0.805 6.325	0.934 11.459	1.053 18.604	1.164 28.003	1.270 39.869	1.370 54.477	1.466 71.975	1.559 92.579	1.648 116.480
0.01200 1/ 83	0.526 1.033	0.694 3.066	0.725 3.643	0.842 6.611	0.976 11.977	1.100 19.442	1.217 29.263	1.327 41.682	1.432 56.924	1.532 75.206	1.629 96.734	1.722 121.705
0.01300 1/ 77	0.548 1.076	0.723 3.193	0.755 3.795	0.877 6.865	1.016 12.473	1.146 20.246	1.267 30.472	1.382 43.402	1.491 59.272	1.595 78.306	1.696 100.718	1.793 126.716
0.01400 1/ 71	0.569 1.117	0.751 3.316	0.784 3.941	0.910 7.149	1.055 12.950	1.189 21.019	1.315 31.635	1.434 45.057	1.548 61.531	1.656 81.288	1.760 104.553	1.861 131.538
0.01500 1/ 67	0.590 1.156	0.777 3.435	0.812 4.081	0.943 7.404	1.093 13.410	1.232 21.766	1.362 32.758	1.485 46.653	1.602 63.710	1.715 84.166	1.823 108.252	1.927 136.191
0.01600 1/ 62	0.609 1.196	0.803 3.569	0.839 4.218	0.974 7.650	1.129 13.856	1.273 22.488	1.407 33.843	1.534 48.199	1.655 65.819	1.771 86.950	1.883 111.831	1.990 140.691
0.01700 1/ 59	0.628 1.234	0.829 3.680	0.865 4.349	1.004 7.889	1.164 14.288	1.312 23.188	1.451 34.895	1.582 49.697	1.707 67.862	1.826 89.647	1.941 115.299	2.052 145.052
0.01800 1/ 56	0.647 1.271	0.853 3.768	0.891 4.478	1.034 8.121	1.198 14.707	1.351 23.867	1.493 35.917	1.628 51.351	1.757 69.844	1.880 92.267	1.998 118.667	2.112 149.267
0.01900 1/ 53	0.665 1.306	0.877 3.873	0.916 4.602	1.063 8.347	1.232 15.115	1.386 24.528	1.535 36.911	1.673 52.545	1.805 71.778	1.932 94.815	2.053 121.942	2.170 157.406

Coefficient for part-full pipes:

	25	40	40	50	60	60	90	100	120	130	140	150
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 $k_s = 0.600 \text{ mm}$ $i < 0.1$



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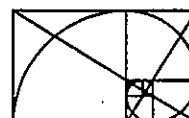
Figure 1 - Location Plan

SCALE:

1 : 1000 (A4)

DATE:

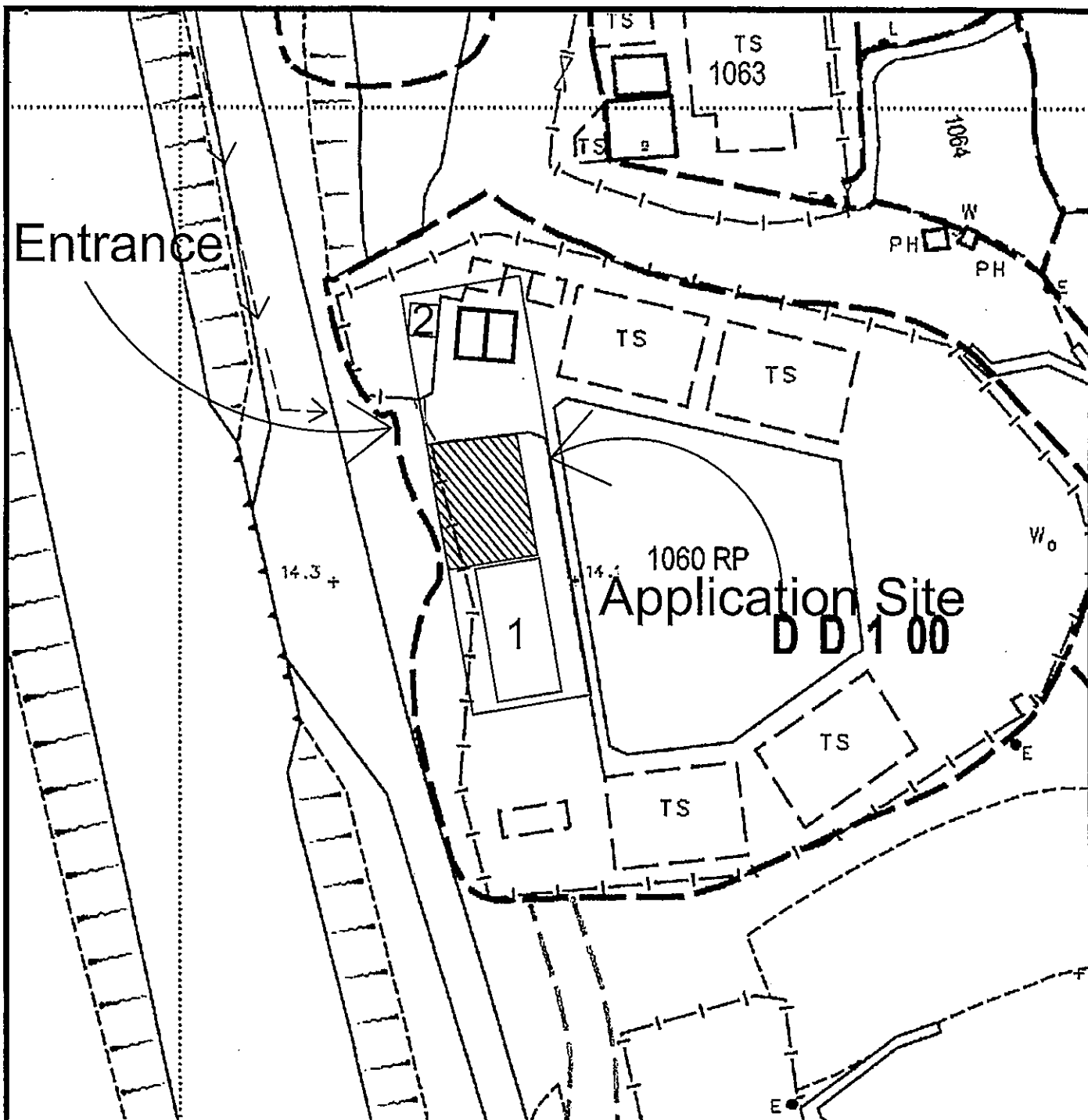
December 2022



RATIO 添比

ARCHITECTURE & PLANNING

建設・規劃 事務所



Legend:

1 Office
11.8m(L) x 5.7m(W) x 2.8m(H)

 Grassland

2 Toilet
2.8m(L) x 2.5m(W) x 2.5m(H)

 Parking Spaces

----> Vehicular route

DRAWING TITLE:

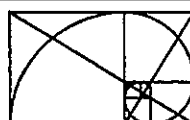
Figure 2 - Site Plan

SCALE:

1 : 500 (A4)

DATE:

December 2022



RATIO 添比

ARCHITECTURE & PLANNING
建設・規畫 事務所

規 劃 署

粉嶺、上水及元朗策劃處
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,
388 Castle Peak Road, Tuen Wai, N.T.

