

2024年 6月 2 6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。

Appendix I of
RNTPC Paper No. A/NE-LYT/833A

This document is received on 26 JUN 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.

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

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

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

2401282 21/5 By hand

Form No. S16-III 表格第 S16-III 號

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/NE-LYT/833 |
| | Date Received 收到日期 | 26 JUN 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)

Shui Fat Properties Limited 瑞發置業有限公司


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

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

Thomas Tsang Surveyors 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 1573S.A(part) in D.D.76, Kan Tau Tsuen Lung Yeuk Tau, North, N.T. |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input type="checkbox"/> Site area 地盤面積 480 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 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) | 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 | Lung Yeuk Tau & Kwan Tei South Plan No.S/NE-LYT/19 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | Village Type Development  |
| (f) Current use(s) 現時用途 | Public Vehicle park (Private car and light goods vehicle) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

- ☒ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (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 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 | Temporary Public Vehicle Park (Private Car and Light Goods Vehicle)  (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 | 480sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | N/Asq.m <input type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | N/A |
| Proposed domestic floor area 擬議住用樓面面積 | N/Asq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | N/Asq.m <input type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | N/Asq.m <input 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) | |
| | |
| 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 | 12 |
| Motorcycle Parking Spaces 電單車車位 | NIL |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | 4 |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | NIL |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | NIL |
| Others (Please Specify) 其他 (請列明) | N/A |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | |
| Taxi Spaces 的士車位 | N/A |
| Coach Spaces 旅遊巴車位 | N/A |
| Light Goods Vehicle Spaces 輕型貨車車位 | N/A |
| Medium Goods Vehicle Spaces 中型貨車車位 | N/A |
| Heavy Goods Vehicle Spaces 重型貨車車位 | N/A |
| Others (Please Specify) 其他 (請列明) | N/A |

| | | | |
|--|----------------------------------|--|--|
| Proposed operating hours 擬議營運時間 24 hours all year round including public holidays | | | |
| (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 | <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)) Siu Tan Kak Road - Ma Mei Ha | |
| | No 否 | <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) | |
| (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 | <input type="checkbox"/> Please provide details 請提供詳情 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ | Yes 是 | <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 | |
| | No 否 | <input checked="" type="checkbox"/> | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | On environment 對環境 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | On traffic 對交通 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | On water supply 對供水 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | On drainage 對排水 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | On slopes 對斜坡 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | Affected by slopes 受斜坡影響 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | Landscape Impact 構成景觀影響 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | Tree Felling 砍伐樹木 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | Visual Impact 構成視覺影響 | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
| | Others (Please Specify) 其他 (請列明) | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |

| | |
|--|--|
| | <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> |
|--|--|

| (B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/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 | <div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <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： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div> |
| (f) Renewal period sought 要求的續期期間 | <div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div> |

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


.....
TSANG Ka Kau
.....
Name in Block Letters
姓名（請以正楷填寫）

.....
Director
.....
Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他

on behalf of
代表

Thomas Tsang Surveyors Limited

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

Date 日期

20/5/2024

..... (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

- 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。
- 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。
- 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 <u>as far as possible</u> . 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 No. 1573 / S.A (Part) in D.D.76 Kan Tau Tsuen, Lung Yeuk Tau, North, New Territories |
| Site area 地盤面積 | 480 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 | Lung Yeuk Tau & Kwan Tei South Plan No.S/NE-LYT/19 |
| Zoning 地帶 | Village Type Development |
| Type of Application 申請類別 | <input checked="" 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 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 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Temporary public vehicle park (private car and light goods vehicle only) |

| | | | |
|--|---|--|--|
| (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 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | N/A <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 | N/A | |
| | Non-domestic 非住用 | N/A | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | N/A | <input type="checkbox"/> (Not more than 不多於) m 米 |
| | | N/A | <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 |
| | Non-domestic 非住用 | N/A | <input type="checkbox"/> (Not more than 不多於) m 米 |
| | | N/A | <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 |
| (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) _____ _____ | | 16 12 0 4 0 0 0 0 |
| | 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) _____ _____ | | NIL |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|--------------------------|-------------------------------------|
| | <u>Chinese</u> 中文 | <u>English</u> 英文 |
| <u>Plans and Drawings 圖則及繪圖</u> | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input 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 type="checkbox"/> |
| 1. Proposed Storm-water drainage plan | | <input checked="" type="checkbox"/> |
| 2. Proposed Fire Services Installation plan | | <input checked="" type="checkbox"/> |
| <u>Reports 報告書</u> | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input checked="" 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。

