

2024年 4月 2 5日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 25 APR 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Appendix I of RNTPC  
Paper No. A/NE-KTS/537

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 Regulated Areas, or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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



2400965

19/4 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/037
	Date Received 收到日期	25 APR 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

CROWN ACE LTD

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

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

N. A.

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	752, 753, 755 Hang Tau Sheung Shui, H.T. Sections A, B, C, D & RP of Lot 382 in DD94 Hang Tau Sheung Shui
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1100 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 585.27 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N. A. .... sq.m 平方米 <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	S / NE - KTS / 20
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development and Agriculture
(f) Current use(s) 現時用途	Private Residential Care Home for Persons with Disabilities  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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 23/4/2024 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)".  
根據土地註冊處截至 2024 年 4 月 23 日的記錄，這宗申請共牽涉 2 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Section B, D & RP of lot 382 in DD94 Hang Tau Sheung Shui, N.T.	23/4/2024
Same as above	G/F & The garden, 1/F & 2/F & The Roof No. 753 Hang Tau, Kuu Tung, North, N.T. (Section C of lot 382 in DD94)	23/4/2024
1	Section A of lot 382 in DD94 Hang Tau, Sheung Shui, N.T.	23/4/2024

(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞送要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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 or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

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

(b) Effective period of permission applied for  
申請的許可有效期☐ year(s) 年 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 .....sq.m ☐About 約Proposed covered land area 擬議有上蓋土地面積 .....sq.m ☐About 約

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

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

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

.....

.....

.....

.....

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

Private Car Parking Spaces 私家車車位 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

Proposed operating hours 擬議營運時間																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是    No 否	<input 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))  <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 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／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 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 style="width: 100%;"> <tr><td>On environment 對環境</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input type="checkbox"/></td></tr> <tr><td>On traffic 對交通</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input 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 type="checkbox"/></td></tr> <tr><td>On drainage 對排水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input type="checkbox"/></td></tr> <tr><td>On slopes 對斜坡</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td></tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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 or Regulated Areas</b>	
<b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-KTS</u> / <u>496</u>
(b) Date of approval 獲批給許可的日期	<u>21/7/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>20/7/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	<p>Temporary Social Welfare Facility</p> <p>(Private Residential Care Home for Persons with Disabilities)</p>
(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 checked="" 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 checked="" type="checkbox"/> year(s) 年 ..... <u>3</u> .....</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。

Please See attachment



**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

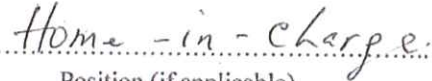
☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

Chan Suk Hing

Helen

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

Registered Nurse (Psychiatric)

on behalf of

代表

Crown Ace Ltd

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

Date 日期

19/4/2024

(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 382 S.A., 382 S.B., 382 S.C., 382 S.D and 382 RP in DD94, NO. 752, 753 and 755 Hang Tau, Sheung Shui.
Site area 地盤面積	(100 - sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 — sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S / NB - KTS / 20
Zoning 地帶	"Agriculture" and "Village Type Development" Zones
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Social Welfare Facility (Private Residential Care Home for Persons with Disabilities for a Period of 3 years.



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	585.27 <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
Non-domestic 非住用	<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	
(ii) No. of blocks 幢數	Domestic 住用	3	
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	8.23 m 米 <input type="checkbox"/> (Not more than 不多於)	
		3 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(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) _____ _____		N. A.
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N. A.

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

	Chinese 中文	English 英文
<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 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 checked="" 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 checked="" type="checkbox"/>
<i>Lot Index Plan, Site Plan, Fire Services Layout Plan, Drawing showing Drainage of rain and storm water, Drawing of Lawn &amp; Green Zone with photos of trees.</i>		
<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"/>

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

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.  
 註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



## **JUSTIFICATION**

### **I/ THE HOME**

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

We are accessible via a village road connecting Fan Kam Road. (drawing A – 1)  
We generate 1 trip/day with a small van.

The floor plan is attached at (drawing A-2).

### **II/ COMPLIANCE WITH APPROVAL CONDITIONS**

In our previous application A/NE-KTS/496, we have complied with all approval conditions in Fire Fighting, Landscape and Drainage.

- 1) The existing fire services installation implemented on site is well maintained in efficient working order at all times . Fire Services installation drawings & FS251 is attached .(Drawing A3 & Attachment 1)
- 2) Compliance with drainage, letter is attached. The existing drainage facilities on site is maintained during operation at all times. Drawing showing drainage of rain & storm water is attached. Photos of current drainage condition also attached  
There is no blockage at the 2 natural stream/water course. Rain and storm water is properly drained away. We will ensure the existing drainage facilities shall be maintained at all times and rectify if found inadequate/ineffective.  
(Drawing A4 and attachment 2)
- 3) Landscape: Drawings of lawns & green zone and photos of current tree conditions are attached. They are all well maintained.  
Regularly all trees & shrubs are trimmed and watered. Lawns mowed, and application of fertilizers when necessary (Drawing A5)
- 4 We also attach TPB approval letter for our last application TPB/ANE-KTS/496 (Attachment 4)

### **III/ OUR OPERATION**

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

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

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

**IV/ The Social Welfare Department has issued a License** of RCHD to us since November 2019, as we have satisfied the standards on Fire Safety, Building Safety and General Management. (Attachment 3)

There is no change in the setting, layout, and structure in the existing RCHD.



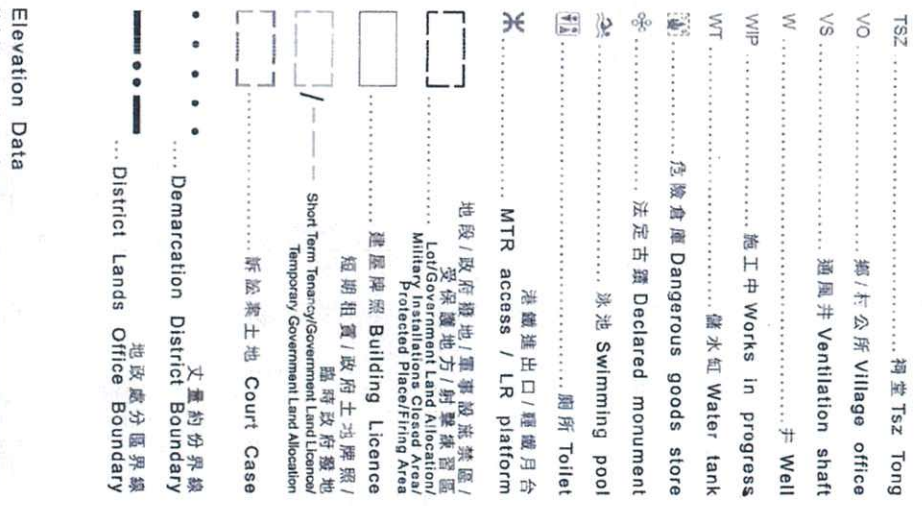
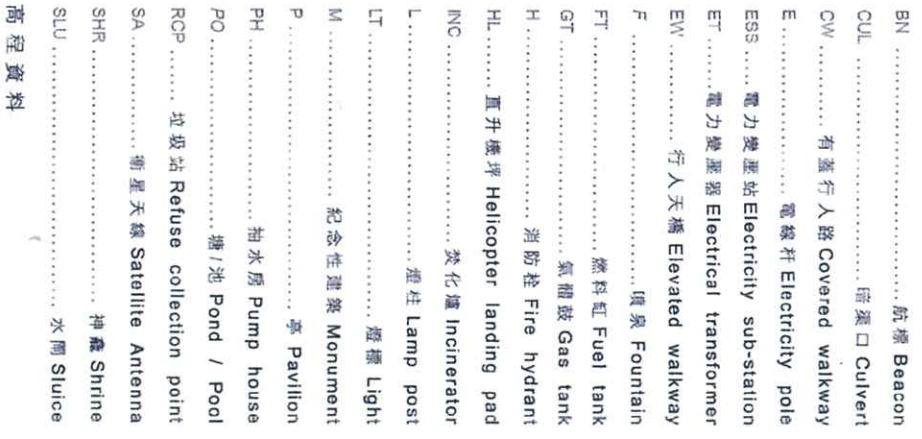
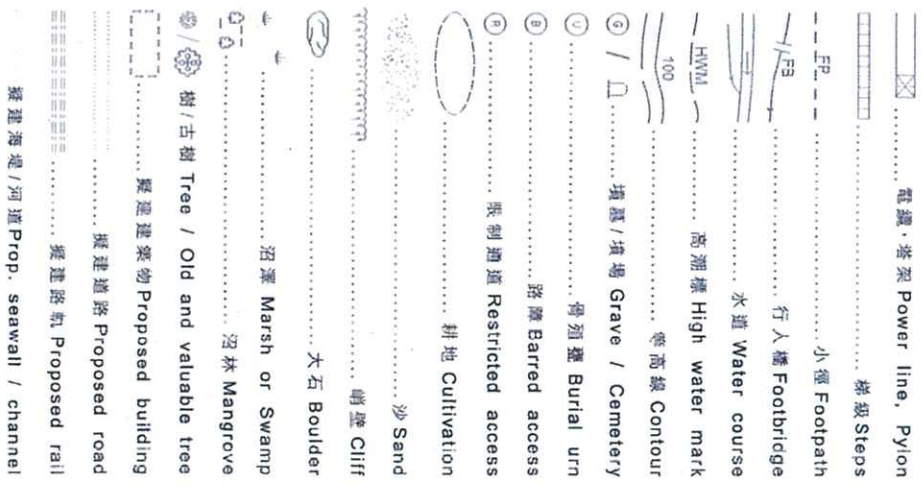
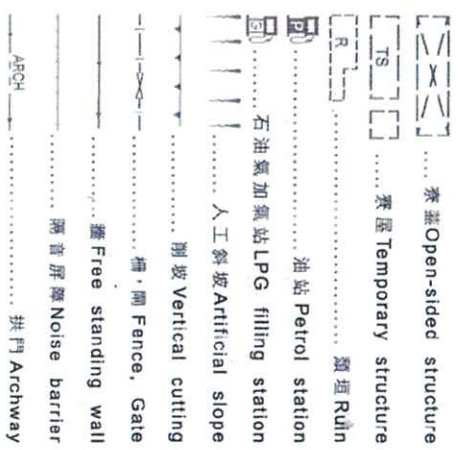
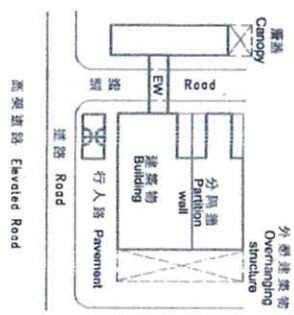
Chan Suk Hing  
Helen