來函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/NE-KTS/477

電話號碼 Tel. No. : [REDACTED]

傳真機號碼 Fax No. : [REDACTED]

By Post and Fax ([REDACTED])

10 February 2022

The Federation of Vegetable Marketing
Co-operatives Societies, Ltd
[REDACTED]
[REDACTED]
(Attn: Man Pui Yee, Emma)

Dear Ms. Man,

Planning Application No. A/NE-KTS/477

Proposed Temporary Office and Toilet for a Period of 3 Years
within "Agriculture" Zone, Lot 1060 RP (Part)
in D.D. 100, Tong Kung Leng, Kwu Tung South, Sheung Shui, New Territories
Compliance with Approval Condition (b) – the implementation of proposal for fire
service installations

I refer to your email of 7.1.2022 submitting photos record for compliance with approval condition (b). Please be informed that the Director of Fire Services (D of FS) considers your submission acceptable. The approval condition (b) has been complied with.

Should you have any query on the departmental comment, please contact Mr. IP Yan-chi, Joseph (Tel: [REDACTED]) of Fire Services Department direct.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

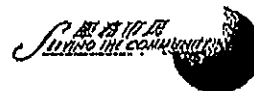
C.C.

D of FS
AL/FS/kt

(Attn.: Mr. IP Yan-chi, Joseph)

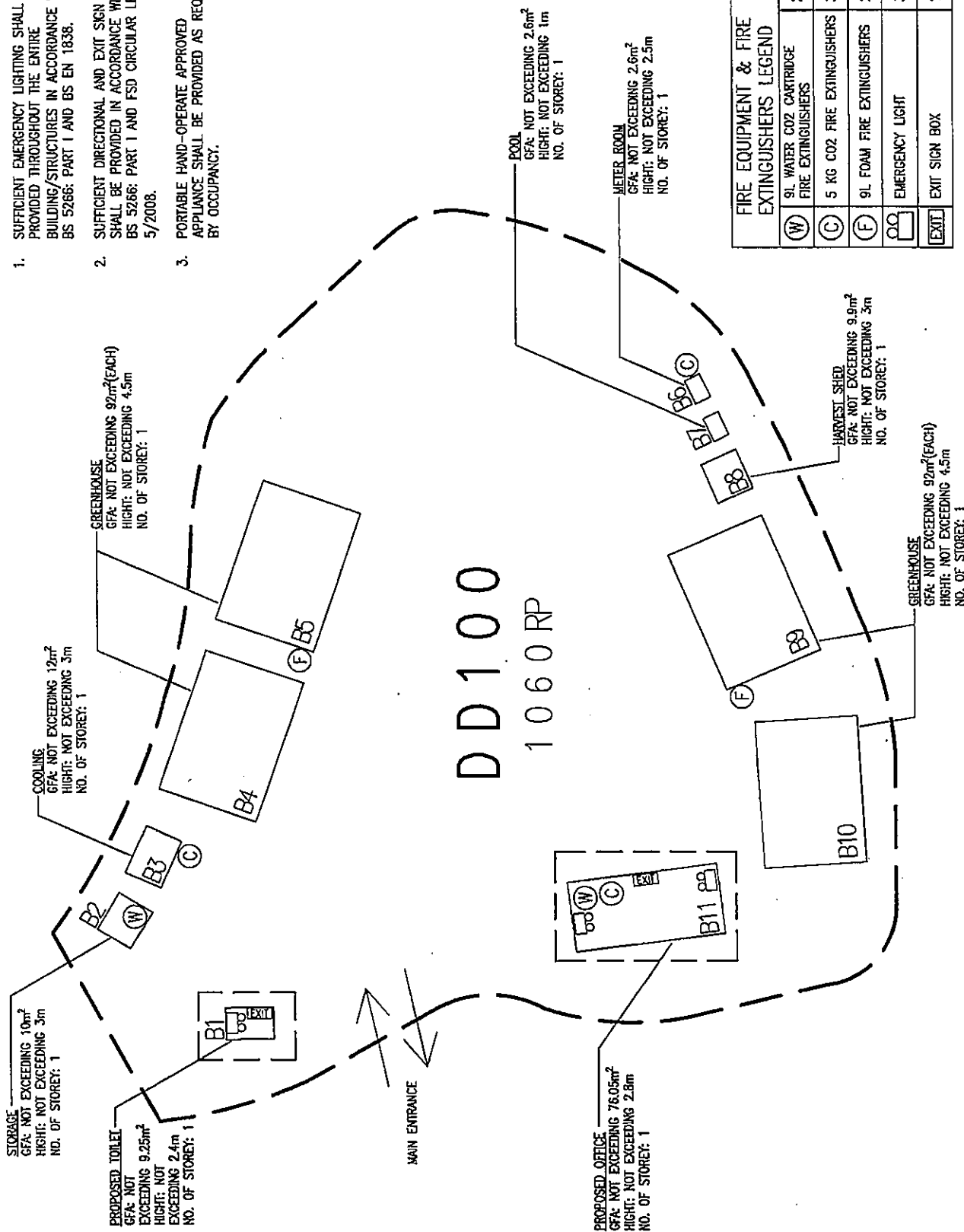
Fax: [REDACTED]

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



ES NOTE:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838.
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. PORTABLE HAND-OPERATE APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.



FIRE EQUIPMENT & FIRE EXTINGUISHERS LEGEND	
(W)	9L WATER CO2 CARTRIDGE FIRE EXTINGUISHERS
(C)	5 KG CO2 FIRE EXTINGUISHERS
(F)	9L FOAM FIRE EXTINGUISHERS
(E)	EMERGENCY LIGHT
(EXIT)	EXIT SIGN BOX

REV.	DESCRIPTION	DATE	BY
2	SECOND SUBMISSION	15MAR	KIRO
1	FIRST SUBMISSION	15MAR	KIRO

CLIENT
THE FEDERATION OF VEGETABLE
MARKETING CO-OPERATIVE
SOCIETIES, LTD.,

F.S.L. CONTRACTOR



TUNG HING LUNG FIRE FIGHTING
EQUIPMENT & ENG. CO., LTD.