✓

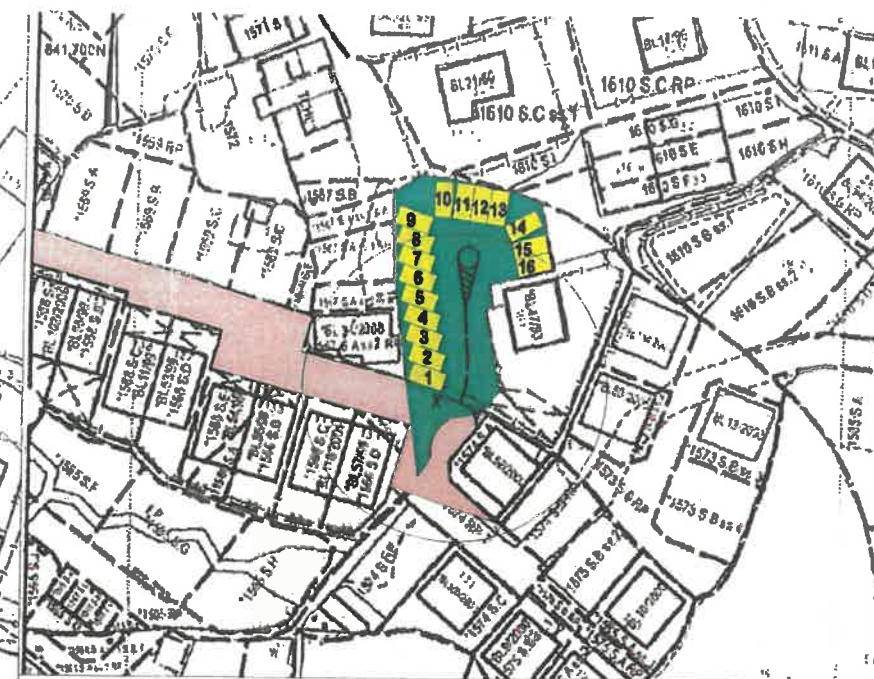
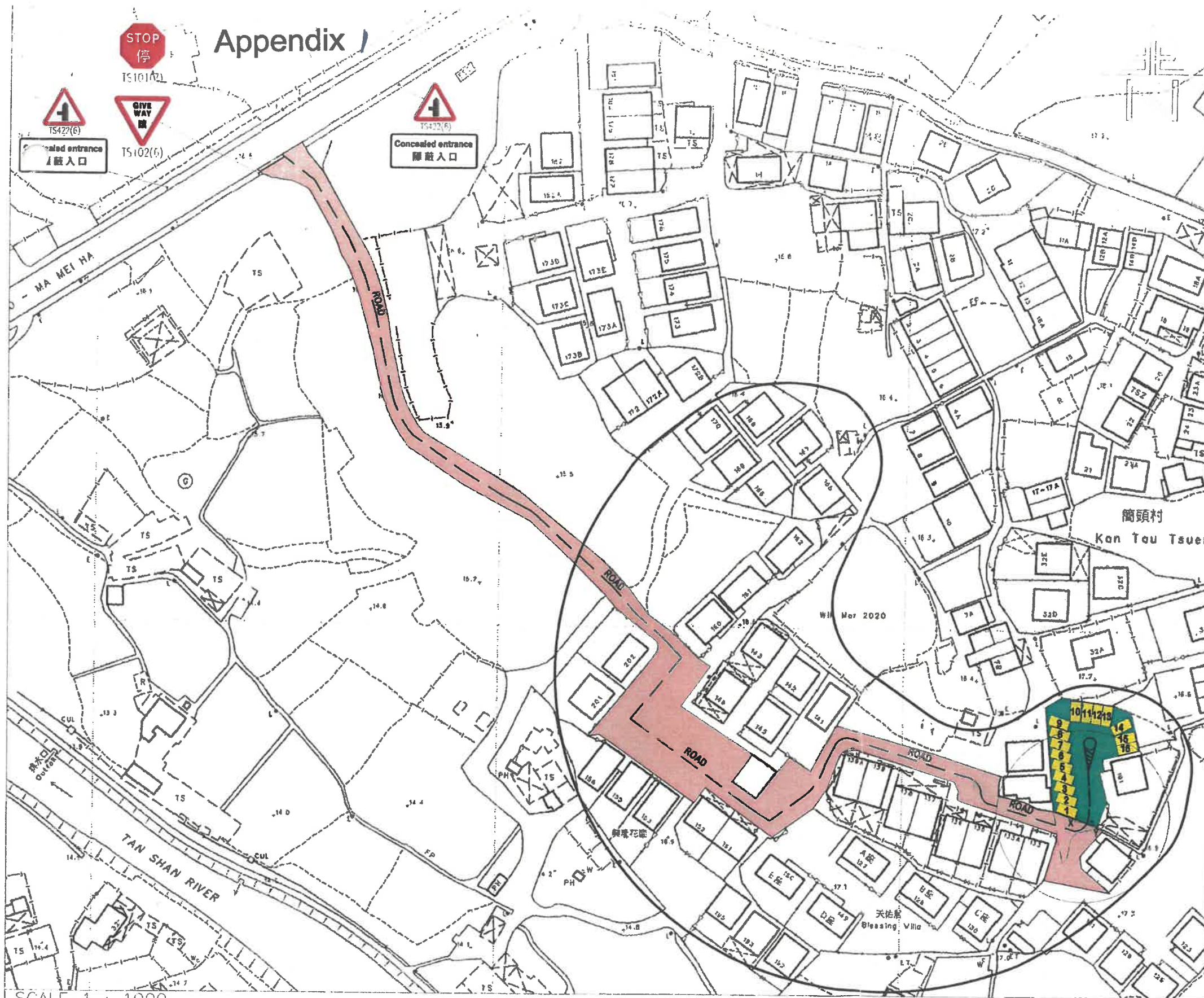