# 地段索引圖圖例 LOT INDEX PLAN LEGEND

Drawings  
A1



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

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圖例版本 Legend version 20230707

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Lands Department

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Lands Department

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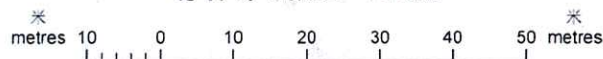
圖例版本 Legend version 20230707



This is a detailed cadastral map of a residential area in Hong Kong. The map displays various land parcels, each identified by a unique number or code. Key features include:

- Parcel Identification:** Numerous lots are labeled with numbers such as 367, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- Streets and Roads:** Major streets shown include HANG TAU, STATION 154, and others.
- Public Facilities:** A library is indicated near the bottom right corner.
- Other Labels:** Specific plot identifiers like \*371 RP, \*382 S A, \*382 S B, \*382 S C, \*382 RP, \*383 RP, \*384 RP, \*385 RP, \*386 RP, \*387 RP, \*388 RP, \*389 RP, \*390 RP, \*391 RP, \*392 RP, \*393 RP, \*394 RP, \*395 RP, \*396 RP, \*397 RP, \*398 RP, \*399 RP, \*400 RP, \*401 RP, \*402 RP, \*403 RP, \*404 RP, \*405 RP, \*406 RP, \*407 RP, \*408 RP, \*409 RP, \*410 RP, \*411 RP, \*412 RP, \*413 RP, \*414 RP, \*415 RP, \*416 RP, \*417 RP, \*418 RP, \*419 RP, \*420 RP, \*421 RP, \*422 RP, \*423 RP, \*424 RP, \*425 RP, \*426 RP, \*427 RP, \*428 RP, \*429 RP, \*430 RP, \*431 RP, \*432 RP, \*433 RP, \*434 RP, \*435 RP, \*436 RP, \*437 RP, \*438 RP, \*439 RP, \*440 RP, \*441 RP, \*442 RP, \*443 RP, \*444 RP, \*445 RP, \*446 RP, \*447 RP, \*448 RP, \*449 RP, \*450 RP, \*451 RP, \*452 RP, \*453 RP, \*454 RP, \*455 RP, \*456 RP, \*457 RP, \*458 RP, \*459 RP, \*460 RP, \*461 RP, \*462 RP, \*463 RP, \*464 RP, \*465 RP, \*466 RP, \*467 RP, \*468 RP, \*469 RP, \*470 RP, \*471 RP, \*472 RP, \*473 RP, \*474 RP, \*475 RP, \*476 RP, \*477 RP, \*478 RP, \*479 RP, \*480 RP, \*481 RP, \*482 RP, \*483 RP, \*484 RP, \*485 RP, \*486 RP, \*487 RP, \*488 RP, \*489 RP, \*490 RP, \*491 RP, \*492 RP, \*

比例尺 SCALE 1:1 000



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

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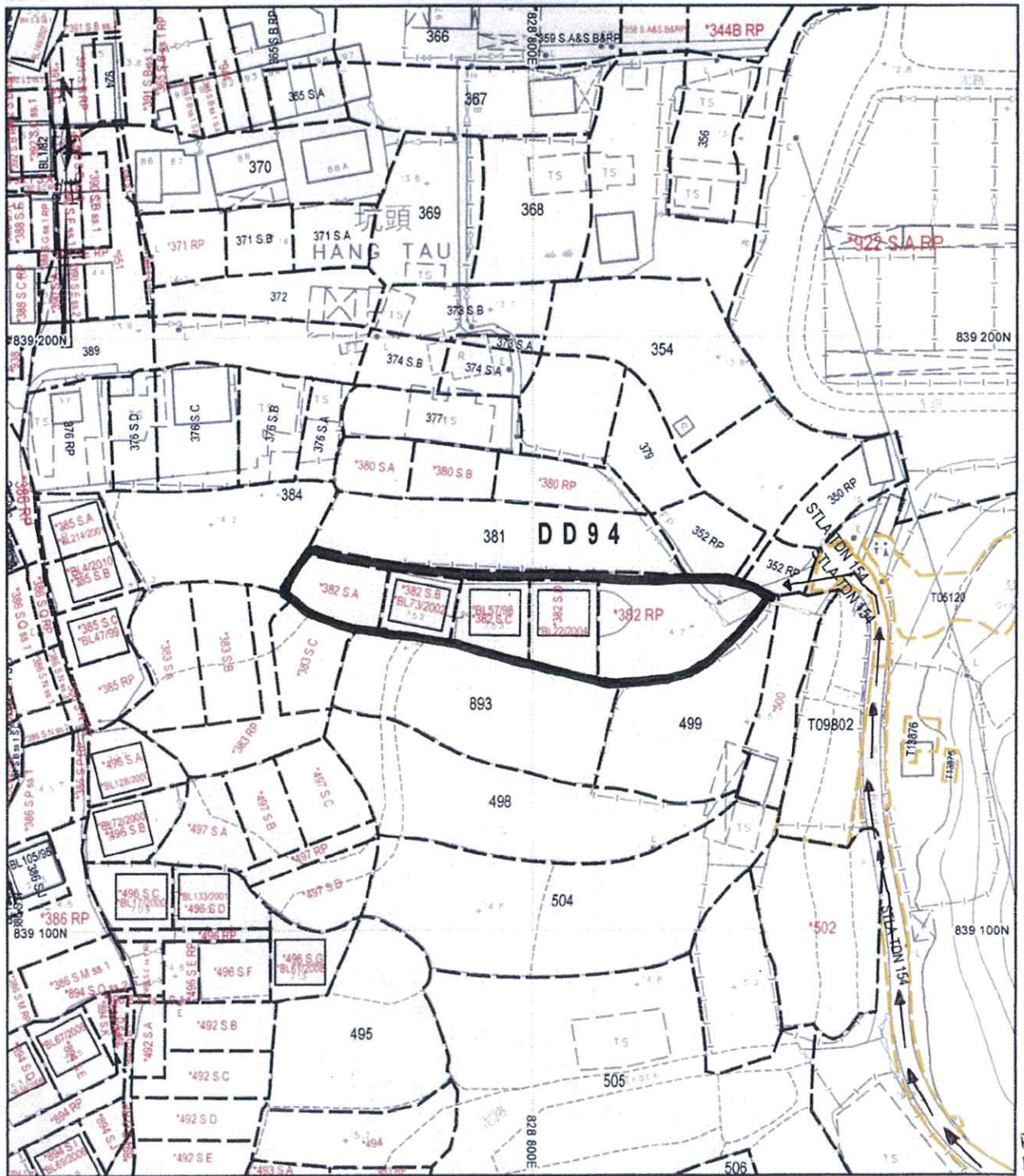
**Explanatory notes :** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

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

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SMO-P01 20240304161009 10



# Site plan



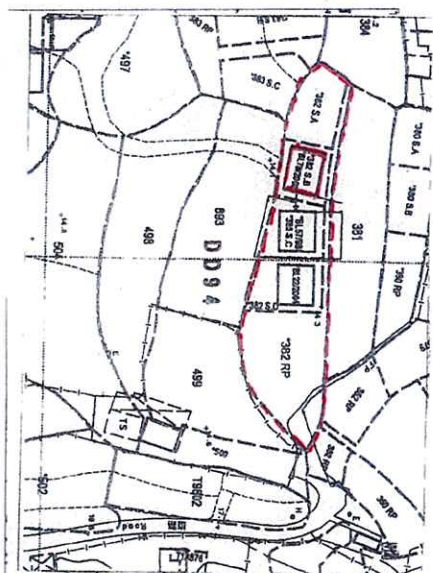
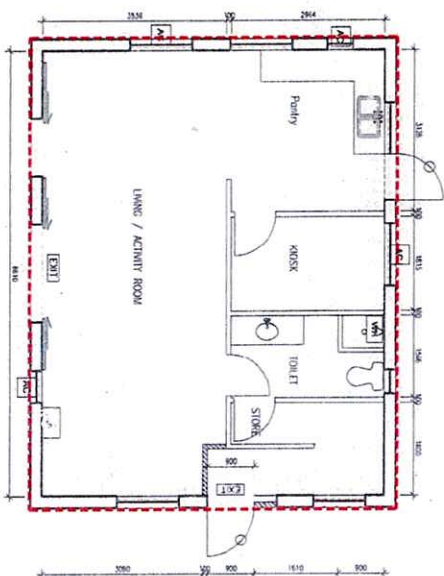
地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

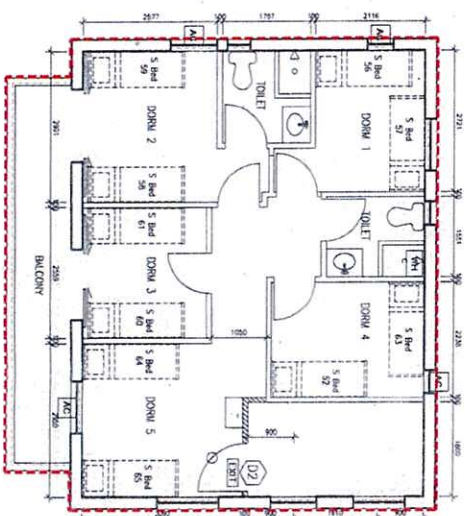
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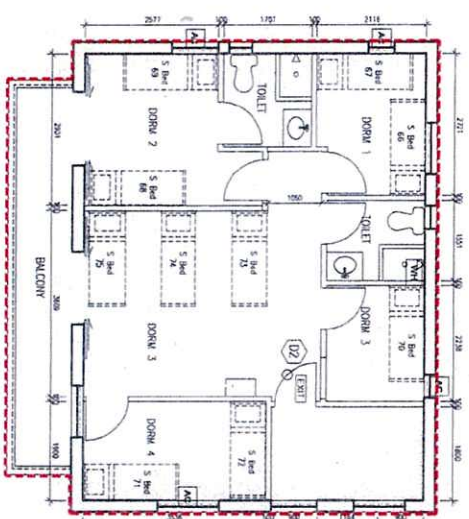
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Index Plan  
Scale 1:15