ADDRESS:

Tel: 00853 2600 8888

NAME	DATE
DRAWN BY KIRO LEUNG	15-JUN-20
CHECKED BY	
CHECKED BY	
CHECKED BY	

PROJECT

PROPOSED OFFICE AND TOILET FOR A
PERIOD OF 3 YEARS AT LOT 1060 RP
(GART) IN D.D. 100, KWU TUNG SOUTH,
TONG KUNG LENG, SHEUNG SHUI, N.T.

DRAWING TITLE
PROPOSED FIRE SERVICE INSTALLATION
PLAN

DRAWING NO.	FS-01
SCALE	1:300 A3

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

Serial Number

FSD Ref.:

消防處編號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

The Federation of Vegetable Marketing Co-Operative Societies Limited

Address 地址

Lot 100, South Tong Kung Leng, Kwu Tung, Sheung Shui, NT

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, 須於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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)

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/YYYY)
24	9L Water F.E.	辦公室, 士多房	Newly Installed - 2 nos.	Conforms with FSD requirements	05/01/2022
24	9L Foam F.E.	苗圃溫室(B4&B5), 苗圃溫室(B9, B10&B11)	Newly Installed - 2 nos.	Conforms with FSD requirements	05/01/2022

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

Remark 備註

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized

Signature:

受權人簽署

Name:

姓名

CHAN HUNG WUT, DAVID

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

CHAN Hung-wut,
David

Telephone:

聯絡電話

Date:

日期

10/01/2022

For FSD
use only

Inspected

Key-In

Verified



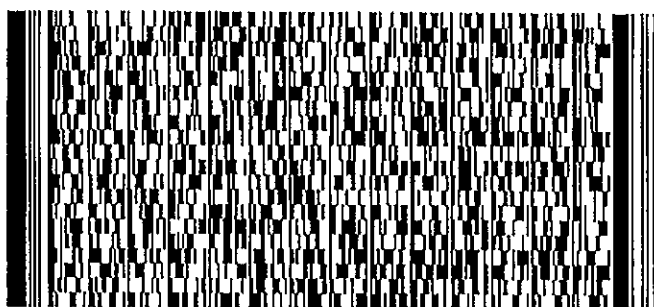
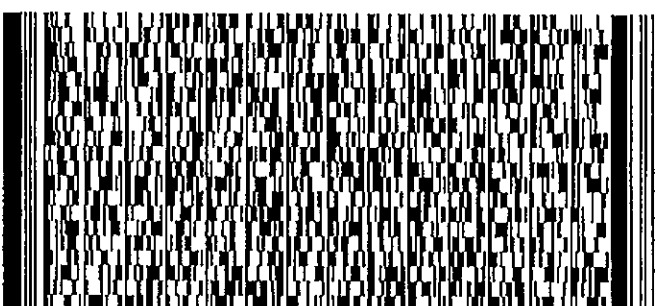
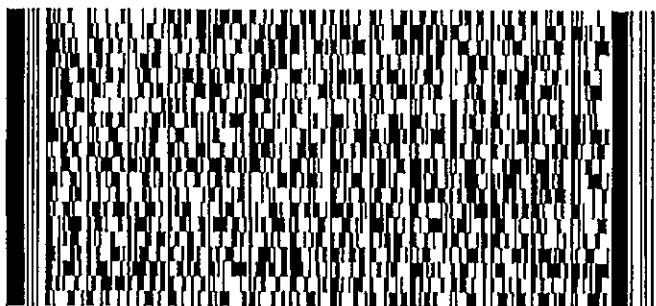
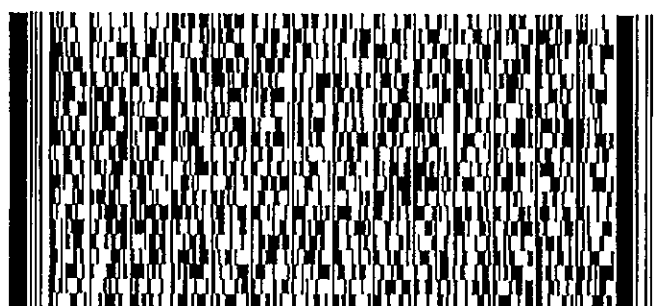
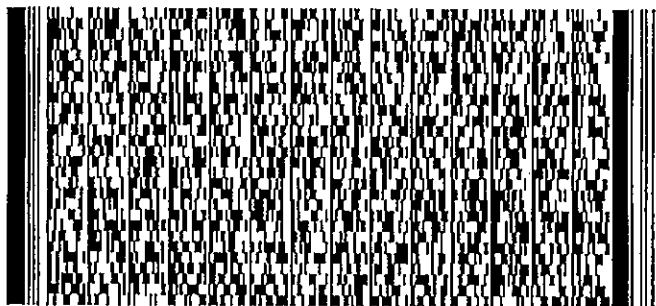
Serial Number