DIAGRAM A

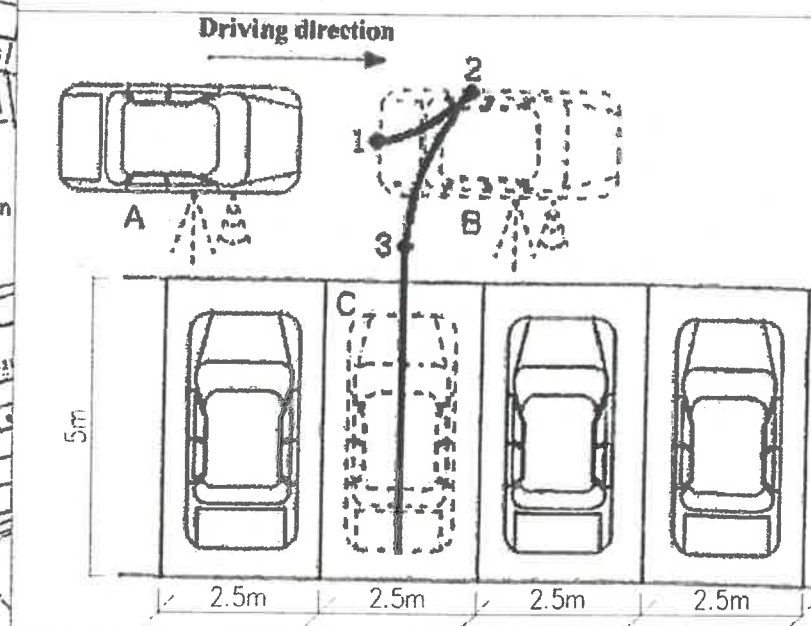


DIAGRAM B

- LEGEND :
- Catchment Area
 - Subject Site 480m² (about)
 - Private Car Park (2.5m (L) x 5m (W)) No.1-12
 - Light Goods Vehicle Park (2.5m (L) x 5m (W)) No.13-16
 - Existing Road (4.5m to 6m width)
 - X - Y Ingress and egress

Location and Parking Layout Plan

Lot No.1573S.A(Part) in D.D.76
Kan Tau Village, Lung Yeuk Tau,
North, New Territories