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



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

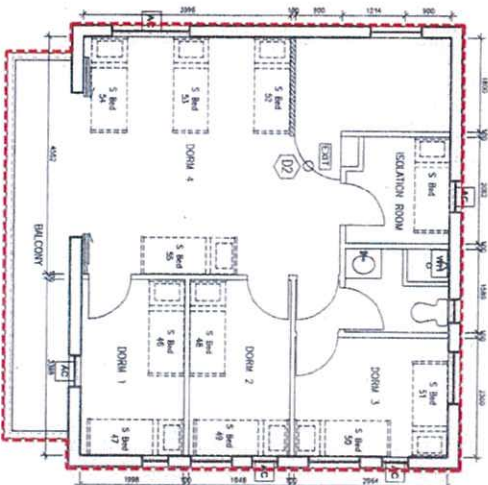


Section B (2/F) - Layout Plan  
Scale: 1:100

DRINKING NUMBER	REV.
LP-SB-01	
JOB NUMBER	DESIGN BY L. WONG
SCALE 1:100	CHECKED BY H. LEE
DATE 22.11.2018	APPROVED BY RC



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



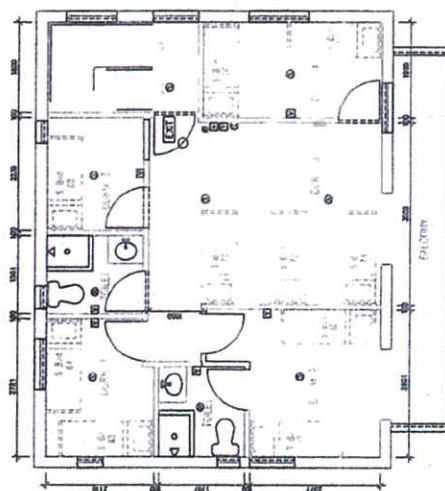
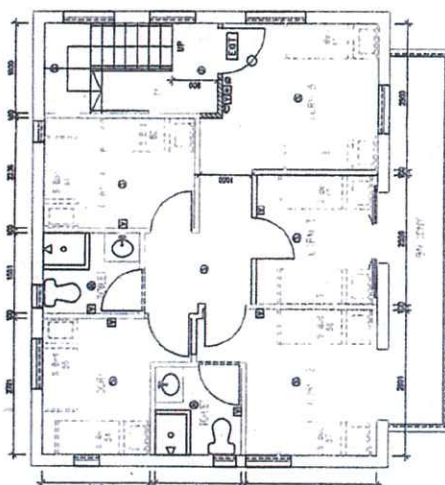
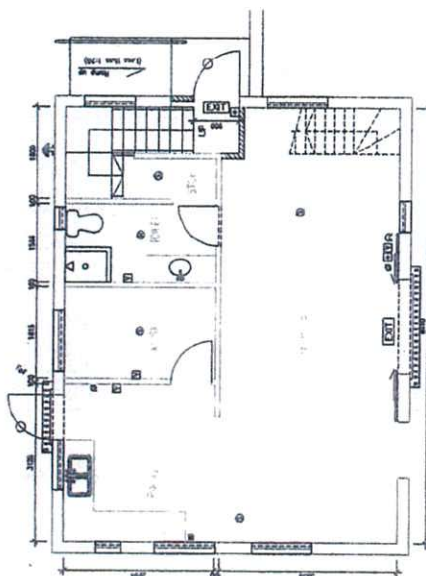
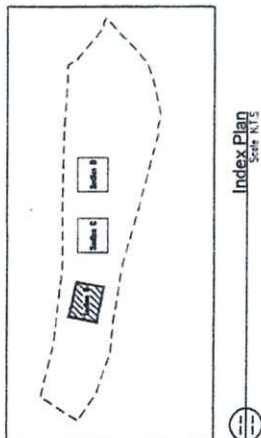
Section C (2/F) - Layout Plan  
Scale: 1:100

REV	DATE	DESCRIPTION	CONSTRUCTION		
DRAWING STATUS					
PROJECT					
COMFORT REHABILITATION					
HOME					
(HANG TAU BRANCH)					
溫香復康中心					
(坑頭分院)					
ADDRESS					
SECTION B, C AND D OF					
LOT NO. 382 IN DD NO.94,					
HANG TAU, SHEUNG SHUI,					
NEW TERRITORIES					
新界上水坑頭文島約第94地段					
段第382號, B, C及D分限					
DRAWING TITLE					
LICENSING PLAN					
SECTION C					
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LP-SC-02					
JOB NUMBER		DRAWN BY			
SCALE		1:100			
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Drawings  
A3



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

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

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

REV	DATE	DESCRIPTION

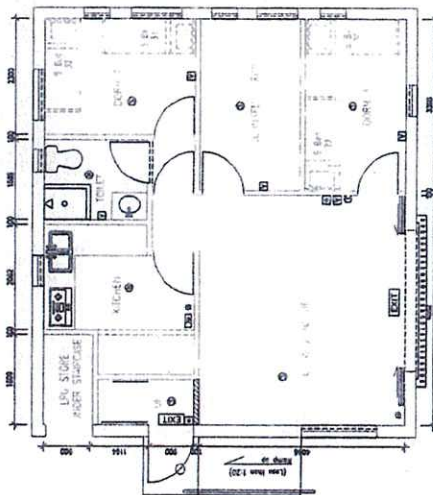
F.S.L. CONTRACTOR  
基業消防工程有限公司  
KEI YIP FIRE ENGINEERING LIMITED

**PROJECT**  
COMFORT REHABILITATION  
HOME (HANG TAU BRANCH)  
SECTIONS B, C & D  
LOT 382, DD94, HANG TAU  
SHEUNG SHUI, N.T.

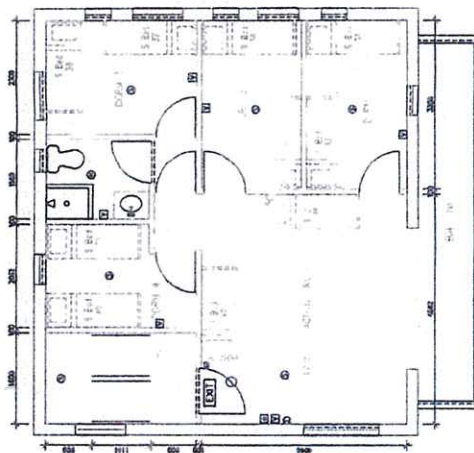
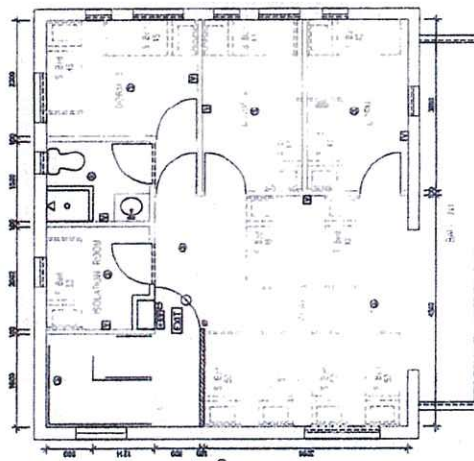
DRAWING TITLE
FIRE SERVICES LAYOUT PLAN FOR SECTION B

DRAWING NUMBER	REV.
HT-FS-03	0

JOBS NUMBER	DRAWN BY CXL
SCALE 1:1000A3	CHECKED BY M. LEE
DATE 10/2020	APPROVED BY



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

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

REV	DATE	DESCRIPTION

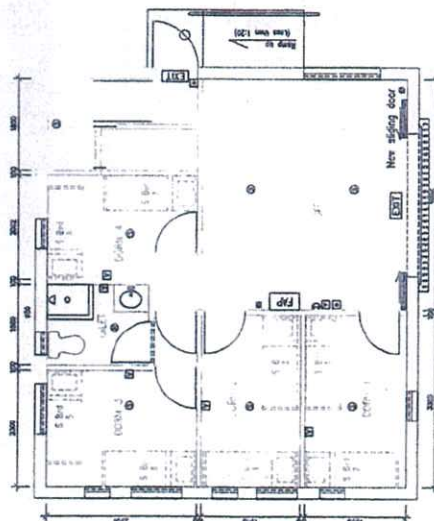
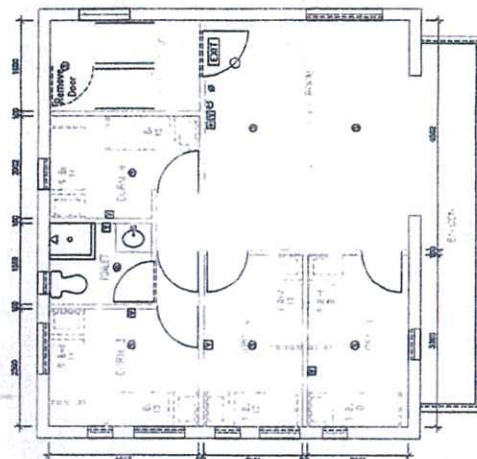
F.S.L. CONTRACTOR  
基業消防工程有限公司  
KEI YIP FIRE ENGINEERING LIMITED

PROJECT COMFORT REHABILITATION HOME (HANG TAU BRANCH) SECTIONS B, C, & D LOT 382, DD94, HANG TAU SHEUNG SHUI, NT	DRAWING TITLE FIRE SERVICES LAYOUT PLAN FOR LAYOUT C	DRAWING NUMBER HT-FS-04	REV. 0
		JOB NUMBER	DRAWN BY CAY
		SCALE 1:1000/3	CHECKED BY H. LEE
		DATE 10/2020	APPROVED BY

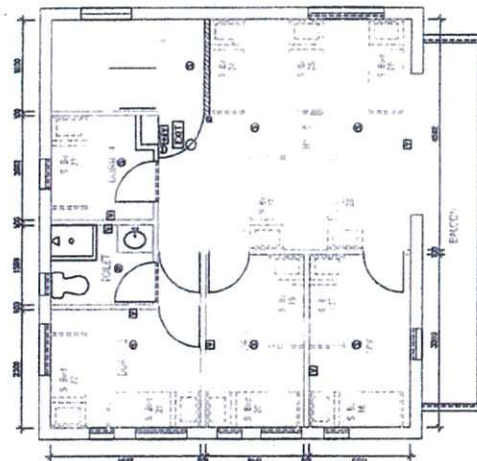


Index Plan  
Scale: 1:15

The index plan shows a road on the left side of a plot. Along the road, from top to bottom, are a building with diagonal hatching, a small square, and a larger rectangle labeled 'Well'. To the right of the road is a large, irregularly shaped area labeled 'Pond'.