Name of Client 顧客姓名

The Federation of Vegetable Marketing Co-Operative Societies Limited

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

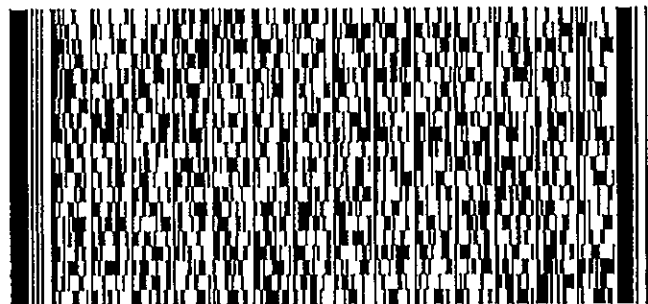
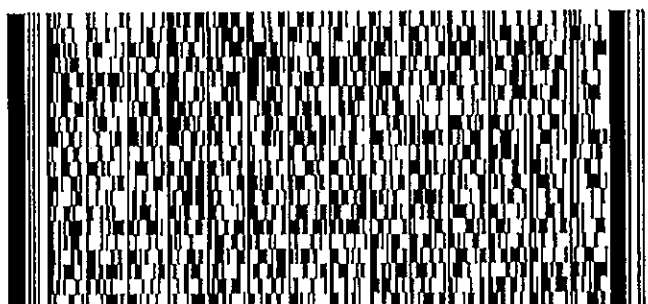
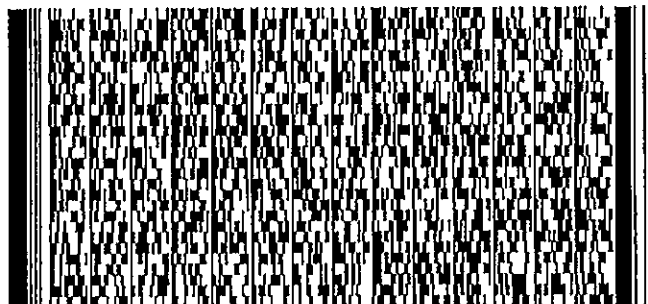
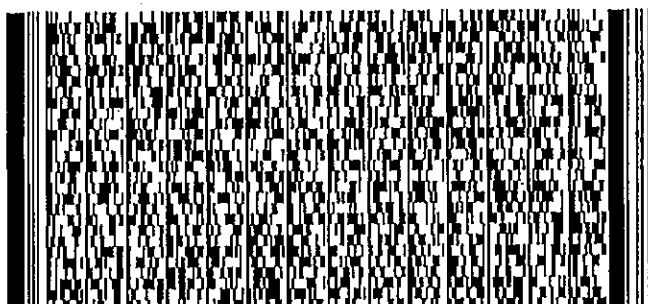
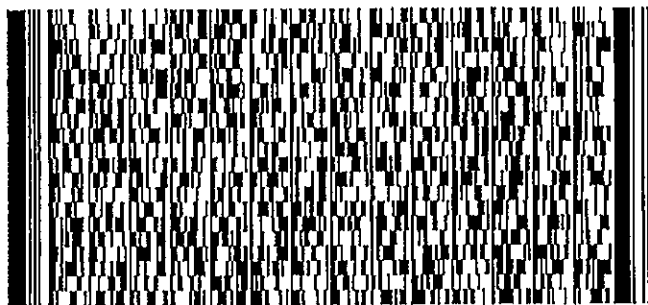
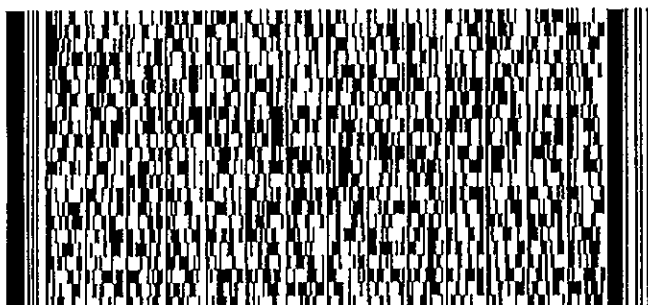
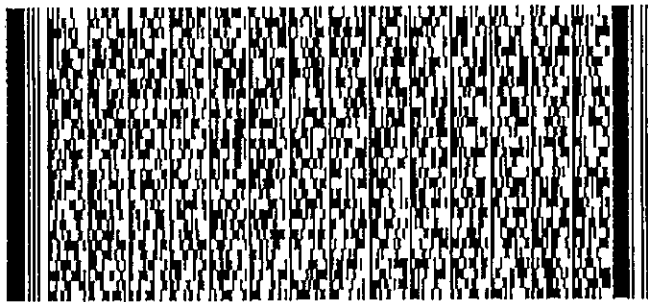
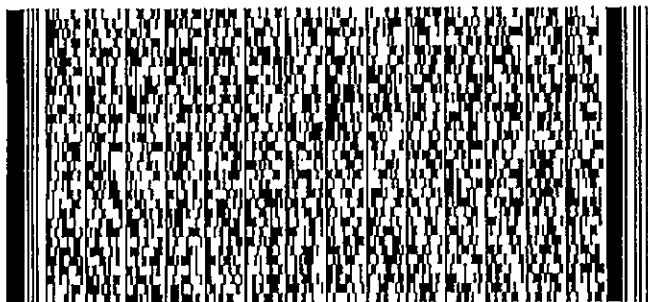
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
24	5KG CO2 F.E.	辦公室, 冷房外, 電錶房	Newly Installed - 3 nos.	Conforms with FSD requirements	05/01/2022



Serial Number

Name of Client 顧客姓名

The Federation of Vegetable Marketing Co-Operative Societies Limited



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

Serial Number

Name of Client 顧客姓名

The Federation of Vegetable Marketing Co-Operative Societies Limited

Address 地址

Lot 100, South Tong Kung Leng, Kwu Tung, Sheung Shui, NT



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，任何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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)

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/YYYY)
11	Emergency Lighting (Model No.: Auto-Source AELED-21)	辦公室 x2, 洗手間 x1	Newly Installed - 3 nos.	Conforms with FSD requirements	05/01/2022
12	Exit Sign (Model No.: Auto-Source ALED-B415)	洗手間	Newly Installed - 1 no.	Conforms with FSD requirements	05/01/2022

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

Remark 備註

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

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

如證書涉及年檢事項，應張貼於大廈或

處所當眼處以供消防處人員查核

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

Authorized

Signature:

受權人簽署

Name:

姓名

LEUNG KAM HING

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Tung Hing Lung Fire Fighting
Equipment & Engineering Co.
Ltd.

Telephone:

聯絡電話

Date:

日期

10/01/2022

For FSD
use only

Inspected

Key-In

Verified



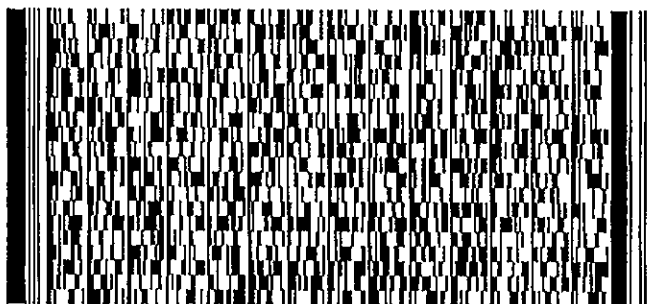
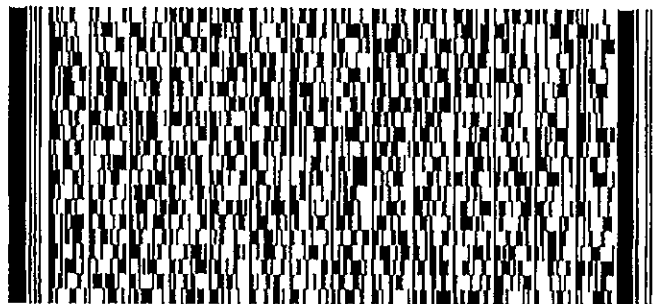
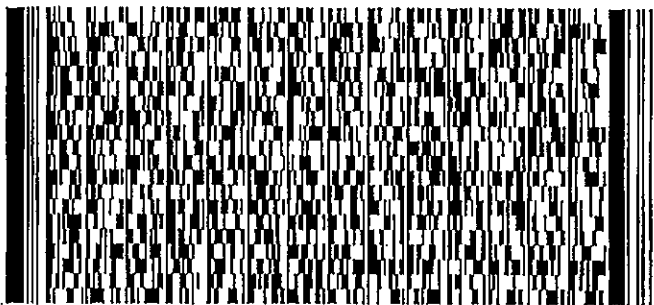
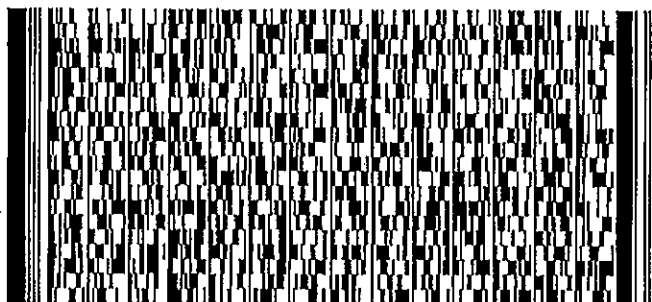
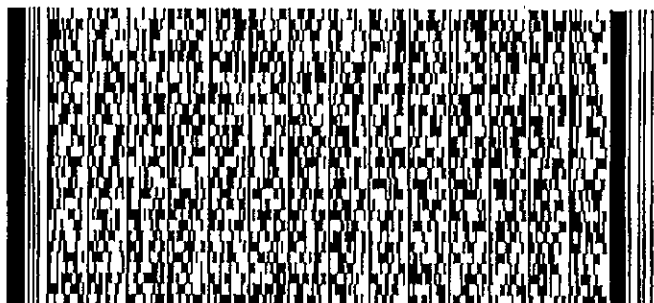
Serial Number

Name of Client 顧客姓名

The Federation of Vegetable Marketing Co-Operative Societies Limited

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

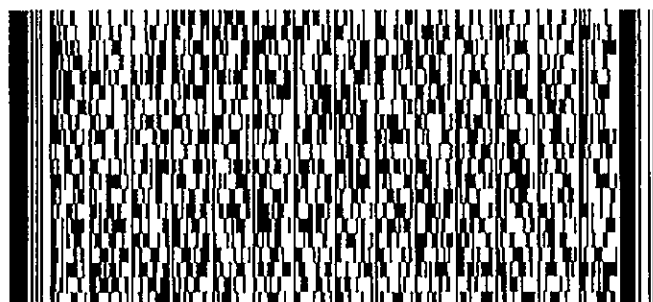
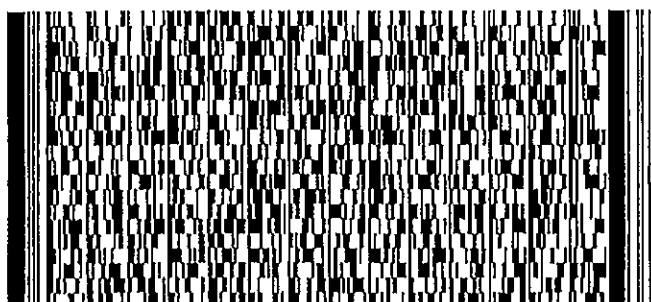
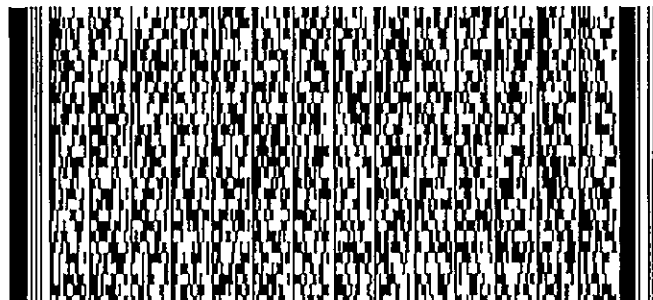
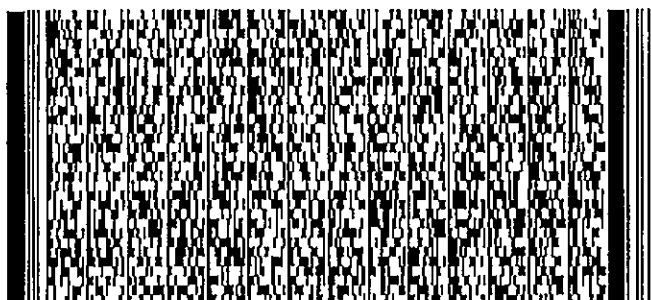
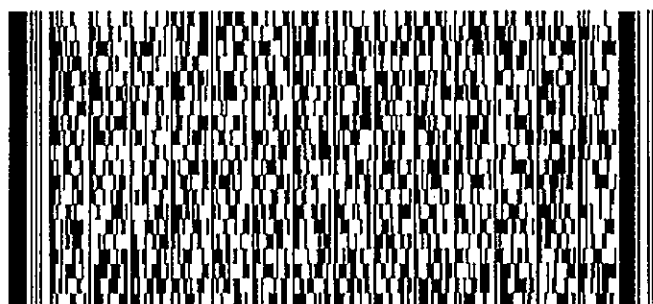
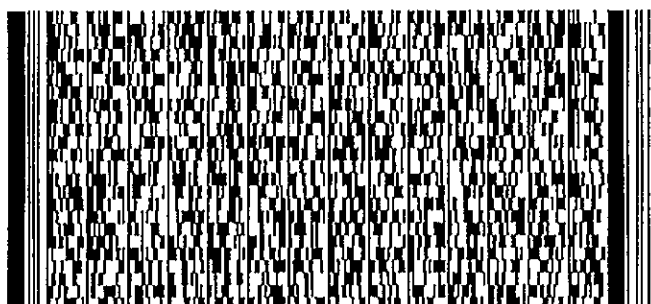
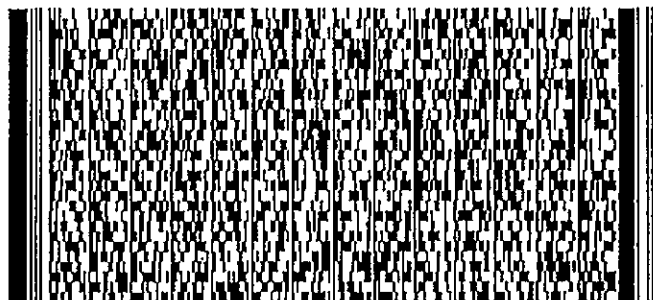
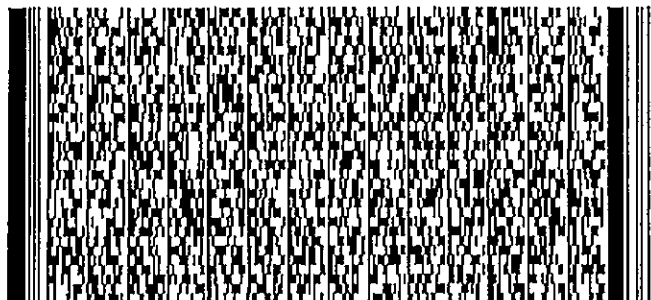
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
12	Exit Sign (Model No.: Legrand 660891LED)	辦公室	Newly Installed - 1 no.	Conforms with FSD requirements	05/01/2022