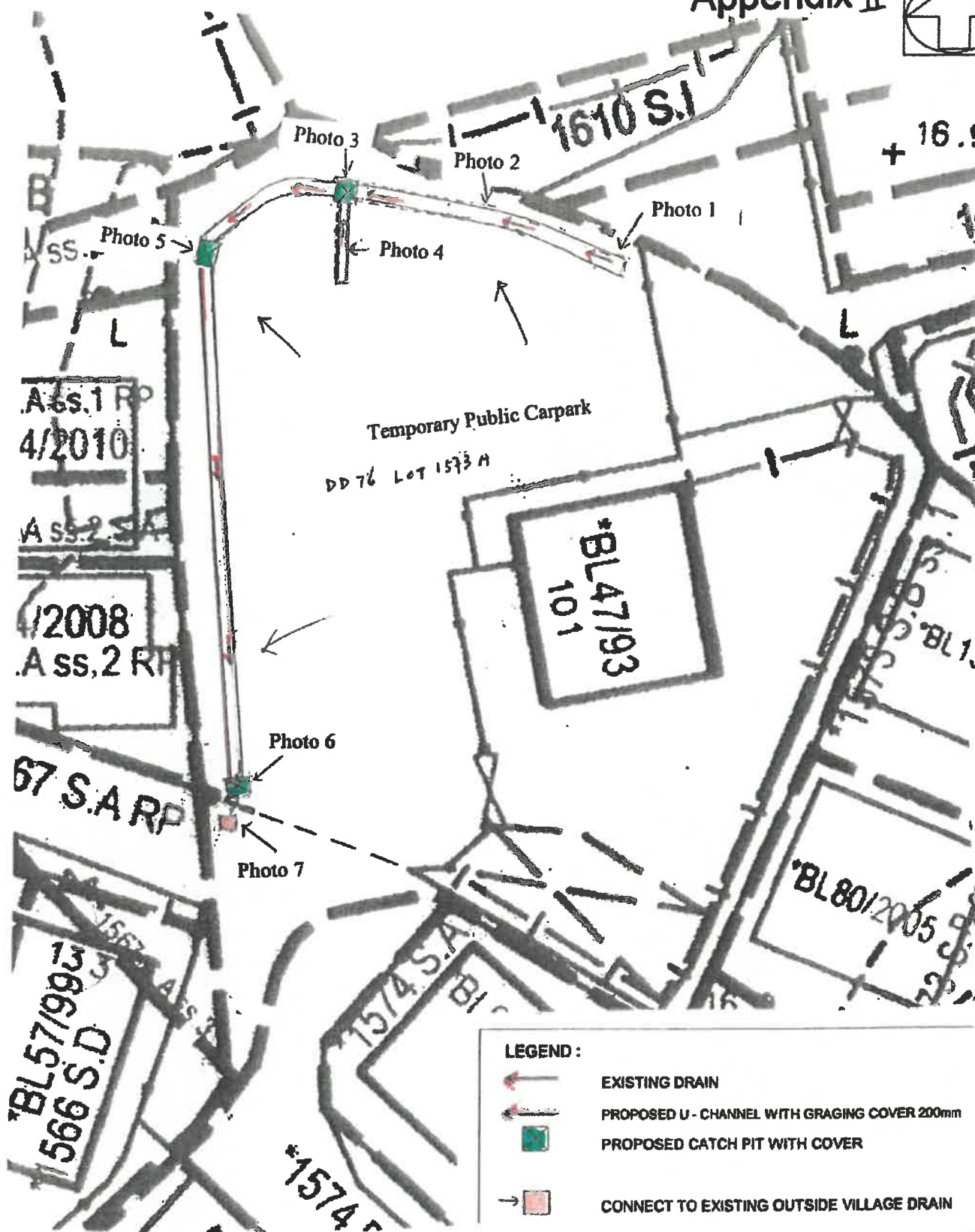


THOMAS TSANG SURVEYORS LIMITED.