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

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



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

DRAWING STATUS			
REV	DATE	DESCRIPTION	

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

**PROJECT**  
COMFORT REHABILITATION  
HOME (HANG TAU BRANCH)  
SECTIONS B, C & D  
LOT 382, DO24, HANG TAU  
SHEUNG SHUI, N.T.

**DRAWING TITLE**  
FIRE SERVICES LAYOUT  
PLAN FOR SECTION D

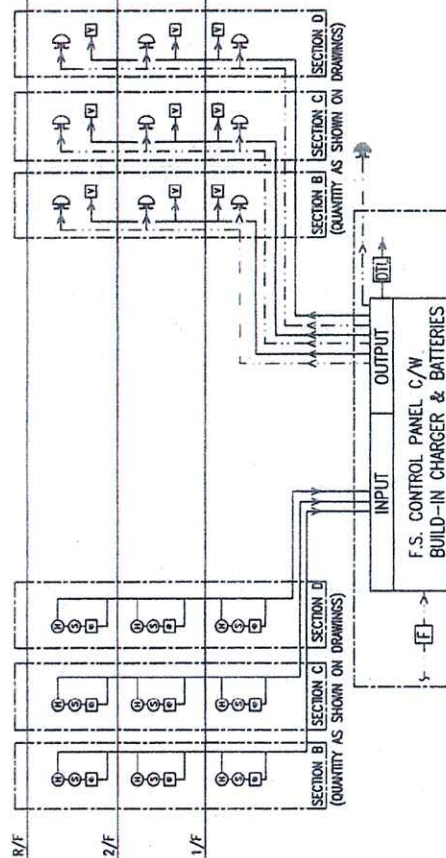
DRAWING NUMBER	REV.
HT-FS-05	0

JOE NUMBER	BOUNDED BY CCL
------------	-------------------

DATE	1:100013	CRACKING BY M. LEE

⑤	ADDRESSABLE TYPE SMOKE DETECTOR
⑥	ADDRESSABLE TYPE HEAT DETECTOR
⑦	VISUAL FIRE ALARM FLASH LIGHT
⑧	FUSE CONNECTION UNIT
⑨	DIRECT TELEPHONE LINE
⑩	BREAKGLASS UNIT
⑪	DIA. 150mm FIRE ALARM BELL
⑫	DIA. 250mm WEATHERPROOF TYPE FIRE ALARM BELL
⑬	FIRE RATED CABLE
⑭	PVC COPPER CABLE

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



G/F  
OFFICE IN SECTION D

SCHEMATIC DIAGRAM FOR AUTOMATIC AND VISUAL FIRE ALARM SYSTEM

[illegible]

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

**PROJECT**  
COMFORT REHABILITATION  
HOME (HANG TAU BRANCH)  
SECTIONS B, C & D  
LOT 362, DD94, HANG TAU  
SHEUNG SHUI, NT

**DRAWING TITLE**  
SCHEMATIC DIAGRAM FOR  
AUTOMATIC AND MANUAL  
FIRE ALARM SYSTEMS

REV.	0
DRAWING NUMBER	
HT-FS-02	

JOB NUMBER	DESIGNED BY CXL
SCALE N.T.S.	CHECKED BY H. LEE
DATE 10/20/20	APPROVED BY



A) AUTOMATIC AND MANUAL FIRE ALARM SYSTEM

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

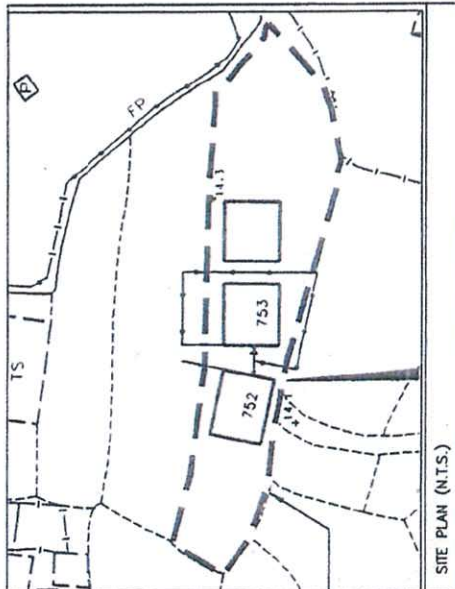
VISUAL FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH :

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

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

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

[C]	BREKZ GLASS UNIT
[V]	VISUAL FIRE ALARM
[F]	FUSE CONNECTION UNIT
[D]	#150 FIRE ALARM BELL
[B]	#250 WEATHERPROOF TYPE FIRE ALARM BELL
[S]	SMOKE DETECTOR
[H]	HEAT DETECTOR
[P]	FIRE ALARM PANEL
[X]	4.5kg CO2 F.E.
[W]	9L WATER F.E.
[T]	FIRE BLANKET
[U]	DIRECT TELEPHONE LINE

[illegible]

# Drawings Showing Drainage of Rain & Storm Water

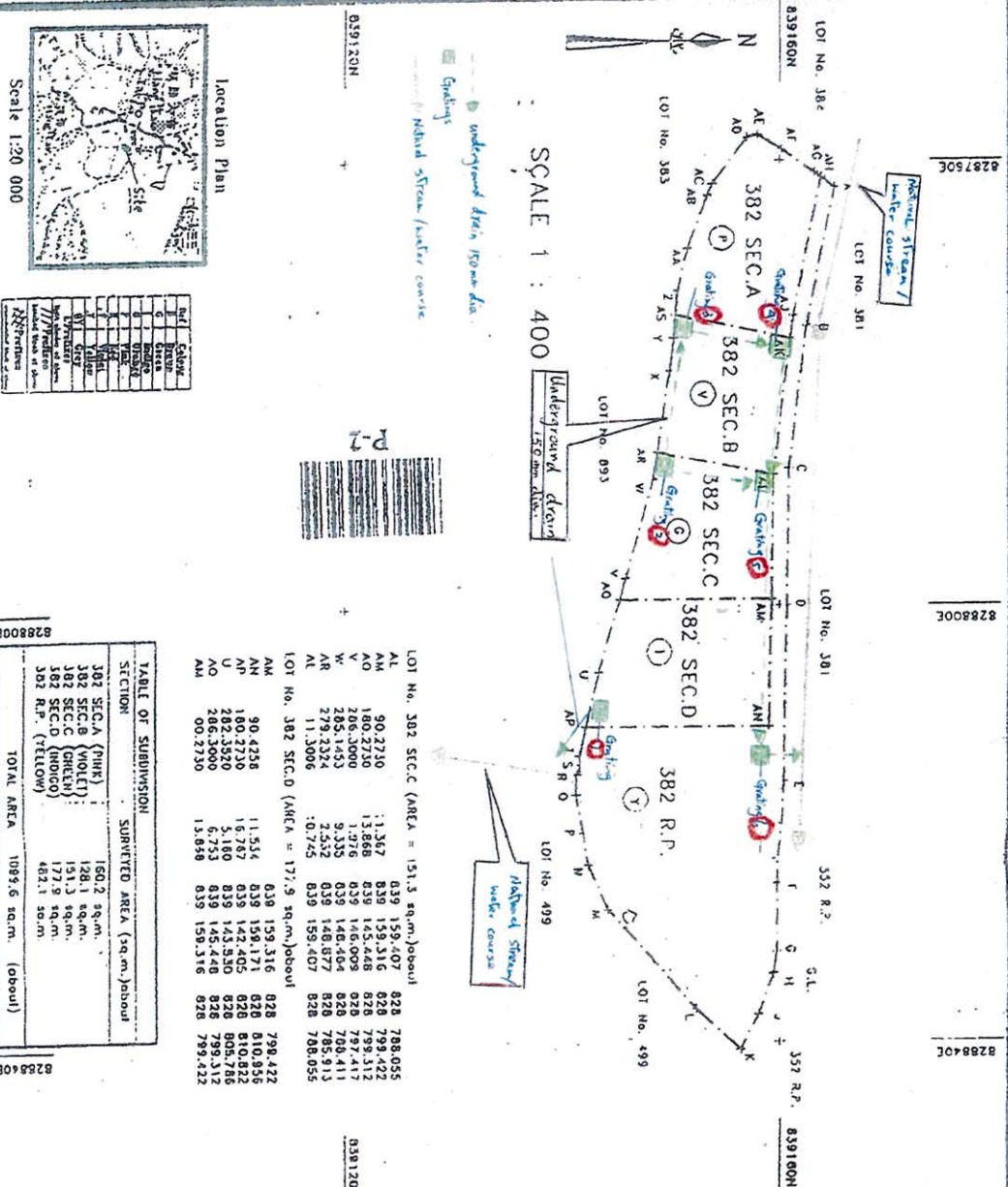


TABLE OF SUBDIVISION

SECTION	SUBDIVISION	SUBDIVISION AREA (sq.m.)	REMARKS
382 SEC. A (PINK)	160.2 sq.m.	160.2	
382 SEC. B (VIOLET)	128.1 sq.m.	128.1	
382 SEC. C (GREEN)	151.3 sq.m.	151.3	
382 SEC. D (ORANGE)	177.8 sq.m.	177.8	
382 R.P. (YELLOW)	482.1 sq.m.	482.1	
TOTAL AREA	1089.6 sq.m. (about)	1089.6	

SUBJECT LOT CO-ORDINATES & DIMENSIONS:

POINT	BEARING	DISTANCE (m)	NORTHING	EASTING
LOT No. 382 SEC. A (AREA = 160.2 sq.m.)				
AH	101.3006	12.713	839 161.725	828 761.556
AK	97.413	1.999	839 160.328	828 774.014
AL	191.3006	10.586	839 150.570	828 773.887
AM	275.0219	2.241	839 150.767	828 771.655
AN	284.4831	3.032	839 151.744	828 761.950
AO	288.4831	5.146	839 153.970	828 760.062
AP	306.5957	5.254	839 157.133	828 757.864
AQ	344.5347	0.987	839 158.067	828 757.612
AR	351.0311	2.545	839 160.200	828 759.000
AS	351.0311	3.589	839 163.107	828 761.104
AT	361.7208	0.765	839 163.725	828 761.556
LOT No. 382 SEC. B (AREA = 128.1 sq.m.)				
BA	97.413	12.155	839 160.938	828 775.997
BB	191.3006	10.145	839 159.407	828 768.055
BC	275.0219	2.267	839 150.078	828 765.813
BD	284.4831	2.327	839 150.078	828 772.844
BE	275.0219	1.983	839 150.570	828 773.885
BF	11.3006	10.580	839 160.938	828 775.997
LOT No. 382 SEC. C (AREA = 151.3 sq.m.)				
CA	101.3006	12.713	839 164.935	828 762.442
CB	97.413	12.701	839 162.400	828 774.900
CC	90.4230	12.500	839 160.800	828 787.500
CD	96.4230	16.001	839 160.700	828 800.000
CE	90.4230	8.206	839 158.500	828 815.900
CF	96.5937	4.924	839 158.800	828 832.000
CG	96.5937	1.024	839 158.500	828 833.900
CH	110.2235	3.734	839 158.200	828 837.400
CI	116.0508	3.656	839 158.592	828 840.684
CJ	223.2756	5.501	839 152.800	828 836.900
CK	227.1918	12.067	839 144.420	828 828.079
CL	246.5500	4.550	839 142.648	828 825.871
CM	262.0200	3.225	839 142.201	828 820.677
CN	259.2340	3.629	839 141.533	828 817.140
CO	271.2135	1.926	839 141.539	828 813.105
CP	281.5545	0.906	839 141.828	828 813.408
CQ	283.5520	2.650	839 142.405	828 810.827
CR	00.2730	16.787	839 159.171	828 810.956
CS	00.2730	1.534	839 159.316	828 798.422
CT	270.4258	1.587	839 160.336	828 798.055
CU	277.1413	12.155	839 160.938	828 774.014
CV	277.1413	1.999	839 163.107	828 761.556
AW	281.3006	12.713	839 164.935	828 762.442
AX	361.7208	1.500	839 163.725	828 761.556

I, **MR. Y. K. YU**, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 173), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents the Survey completed on the 28 day of Aug., 1997.

Dated this 28 day of Aug., 1997.

*Y. K. Yu*  
Authorized Land Surveyor

FOR OFFICIAL USE

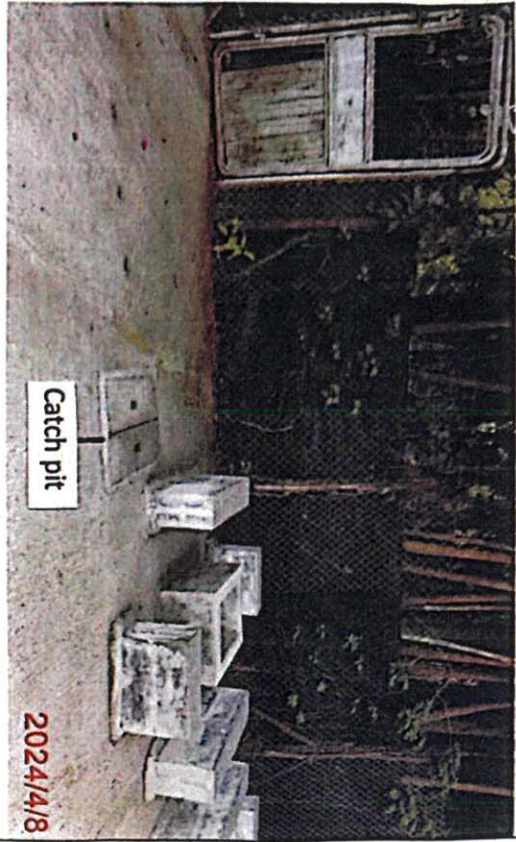
Survey District : North  
Date : August, 1997.  
Survey Sheet No. : 2-SE-15A  
Survey Record Plan No. : SRP/DN/002/0516/01(R)

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

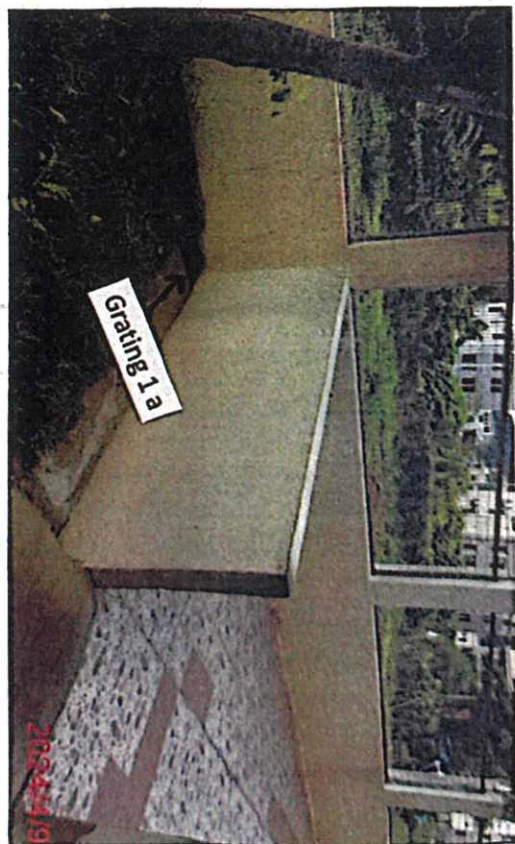
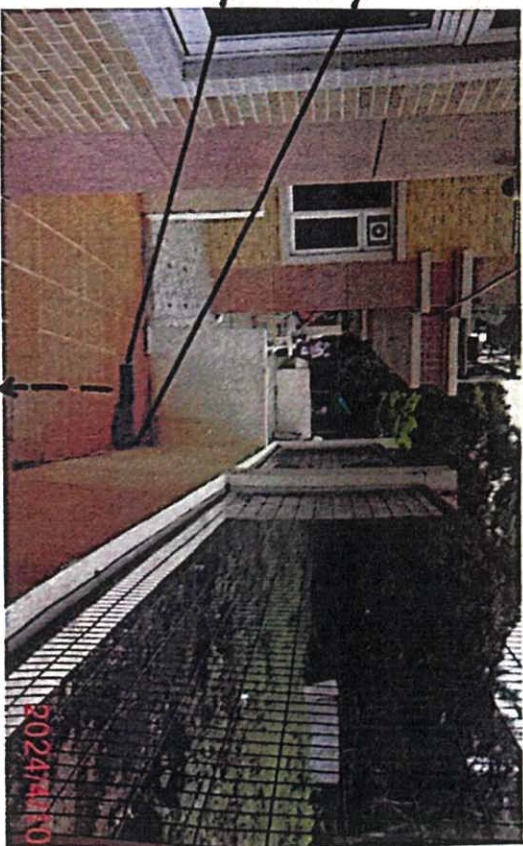
Land Boundary Plan No. : LBP/DN/002/0516/01



Grating 1. Underground drain

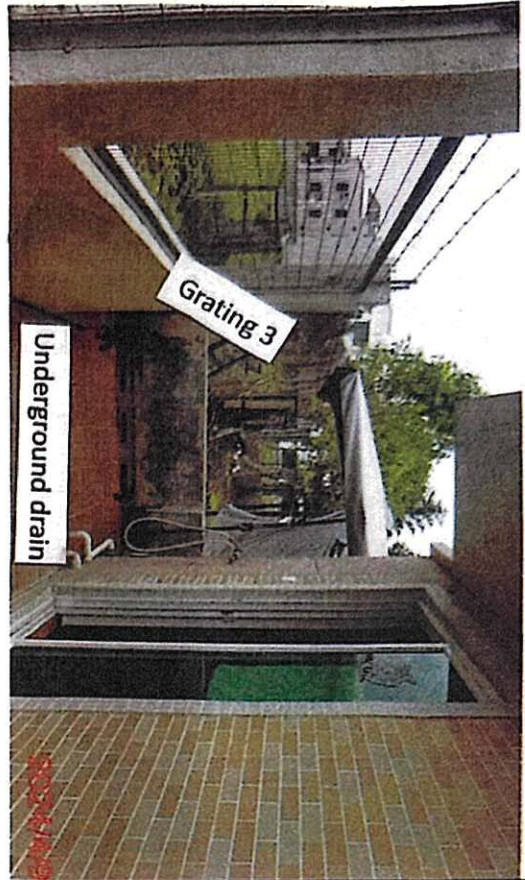
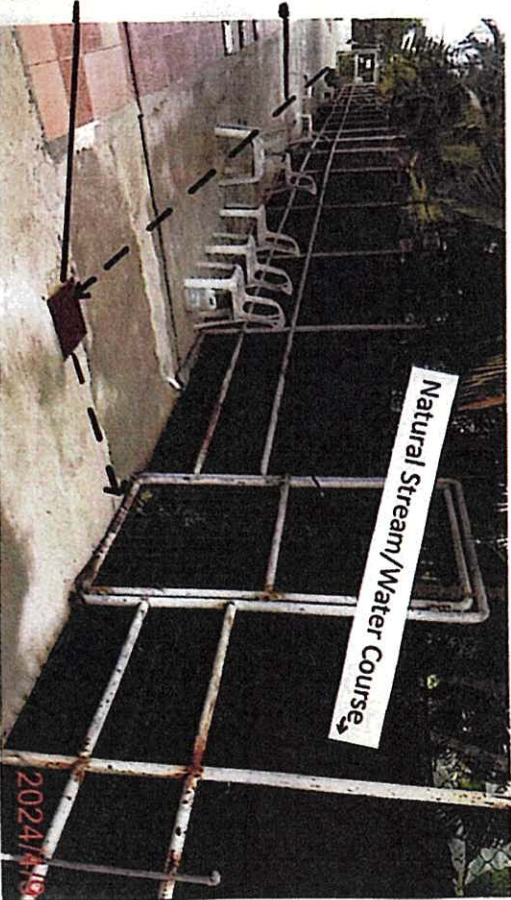