Serial Number

Name of Client 顧客姓名

The Federation of Vegetable Marketing Co-Operative Societies Limited



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



Submisison of Further Information (FI): Planning Application for Temporary Office and Ancillary Office at DD100 Lot 1060RP (Part) Tong Kung Leng, Kwu Tung South (Application No. A/NE-KTS/522) - Responses to Departmental Comments

15/05/2023 10:04

From: "Ricky Leung" <tpbpd@pland.gov.hk>
To: <tpbpd@pland.gov.hk>
Cc: <fwysiu@pland.gov.hk>, <whyman@pland.gov.hk>
File Ref:

1 attachment



Further Information to TPB dated 15.5.2023 (A_NE-KTS_522).pdf

To Town Planning Board,

Please find attached our submission of Further Information (FI) to address departmental comments of the subject planning application.

Should you have any queries with regard to the above, please contact me.

Thanks & regards,

Ricky Leung

Ratio Architecture & Planning Company Limited

Tel



添比建設規劃事務所 Ratio Architecture & Planning



By E-mail

15 May 2023

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

Your Ref.: TPB/A/NE-KTS/522

Dear Sir / Madam,

1st Further Information

**Section 16 Planning Application for
Temporary Office and Ancillary Toilet for a Period of 3 Years
in "Agriculture" Zone, Lot 1060 RP (Part) in D.D.100,
Tong Kung Leng, Kwu Tung South, Sheung Shui, New Territories
(Application No. A/NE-KTS/522)**

We are writing to submit further information to address departmental comments of the subject application (Appendix I). Your kind attention to the matter is much appreciated.

Should there be any problem, please contact the undersigned at
Thank you for your kind attention.

Yours faithfully,



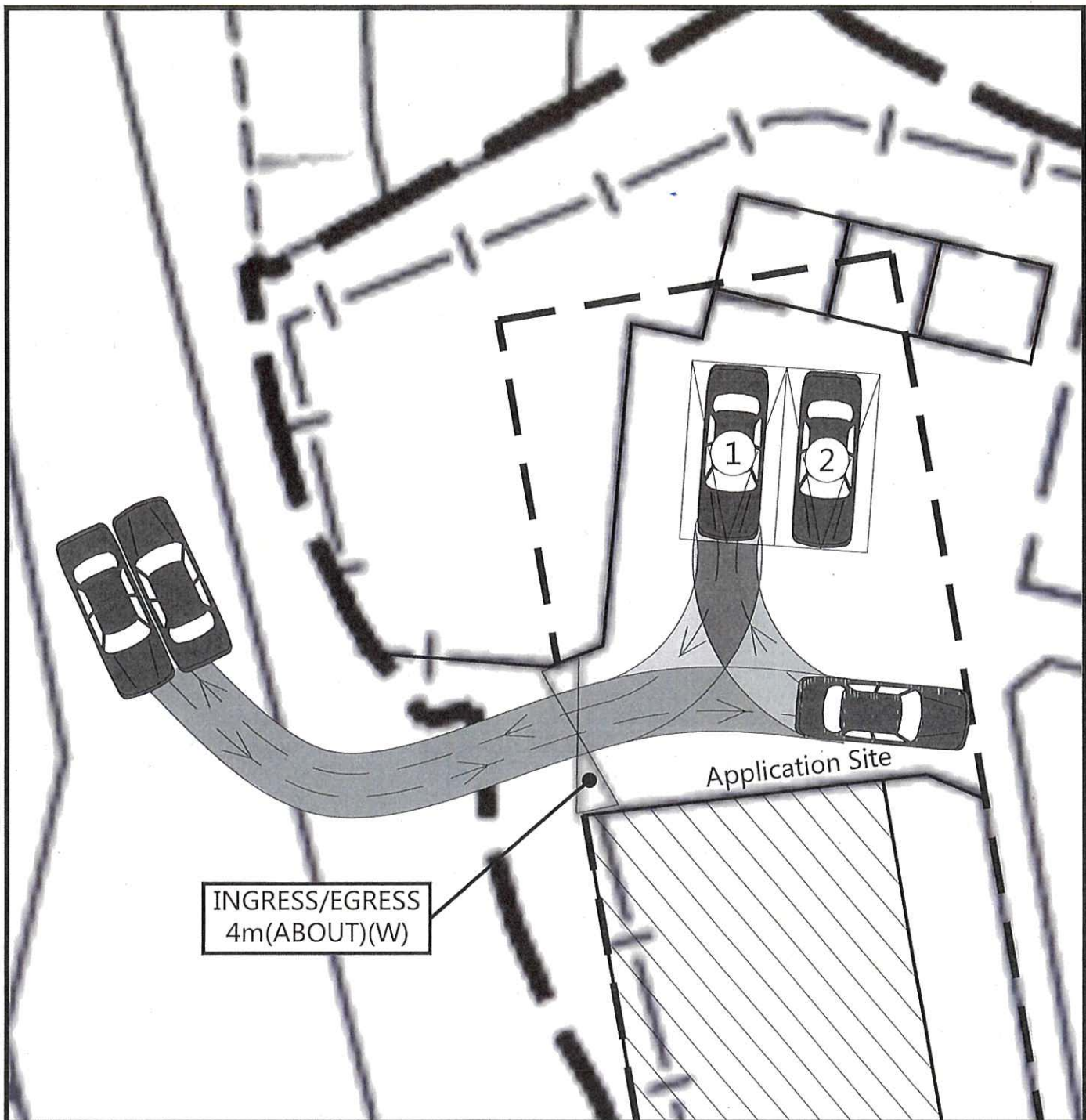
(Mr. LEUNG Wai Kit)

c.c. Dist Planning Offi/Fanling, Sheung Shui & Yuen Long E
Attn: Miss SIU Wai Yin, Florence – by email
Mr. MAN Ho Yin, Wilson – by email

Responses to Comments Table

**Section 16 Planning Application for
Temporary Office and Ancillary Toilet for a Period of 3 Years
in "Agriculture" Zone, Lot 1060 RP (Part) in D.D.100,
Tong Kung Leng, Kwu Tung South, Sheung Shui, New Territories
(Application No. A/NE-KTS/522)**

Departmental Comments		Applicant's Responses
1. Comments from Transport Department (Contact Person: Mr. POON Wing Hong; Tel: 2399 2228)		
a)	The access road leading to the application site from Fan Kam Road is not managed by this department. Please seek comments from relevant department on the application.	Noted.
b)	The applicant should demonstrate by swept path that vehicles can maneuver within the application site without reversing on the local track.	Swept paths are provided for your consideration (Plans 1 to 2), which have demonstrated that the 2 private cars can maneuver within the application site without reversing on the local track.