曾家裘測量師有限公司

TEL : 27911138 FAX : 27914092

Appendix II



Stormwater Drainage Proposal

Lot No.1573 S.A.(Part) in D.D.76
Kau Tan Tusen, Lung Yeuk Tau, North,
New Territories



曾家裘測量師有限公司
THOMAS TSANG SURVEYORS LIMITED
Surveyors, Property and Management Consultants

File: TT/N/ST/169/19 II

Date: 20 May 2024

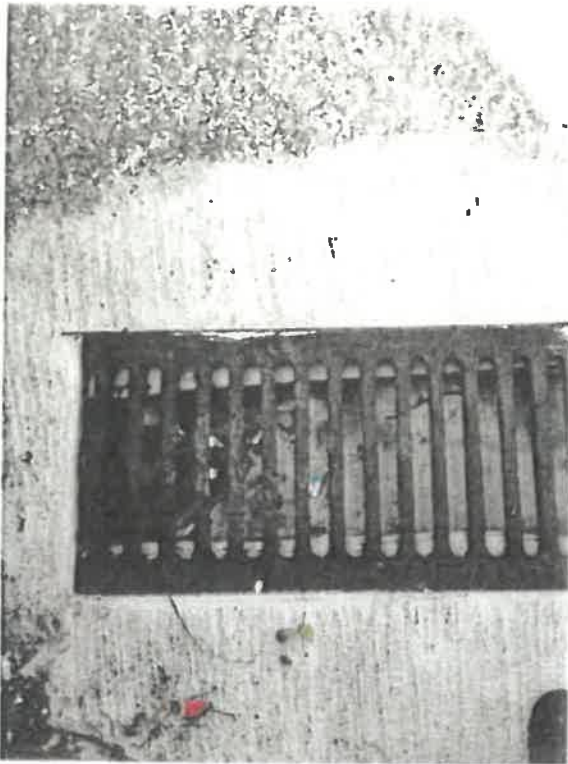


Photo 1

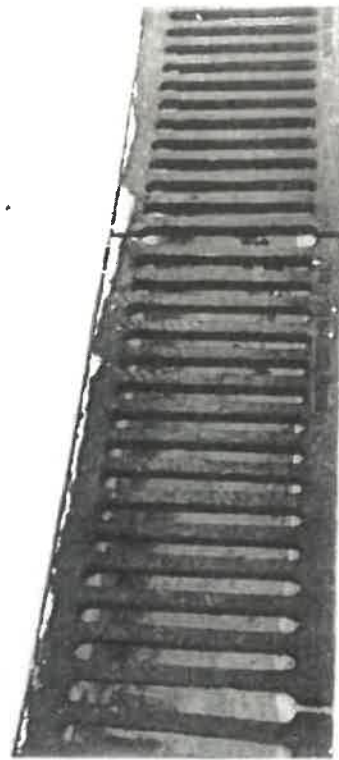


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

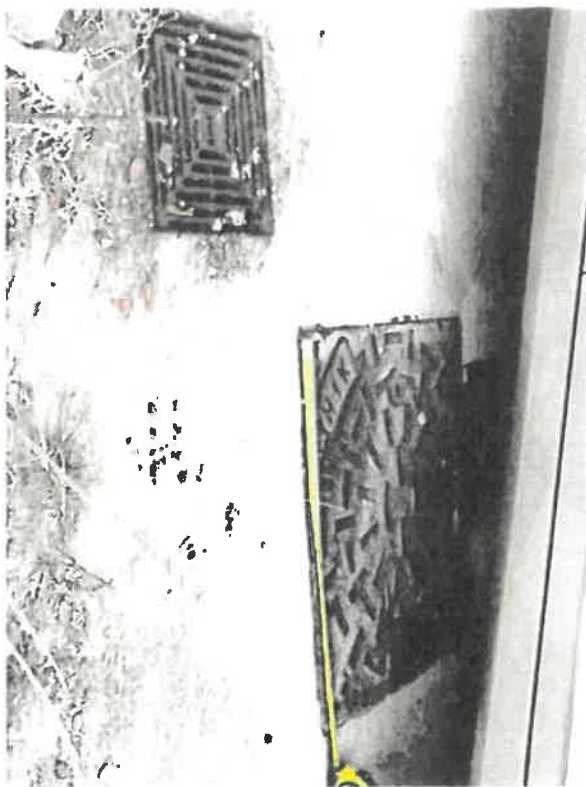


Photo 7



Ref : TT/N/ST/169/19(Pt II)

7. Justification

Planning Justification for Temporary Public Vehicle Park (Private Car and Light Goods Vehicle Only)