Grating 2. Underground drain

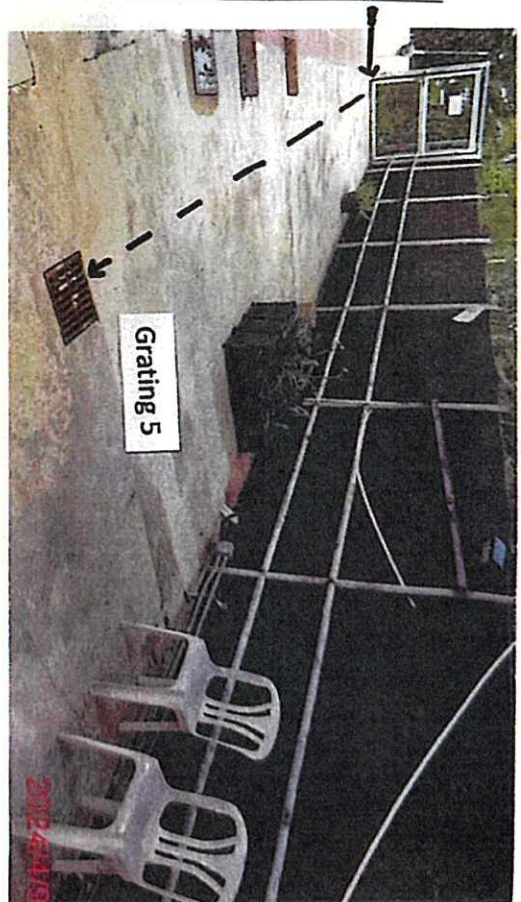




Grating 6      Underground drain



Underground drain      Grating 4

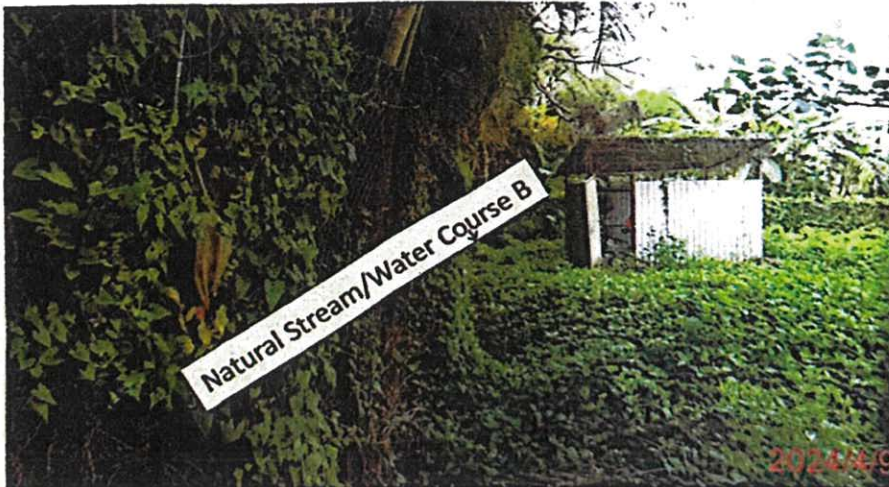




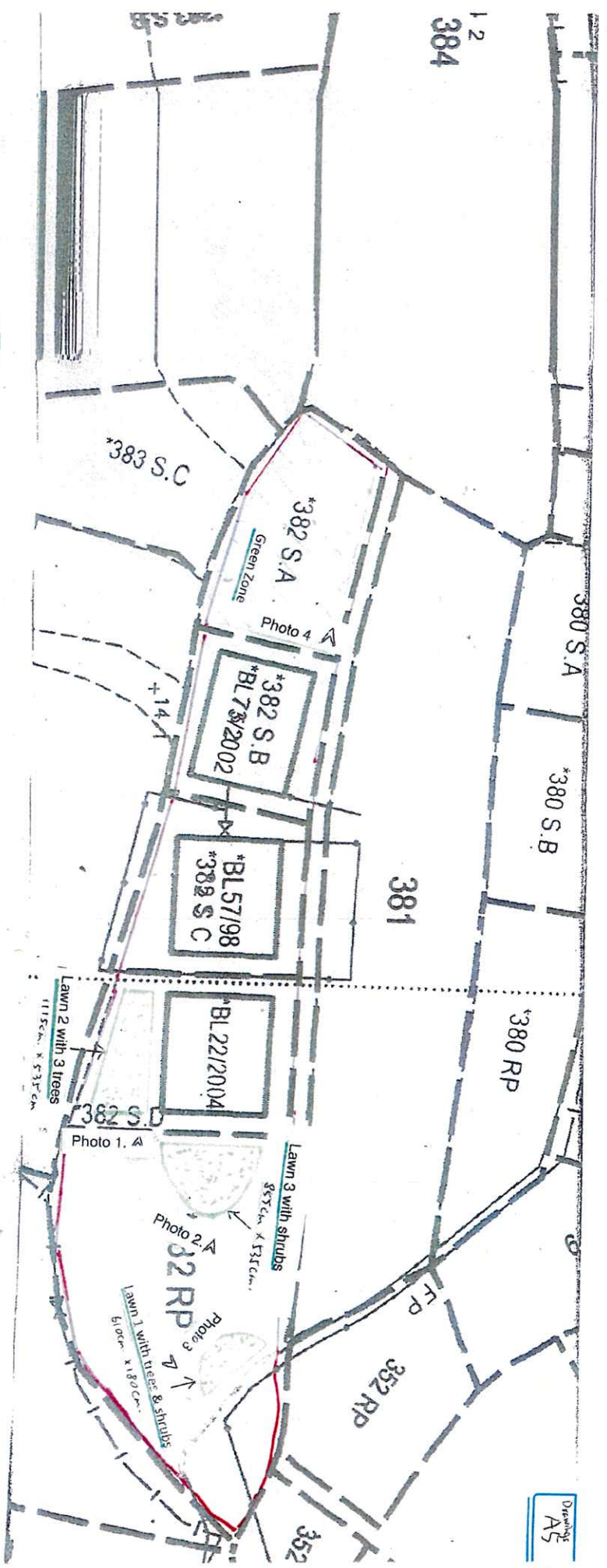
Pictures showing the 2 Natural Stream/Water Course at Downstream of site



Natural Stream/Water Course A



Natural Stream/Water Course B



Lawn 1 - 1 tree (桂花树)  
Shrubs (满天星, 红继木)



Lawn 2 - 3 trees (2 Bauhinia, 1 Cypress)



Lawn 3 - Shrubs x 5 (蘇杜地)



Green Zone - 3 trees (2 conifers, 1 白蘭樹)



米

metres



比例尺 SCALE 1:200

注意聲明

Drawings of lawn, green zone



Photos indicating All Trees and Shrubs are well maintained

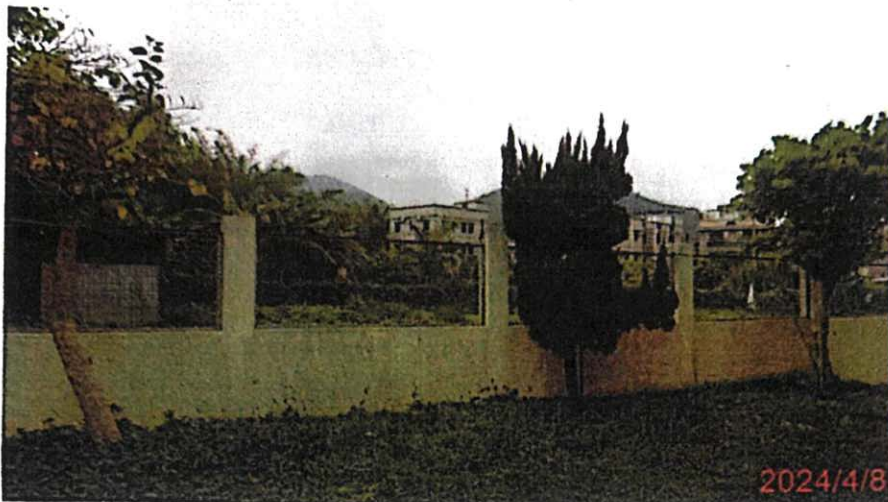


Photo 1

Bauhinia Tree 1  
Bauhinia Tree 2  
Cypress Tree



Photo 2

Shrub 3(勒杜鹃)Shrub 4



Photo 3

Shrub 1 桂花樹，滿天星  
Shrub 2 紅鐵樹



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



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處編號消防(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

Name of Client:

顧客姓名

溫馨復康中心(坑頭分院)

Name of Building:

樓宇名稱

Sections B, C, D &amp; RP

Street No./Town Lot:

門牌號數/市地段

Lot 382, DD94

Street/Road/Estate Name:

街道/屋苑名稱

坑頭

Block:

座

District:

分區

上水

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 編號 (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 F.E.				
	11 nos 9 Lit Water F.E.				
25	2 nos 5kg CO2 F.E.				
11	2 nos Fire Blanket				
12	Emergency Lighting	地下至2樓	Conforms with FSD requirements	11-Mar-2024	10-Mar-2025
13	Exit Sign				
15	MFA System with Visual alarm				
	Fire Detection System				

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

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

## Part 3 第三部 Defects 損壞事項

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

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

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則之規格, 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FSD/RC No.:  
消防處註冊號碼Company Name:  
公司名稱Telephone:  
聯絡電話Date:  
日期

NG Sui Keung

Fan Ah Fire Engineering Co.

11-Mar-2024

For FSD  
use only:

Inspected

Key-in

Verified

## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/NE-KTS/496  
電話號碼 Tel. No. : 3168 4072 MV-Ng  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post and Fax ( )

19 August 2021

Dear Sir/Madam,

## Planning Application No. A/NE-KTS/496

**Renewal of Planning Approval for Temporary Social Welfare Facility  
(Private Residential Care Home for Persons with Disabilities) for a Period of 3 Year  
in "Agriculture" and "Village Type Development" Zones, Lots 382 S.A, 382 S.B,  
382 S.C, 382 S.D and 382 RP in D.D.94, Hang Tau, Sheung Shui, New Territories**

**Compliance with Approval Condition (c) – the submission of a condition record of the  
existing drainage facilities on site**

I refer to your letter of 10.8.2021 submitting drainage record for compliance with approval condition (c). Please be informed that the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) considers your submission acceptable. The approval condition (c) **has been complied with.**

Should you have any queries on the departmental comments, please contact Mr. Samuel CHAN (Tel: 2300 1253) of DSD direct.