Legend:

-----> Vehicular route

 Private car :
1.7m(W) x 4.6m(L)



Parking Spaces 1



Parking Spaces 2

DRAWING TITLE:

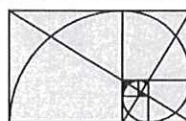
Plan 1 -
SWEPT PATH ANALYSIS FOR PARKING SPACE 1

SCALE:

1 : 150 (A4)

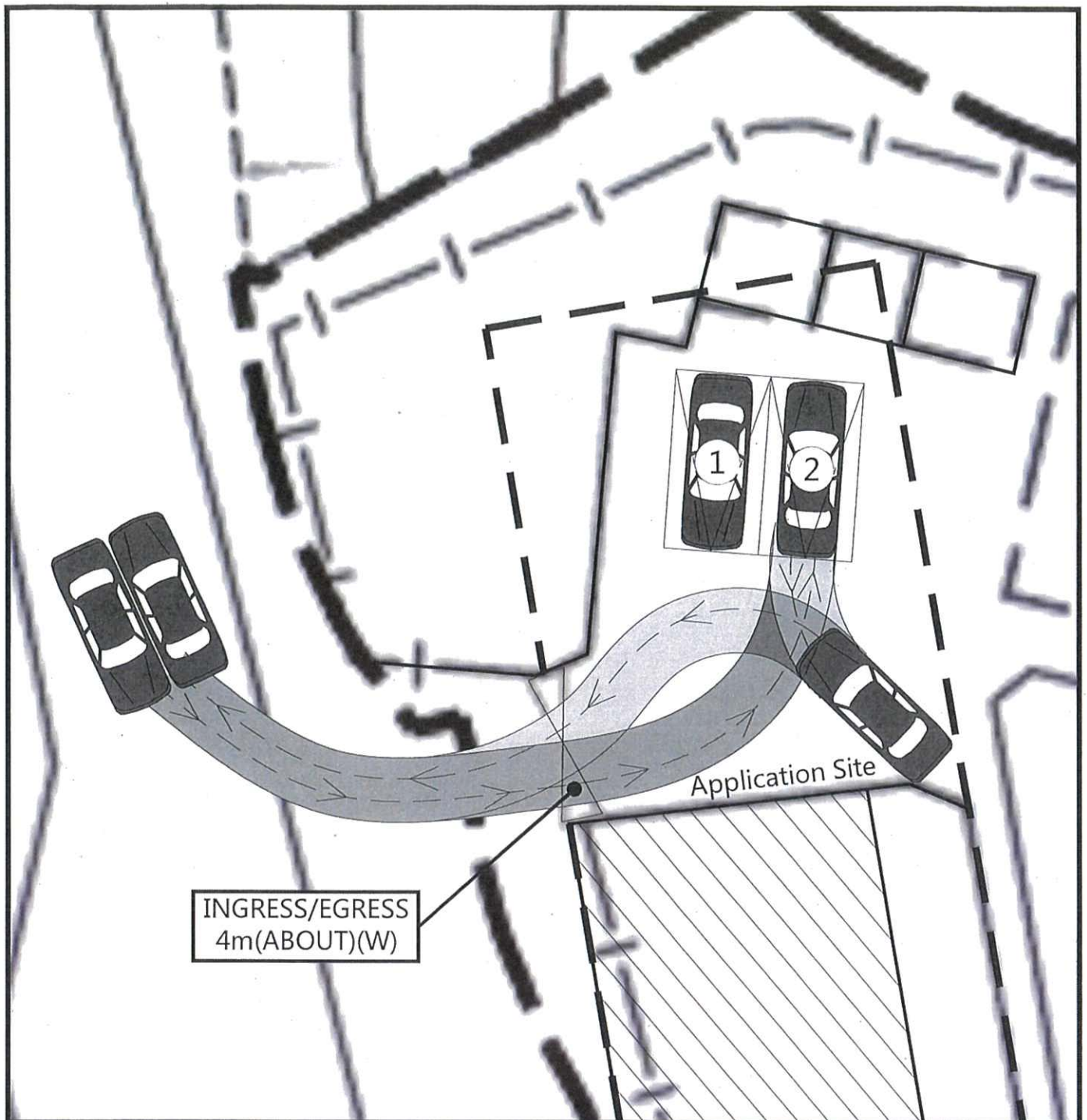
DATE:

April 2023



RATIO 添比

ARCHITECTURE & PLANNING
建設・規劃 事務所



Legend:

-----> Vehicular route



Private car :
1.7m(W) x 4.6m(L)



Parking Spaces 1



Parking Spaces 2

DRAWING TITLE:

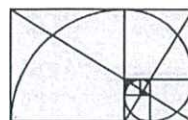
Plan 2 -
SWEEP PATH ANALYSIS FOR PARKING SPACE 2

SCALE:

1 : 150 (A4)

DATE:

April 2023



RATIO 添比

ARCHITECTURE & PLANNING
建設・規劃 事務所

Previous Application Covering the Application Site

Approved Application

Application No.	Proposed Use/Development	Date of Consideration
A/NE-KTS/477	Proposed Temporary Office and Ancillary Toilet for a Period of 3 Years	6.9.2019 (Revoked on 6.2.2022)

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) comprises Old Schedule Agricultural Lot 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. The Site is covered by a Short Term Waiver No. 1615 for the purpose of temporary office and toilet. No right of access via Government Land is granted to the Site.

2. Traffic

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

- he has no comment on the application from traffic engineering point of view;
- the access road leading to the Site from Fan Kam Road is not managed by his office. The applicant should seek comments from relevant departments on the application; and
- his advisory comments are at **Appendix IV**.

3. Drainage

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

- he has no objection in principle to the application from public drainage point of view, subject to the general comments on the drainage proposal submitted by the applicant; and
- his advisory comments are at **Appendix IV**.

4. Fire safety

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

- he has no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable to his Department; and
- his advisory comments are at **Appendix IV**.

5. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- the application was submitted by the Federation of Vegetable Marketing Co-operative Societies Limited, in relation to a project supported by the Sustainable Agricultural Development Fund. Erection of an office and a toilet is essential to the operation of the farm on the Site. The application has the support of the Agriculture, Fisheries and Conservation Department (AFCD) from agricultural perspective; and
- a number of trees of common native species are present at the Site. While AFCD has no adverse comment on the application from nature conservation perspective, the Government Land along the road at the north and south of the Site are mitigation woodlands where the vegetation is maintained by AFCD for ecological compensation under the Main Drainage Channel for Fanling, Sheung Shui and Hinterland project. Should the subject application be approved, the applicant should be reminded to implement good site practice so as not to disturb the mitigation woodland and pollute the watercourse nearby.

6. Environment

Comments of the Director of Environmental Department (DEP):

- the applicant is advised to follow the environmental mitigation measures as recommended in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimise the potential environmental impacts on the area;
- he has no adverse comment on the applicant’s proposal from water quality perspective to regularly tanker-away the sewage generated from the toilet;
- there is no substantiated environmental complaint case related to the Site in the past three years; and
- his advisory comments are at **Appendix IV**.

7. Landscape

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

- she has no objection to the application from landscape planning perspective; and
- the Site is partly grassland and partly-paved with existing temporary structures. Agricultural lands are observed to the east of the Site. No landscape resources of high sensitivity are observed within the Site. The applied use is considered not incompatible with the landscape setting in proximity. Significant adverse landscape impact within the Site arising from the development is not anticipated.

8. **Building Matters**

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

- there is no record of submission of the subject building/structure to the Building Authority for approval;
- the temporary structures are subject to the control of Part VII of the Building (Planning) Regulations and require prior approval and consent under the Buildings Ordinance; and
- his advisory comments are at **Appendix IV**.

9. **Local Views**

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

- he has consulted the locals. The Chairman of Sha Tau Kok District Rural Committee and the incumbent North District Council of N11 Constituency have no comment.

10. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) Should the applicant fail to comply with the approval condition(s) again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application.
- (b) To note the comments of Commissioner for Transport (C for T) that the access road leading to the application site (the Site) from Fan Kam Road is not managed by Transport Department. The applicant should seek comments from relevant departments on the application.
- (c) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant should be advised that the limited desk-top checking by the Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligation to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impact in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage system whenever necessary;
 - all stormwater drainage facilities to be completed under the development, whether within private lots or Government Land, shall be constructed and solely maintained by the applicant of the development at his own resources. The applicant of the development would be duly bound by such obligations and all other conditions related to stormwater drainage. The applicant shall be liable for and indemnify claims and demands arising out of damage or nuisance caused by any inadequate construction or maintenance of the drainage facilities completed under the development;
 - the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary;
 - the applicant and the successive owners of the development shall allow connections from the adjacent developments to the completed drainage works on Government Land when so required;
 - the applicant shall take extreme care when working in the vicinity of any existing drainage works in order not to disturb, interfere with or cause damage to them. Any blockage or damage to the said works due to the development shall be made good at the applicant's cost;
 - for drainage works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from District Lands Office and/or the relevant private lot owners;
 - as the proposed stormwater drainage facilities are to be connected to the existing drainage facilities not maintained by DSD, the applicant shall identify the relevant owners or parties who are responsible for maintenance of such existing facilities and seek their consent and keep Planning Department informed;

- the applicant shall submit the as-built drawings showing the completed proposed drainage facilities for record purpose;
- if walls are to be erected or kerbs are to be laid along the site boundaries, adequate openings should be provided at the wall/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the development, unless the proposal justifies otherwise; and
- the Site is within an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewerage treatment/disposal aspects of the land use.

(d) To note the comments of the Director of Fire Services (D of FS) that:

- the applicant is advised that the installation/maintenance/modification/repair work of fire service installation (FSI) shall be undertaken by a 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; and
- the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

(e) To note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:

- the applicant is reminded to implement good site practice so as not to disturb the mitigation woodland and pollute the watercourse nearby.

(f) To note the comments of the Director of Environmental Protection (DEP) that:

- to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (CoP) in order to minimise the potential environmental impacts on the adjacent area;
- to observe the relevant mitigation measures and requirements in the latest CoP, and apply for Water Pollution Control Ordinance (WPCO) licence if there is any discharge from the applied use; and
- to strictly comply with all environmental protection / pollution control ordinances, in particular WPCO and Waste Disposal Ordinance during construction and operation phases of the proposal. Necessary precautionary / pollution control measures should be put in place to prevent any pollution of nearby waterbodies / watercourses.

(g) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- before any new building works (including container/open shed as temporary building) 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 (UBWs). An Authorised Person should be appointed as

the coordinator for the proposed building works in accordance with the Buildings Ordinance (BO);

- for UBWs erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
- the Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of Building (Planning) Regulation (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 B(P)R 19(3) at building plan submission stage; and
- detailed comments will be given at building plan submission stage.

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A/NE-KTS/522 DD 100 Cheung Lek Village
13/03/2023 02:15

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

518 withdrawn, back with a slight variation on the foot print.

Previous objections remain valid and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 2 December 2022 2:47 AM CST
Subject: A/NE-KTS/518 DD 100 Cheung Lek Village

Dear TPB Members,

Same dimensions, parking increased to 4.

The application specifically mentions Toilet but 477 was revoked because of failure to comply with Drainage conditions.

As this was after almost 3 years, members can conclude that there is no good intention with regard to this issue and unapproved use should not be rolled over.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 6 August 2019 3:24 AM CST
Subject: A/NE-KTS/477 DD 100 Cheung Lek Village

A/NE-KTS/477
Lot 1060 RP (Part) in D.D. 100, Hang Tau Road, Cheung Lek Village, Kwu Tung South, Sheung Shui
Site area : About 385m²
Zoning : "Agriculture"
Applied Use : Office and Toilet / 2 Vehicle Parking

Dear TPB Members,

This appears to be an application to legitimize an existing brownfield use.

The No Name agricultural federation should sit its office on VTD zoning, there are obviously sites available in the village.

Agriculture land is a precious commodity that should be used for cultivation.

Mary Mulvihill

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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

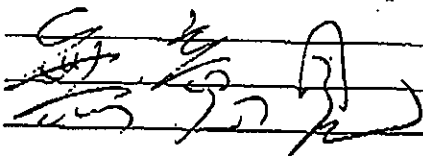
By e-mail : tpbpd@pland.gov.hk

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

A/NE-KTS/522

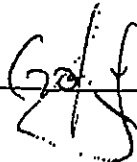
意見詳情 (如有需要，請另頁說明)

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

2023.2.23