Yours faithfully,

(Anthony LUK)

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

C.C.

CE/MN, DSD (Attn.: Mr. Samuel Y. L. CHAN)

Fax: 2770 4761

AL/SL





社會福利署

Social Welfare Department

本署檔號：SWD/LORCHD 0014

電話號碼：2891 6379

傳真號碼：2153 0071

電郵地址：[lorchdenq@swd.gov.hk](mailto:lorchdenq@swd.gov.hk)

陳女士：

**根據《殘疾人士院舍條例》申請牌照**

院舍名稱：溫馨復康中心（坑頭分院）

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

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

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

如有任何查詢，請致電 2153 2044 與本署督察黃惠琴女士聯絡。

社會福利署署長

（黃寶玲 代行）



2019年11月29日

副本送：溫馨復康中心（坑頭分院）主管

## RESIDENTIAL CARE HOMES (PERSONS WITH DISABILITIES) ORDINANCE

殘疾人士院舍條例  
(Chapter 613, Laws of Hong Kong)  
(香港法例第613章)LORCHD Number  
殘疾人士院舍牌照事務處檔號 D0014  
Licence Number  
牌照編號 L0406Licence of Residential Care Home for Persons with Disabilities  
殘疾人士院舍牌照

1. This licence is issued under Part 3, Section 7(2)(a) of the Residential Care Homes (Persons with Disabilities) Ordinance in respect of the undermentioned residential care home —  
茲證明下述院舍已根據《殘疾人士院舍條例》第3部第 7(2)(a) 條獲發牌照 —
2. Particulars of residential care home —  
院舍資料 —
- (a) Name (in English) Comfort Rehabilitation Home Name (in Chinese) 溫馨復康中心 (坑頭分院)  
名稱 (英文) (Hang Tau Branch) 名稱 (中文)
- (b) (i) Address of home  
院舍地址 Sections B, C and D of Lot No. 382 in DD No. 94, Hang Tau, Sheung Shui, New Territories  
\*新界上水坑頭丈量約份第94約地段第382號B、C及D分段
- (ii) Premises where home may be operated  
可開設院舍的處所 同上
- as more particularly shown and described on Plan Number 0014(3) deposited with and approved by me.  
其詳情見於圖則第 0014(3) 號，該圖則現存本人處，並經本人批准。
- (c) Maximum number of persons that the residential care home is capable of accommodating  
院舍可收納的最多人數 75
3. Particulars of person/company to whom/which this licence is issued in respect of the above residential care home —  
獲發上述院舍牌照人士/公司的資料 —
- (a) Name/Company (in English) Name/Company (in Chinese)  
姓名/公司名稱 (英文) Crown Ace Limited 姓名/公司名稱 (中文) 添冠有限公司
- (b) Address  
地址
4. The person/company named in paragraph 3 above is authorized to operate, keep, manage or otherwise have control of a residential care home for persons with disabilities of the following type: Medium Care Level  
第3段所述的人士/公司已獲批准營辦、料理、管理或以其他方式控制一所屬 中度照顧 種類的殘疾人士院舍。
5. This licence is valid for 30 months effective from the date of issue to cover the period from 29 November 2019 to 30 November 2020 inclusive.  
本牌照由簽發日期起生效，有效期為 30 個月，由 2019年11月29日 至 2020年11月30日 止，  
首尾兩天計算在內。
6. This licence is issued subject to the following conditions —  
本牌照附有下列條件 —
7. This licence may be cancelled or suspended in exercise of the powers vested in me under Section 9 of the Residential Care Homes (Persons with Disabilities) Ordinance in the event of a breach of or a failure to perform any of the conditions set out in paragraph 6 above.  
若有關院舍違反或未能履行以上第6段所列的任何條件，本人可行使《殘疾人士院舍條例》第9條賦予本人的權力，撤銷或暫時吊銷本牌照。

2019年11月29日  
Date 日期

(黃燕儀



代行)

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

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



# RESIDENTIAL CARE HOMES (PERSONS WITH DISABILITIES) ORDINANCE

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

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

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

- This licence is issued under Part 3, Section 8(3)(a) of the Residential Care Homes (Persons with Disabilities) Ordinance in respect of the undermentioned residential care home —  
茲證明下述院舍已根據《殘疾人士院舍條例》第3部第 8(3)(a) 條獲發牌照 —
- Particulars of residential care home —  
院舍資料 —
  - Name (in English) Comfort Rehabilitation Home Name (in Chinese) 溫馨復康中心 (坑頭分院)  
名稱 (英文) (Hang Tau Branch) 名稱 (中文)
  - (i) Address of home  
院舍地址 Sections B, C and D of Lot No. 382 in DD No. 94, Hang Tau, Sheung Shui, New Territories  
新界上水坑頭丈量約份第 94 約地段第 382 號 B、C 及 D 分段
  - (ii) Premises where home may be operated  
可開設院舍的處所 同上  
as more particularly shown and described on Plan Number 0014(3) deposited with and approved by me.  
其詳情見於圖則第 0014(3) 號，該圖則現存本人處，並經本人批准。
  - Maximum number of persons that the residential care home is capable of accommodating  
院舍可收納的最多人數 75
- Particulars of person/company to whom/which this licence is issued in respect of the above residential care home —  
獲發上述院舍牌照人士/公司的資料 —
  - Name/Company (in English) Crown Ace Limited Name/Company (in Chinese) 添冠有限公司  
姓名/公司名稱 (英文) 姓名/公司名稱 (中文)
  - Address  
地址
- The person/company named in paragraph 3 above is authorized to operate, keep, manage or otherwise have control of a residential care home for persons with disabilities of the following type: Medium Care Level  
第3段所述的人士/公司已獲批准營辦、料理、管理或以其他方式控制一所屬 中度照顧 種類的殘疾人士院舍。
- This licence is valid for 18 months effective from the date of issue to cover the period from 1 December 2020 to 31 May 2022 inclusive.  
本牌照由簽發日期起生效，有效期為 18 個月，由 2020 年 12 月 1 日 至 2022 年 5 月 31 日 止，首尾兩天計算在內。
- This licence is issued subject to the following conditions —  
本牌照附有下列條件 —
- This licence may be cancelled or suspended in exercise of the powers vested in me under Section 9 of the Residential Care Homes (Persons with Disabilities) Ordinance in the event of a breach of or a failure to perform any of the conditions set out in paragraph 6 above.  
若有關院舍違反或未能履行以上第6段所列的任何條件，本人可行使《殘疾人士院舍條例》第9條賦予本人的權力，撤銷或暫時吊銷本牌照。

2020 年 12 月 1 日

Date 日期

(梁保華 代行)

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

### WARNING 警告

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



## RESIDENTIAL CARE HOMES (PERSONS WITH DISABILITIES) ORDINANCE

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

LORCHD Number

殘疾人士院舍牌照事務處編號 D0014

Licence Number

牌照編號 L0806

## Licence of Residential Care Home for Persons with Disabilities

## 殘疾人士院舍牌照

- This licence is issued under Part 3, Section 8(3)(a) of the Residential Care Homes (Persons with Disabilities) Ordinance in respect of the undermentioned residential care home —  
茲證明下述院舍已根據《殘疾人士院舍條例》第3部第 8(3)(a) 條獲發牌照 —
- Particulars of residential care home —  
院舍資料 —
  - Name (in English) Comfort Rehabilitation Home Name (in Chinese) 溫馨復康中心 (坑頭分院)  
名稱 (英文) (Hang Tau Branch) 名稱 (中文)
  - (i) Address of home  
院舍地址 Sections B, C and D of Lot No. 382 in DD No. 94, Hang Tau, Sheung Shui, New Territories  
新界上水坑頭丈量約份第94約地段第382號B、C及D分段
  - (ii) Premises where home may be operated  
可開設院舍的處所 同上

as more particularly shown and described on Plan Number 0014(3) deposited with and approved by me.  
其詳情見於圖則第 0014(3) 號，該圖則現存本人處，並經本人批准。
- Maximum number of persons that the residential care home is capable of accommodating  
院舍可收納的最多人數 75
- Particulars of person/company to whom/which this licence is issued in respect of the above residential care home —  
獲發上述院舍牌照人士/公司的資料 —
  - Name/Company (in English) Name/Company (in Chinese)  
姓名/公司名稱 (英文) Crown Ace Limited 姓名/公司名稱 (中文) 添冠有限公司
  - Address  
地址
- The person/company named in paragraph 3 above is authorized to operate, keep, manage or otherwise have control of a residential care home for persons with disabilities of the following type: Medium Care Level  
第3段所述的人士/公司已獲批准營辦、料理、管理或以其他方式控制一所屬 中度照顧 種類的殘疾人士院舍。
- This licence is valid for 24 months effective from the date of issue to cover the period from 1 June 2022 to 31 May 2024 inclusive.  
本牌照由簽發日期起生效，有效期為 24 個月，由 2022 年 6 月 1 日 至 2024 年 5 月 31 日 止，首尾兩天計算在內。
- This licence is issued subject to the following conditions —  
本牌照附有下列條件 —

2022 年 6 月 1 日

Date 日期



(梁保華 代行)

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

The issue of a licence in respect of a residential care home does not release the operator or any other person from compliance with any requirement of the Buildings Ordinance (Cap.123) or any other Ordinance relating to the premises, nor does it in any way affect or modify any agreement or covenant relating to any premises in which the residential care home is operated.

院舍獲發給牌照，並不表示其營辦人或任何其他人士無須遵守《建築物條例》(第123章)或任何其他與該處所有關的條例的規定，亦不會對與開設該院舍的處所有關的任何合約或租約條款有任何影響或修改。



## 城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

## TOWN PLANNING BOARD

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

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/ANE-KTS/496

By Post & Fax ( 5 )

9 July 2021

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Social Welfare Facility  
(Private Residential Care Home for Persons with Disabilities) for a Period of  
3 Years in "Agriculture" and "Village Type Development" Zones, Lots 382 S.A,  
382 S.B, 382 S.C, 382 S.D and 382 RP in D.D.94, Hang Tau, Sheung Shui**

I refer to my letter to you dated 21.6.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 21.7.2021 to 20.7.2024 and is subject to the following conditions:

- (a) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (b) the existing drainage facilities on the site shall be maintained and rectified if found inadequate/ineffective during operation at all times during the planning approval period;
- (c) the submission of a condition record of the existing drainage facilities on site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 21.10.2021;
- (d) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if the above planning condition (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.



You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website ([www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/)), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 21.7.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 25.6.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 30.7.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. S.H. Lam of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 3035. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,



( Raymond KAN )  
for Secretary, Town Planning Board



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

**Appendix Ia of RNTPC**  
**Paper No. A/NE-KTS/537**

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**From:**  
**Sent:** 2024-06-04 星期二 16:08:46  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:**  
**Subject:** Re : A/NE-KTS/537  
**Attachment:** 溫馨復康中心（坑頭分院）牌照 2026.01.31.pdf

你好，毛先生  
現提交院舍最新牌照，請查收。

## RESIDENTIAL CARE HOMES (PERSONS WITH DISABILITIES) ORDINANCE

殘疾人士院舍條例  
(Chapter 613, Laws of Hong Kong)  
(香港法例第613章)LORCHD Number  
殘疾人士院舍牌照事務處檔號 D0014  
Licence Number  
牌照編號 L1092Licence of Residential Care Home for Persons with Disabilities  
殘疾人士院舍牌照

1. This licence is issued under Part 3, Section 8(3)(a), of the Residential Care Homes (Persons with Disabilities) Ordinance in respect of the undermentioned residential care home —  
茲證明下述院舍已根據《殘疾人士院舍條例》第3部第 8(3)(a) 條獲發牌照 —
2. Particulars of residential care home —  
院舍資料 —
- (a) Name (in English) Comfort Rehabilitation Home Name (in Chinese) 溫馨復康中心 (坑頭分院)  
名稱 (英文) (Hang Tau Branch) 名稱 (中文)
- (b) (i) Address of home  
院舍地址 Sections B, C and D of Lot No. 382 in DD No. 94, Hang Tau, Sheung Shui, New Territories  
新界上水坑頭丈量約份第 94 約地段第 382 號 B、C 及 D 分段
- (ii) Premises where home may be operated 同上  
可開設院舍的處所
- as more particularly shown and described on Plan Number 0014(3) deposited with and approved by me.  
其詳情見於圖則第 0014(3) 號，該圖則現存本人處，並經本人批准。
- (c) Maximum number of persons that the residential care home is capable of accommodating  
院舍可收納的最多人數 75
3. Particulars of person/company to whom/which this licence is issued in respect of the above residential care home —  
獲發上述院舍牌照人士/公司的資料 —
- (a) Name/Company (in English) Crown Ace Limited Name/Company (in Chinese) 添冠有限公司  
姓名/公司名稱 (英文) 姓名/公司名稱 (中文)
- (b) Address  
地址
4. The person/company named in paragraph 3 above is authorized to operate, keep, manage or otherwise have control of a residential care home for persons with disabilities of the following type: Medium Care Level  
第3段所述的人士/公司已獲批准營辦、料理、管理或以其他方式控制一所屬 中度照顧 種類的殘疾人士院舍。
5. This licence is valid for 20 months effective from the date of issue to cover the period from 1 June 2024 to 31 January 2026 inclusive.  
本牌照由簽發日期起生效，有效期為 20 個月，由 2024 年 6 月 1 日 至 2026 年 1 月 31 日 止，  
首尾兩天計算在內。
6. This licence is issued subject to the following conditions —  
本牌照附有下列條件 —
7. This licence may be cancelled or suspended in exercise of the powers vested in me under Section 9 of the Residential Care Homes (Persons with Disabilities) Ordinance in the event of a breach of or a failure to perform any of the conditions set out in paragraph 6 above.  
若有關院舍違反或未能履行以上第6段所列的任何條件，本人可行使《殘疾人士院舍條例》第9條賦予本人的權力，撤銷或暫時吊銷本牌照。

2024 年 6 月 1 日  
Date 日期

(李金容



代行)

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

The issue of a licence in respect of a residential care home does not release the operator or any other person from compliance with any requirement of the Buildings Ordinance (Cap.123) or any other Ordinance relating to the premises, nor does it in any way affect or modify any agreement or covenant relating to any premises in which the residential care home is operated.

院舍獲發給牌照，並不表示其營辦人或任何其他人士無須遵守《建築物條例》(第123章)或任何其他與該處所有關的條例的規定，亦不會對與開設該院舍的處所有關的任何合約或租約條款有任何影響或修改。



**Relevant Extracts of Town Planning Board Guidelines  
on Renewal of Planning Approval and Extension of Time for Compliance with  
Planning Conditions for Temporary Use or Development  
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

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

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1	A/NE-KTS/146	Proposed New Territories Exempted House (NTEH) (Small House)	21.12.2001
2	A/NE-KTS/344	Temporary Social Welfare Facility (Private Residential Care Home for Persons with Disabilities) for a Period of 3 Years	19.7.2013 [revoked on 19.10.2015]
3	A/NE-KTS/406	Temporary Social Welfare Facility (Private Residential Care Home for Persons with Disabilities) for a Period of 3 Years	4.12.2015 [revoked on 4.5.2018]
4	A/NE-KTS/458	Temporary Social Welfare Facility (Private Residential Care Home for Persons with Disabilities) for a Period of 3 Years	20.7.2018
5	A/NE-KTS/496	Renewal of Planning Approval for Temporary Social Welfare Facility (Private Residential Care Home for Persons with Disabilities) for a Period of 3 Years	25.6.2021

**Similar Application in the Vicinity of the Site within the Same “V” Zone**

**Approved Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/NE-KTS/446	Social Welfare Facility (Residential Care Home for Persons with Disabilities)	3.2.2017



**Government Departments' General Comments**

**1. Social Welfare**

Comments of the Director of Social Welfare (DSW):

- no comment on the application from licensing perspective; and
- the private Residential Care Home for Persons with Disabilities is still in operation with a licence under the Residential Care Homes (Persons with Disabilities) Ordinance, Cap. 613.

**2. Land Administration**

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

- the application site (the Site) comprises 5 Old Schedule Agricultural Lots (Lot Nos. 382 S.A, 382 S.B, 382 S.C, 382 S.D and 382 RP all in D.D. 94) held under 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 Site;
- Lot Nos. 382 S.B, 382 S.C and 382 S.D are covered by the Building Licence Nos. 73/2002, 57/98 & 22/2004 for non-industrial purposes respectively;
- there are unauthorised structures (roof-top structure) erected at each of the NTEHs on the Lot Nos. 382 S.B, 382 S.C and 382 S.D in D.D. 94 which did not exist in the previous planning application; and
- the lot owner(s) should immediately rectify/regularise the lease breaches and this office reserve the rights to take necessary lease enforcement action against the breaches without further notice.

**3. Traffic**

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

- the Site is currently operating as a temporary social welfare facility under a previous planning application and the subject application is a renewal to the previous planning application; and
- given there is no changes to the development parameters, he has no comment on the application from traffic engineering perspective.

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

- no comment on the application from highways maintenance perspective.

#### 4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no comment on the application from environmental planning perspective; and
- no substantiated environmental complaint concerning the Site received in the past three years.

#### 5. **Landscape**

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

- no objection to the application from landscape planning perspective;
- with reference to the aerial photo of February 2023, the Site is situated in an area of rural inland plain landscape character comprising of some villages, farmlands and tree groups as well as Fanling Golf Course. The proposed development is considered not incompatible with the landscape setting in the proximity; and
- with reference to the site photos taken in May 2024 and the aerial photo of February 2023, the Site is currently occupied by three blocks of 3-storey houses with numbers of existing trees and shrubs planting within the Site. There is no major change to the proposed layout. Significant adverse landscape impact arising from the continual use of the development is not anticipated.

#### 6. **Drainage**

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

- further to the review of the submitted record photo of the current condition of the drainage system, he has no adverse comment on the application from public drainage perspective.

#### 7. **Fire Safety**

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

- no specific comment on the renewal from fire safety perspective; and
- the existing fire service installations (FSIs) implemented on the Site shall be maintained in efficient working order at all times.

#### 8. **Agriculture and Nature Conservation**

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

- no strong view against the renewal of the planning approval from nature conservation and agricultural perspectives considering that the previous application for the same use on the Site was approved.



## 9. **Other Departments**

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

- Chief Building Surveyor/NT West, Buildings Department (CBS/NTW, BD);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- there are unauthorised structures (roof-top structure erected at each of the New Territories Exempted Houses on the Lot Nos. 382 S.B, 382 S.C and 382 S.D in D.D. 94, which did not exist in the previous planning application; and
  - the lot owner(s) should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- some access roads between the application site (the Site) and Hang Tau Road are not managed by his department;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- the access road adjacent to the Site is not maintained by HyD;
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- existing water mains as shown on **Plan A-2** may be affected. The applicant is required to either divert or protect the water mains found on Site;
  - if diversion is required, existing water mains inside the Site areas are needed to be diverted outside the Site boundary to lie in Government Land (GL). A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
  - if diversion is not required, the following conditions shall apply:
    - (i) existing water mains are affected as indicated on **Plan A-2** and no development which required resiting of water mains will be allowed;
    - (ii) details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
    - (iii) no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
    - (iv) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing Site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may



be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;

- (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
  - (vi) tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is reminded to observe all the relevant environmental legislation and comply with the Code of Practice on Handling Environmental Aspect of Temporary Uses and Open Storage Sites;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- for any Unauthorised Building Works (UBW) erected on leased land, enforcement action may be taken by the Building Authority to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the Buildings Ordinance; and
  - if the applied use under application is subject to the issue of a licence, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.

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

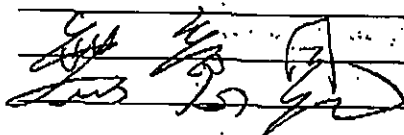
By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates  
A/NE-KTS/537

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 2024.5.8