1. The application site is a piece of private land described as agriculture and is held under Block Government Lease. It is falling within the Village Type Development User Zone ("V").
2. Land within this zone is primarily intended for development of small houses by indigenous villagers, and the lands adjacent to the application site in the village are mostly developed.
3. By their letter dated 26 February 2021 to the Applicant, TPB has 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 for a period of 3 years until 5.2.2024 and is subject to the following conditions:

| Conditions | Compliance |
|--|--|
| a. No vehicle without valid licence under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period; | Complied with |
| b. Only private car/light goods vehicle as defined in the Road Traffic Ordinance is allowed to be parked /stored on or enter/exit the site at any time during the planning approval period; | Complied with |
| c. A notice should be posted at the prominent location of the site to indicate that only private car/light goods vehicle as defined in the Road Traffic Ordinance is allowed to be parked on or enter/exit the | Complied with. A Notice Board is erected on site. See Photo at Appendix V. |

| | |
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| site at any time during the planning approval period; | |
| d. The submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.8.2021 | Complied with |
| e. In relation to (d) above, the provision of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.11.2021 | Complied with to the satisfaction of the Director of Drainage Services |
| f. The submission of proposals for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.8.2021; | Complied with |
| g. In relation to (f) above, the provision of the water supplies for fire-fighting and fire services installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.11.2021 | Complied with to the satisfaction of Director of Fire Services |
| h. If any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall ceased to have effect and shall be revoked immediately without further notice; | Complied with |

| | |
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| i. If any of the above planning conditions (d), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall ceased to have effect and shall on the same date be revoked without further notice. | Complied with |
|---|---------------|

4. The Applicant has overlooked the expiry date of the temporary planning permission that was lapsed on 6.2.2024 and failed to submit for renewal of the temporary permission on time to the TPB. The Applicant apologize for the omission and would submit a new application for planning permission.
5. It has been assessed by the C for T that the traffic impact generated from the proposed use is minimal. The parking is restricted to private cars and light goods vehicle only. The Applicant has followed the "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites".
6. In order to help resolving the pressing parking needs of the villagers in this village and to alleviate road side parking problem to facilitate emergency vehicles to pass through the village access, the Applicant humbly requests second planning permission to allow this **temporary public vehicle park (Private Car and Light Goods Vehicle Only)** for a period of 3 years under Column 2 of this V zone, be granted. The Applicant has at all times, observed the planning conditions and kept the site in tidy condition and environmentally friendly.



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

Peter Pak Lun NGAN/PLAND

寄件者: Tsang Thomas
寄件日期: 2024年08月26日星期一 10:01
收件者: tpbpd/PLAND
副本: Peter Pak Lun NGAN/PLAND
主旨: 有關A/NE-LYT/833 簡頭村申請
附件: SKM_C36824082315210.pdf; SKM_C36824082316030.pdf; SKM_C36824082316032.pdf;
SKM_C36824082316031.pdf

類別: Internet Email

敬啟者

請查收文件,謝謝。

李生
曾家裘測量師有限公司



曾家裘測量師有限公司
THOMAS TSANG SURVEYORS LIMITED
Surveyors, Property and Management Consultants

Our Ref : A/NE-LYT/833

Our Ref: TT/NST/169/19

Planning Department
District Planning Branch
Sha Tin, Tai Po and North District Planning Office
14/F, Shatin Government Offices
1 Sheung Wo Che Road,
Shatin.

23 August 2024

Dear Sirs,

Re: Departmental Comments – A/NE-LYT/833

**Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle Only)
for a period of 3 years in “Village Type Development” Zone
Lot 1573S.A (Part) in D.D.76, Kan Tau Tsuen, Lung Yeuk Tau**

Thank you for your letter /fax of 26 July 2024 conveying the comments from Drainage Services Department, the Lands Department and the Fire Services Department.

Below is our response to the comments:

| | Comments from Drainage Services Department | Applicant's Response |
|-----|--|---|
| (a) | The cover levels of proposed channels should be flush with the existing adjoining ground level. | (a) Agree |
| (b) | The formation levels and fall direction of the subject site and the areas in the vicinity should be clearly shown on the plan for reference. | (b) The fall level is from the east to west side, as shown on the storm water drainage plan No. 1573A(D)SDP1. |
| (c) | The applicant should check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from | (c) Agree |

| | | |
|-----|---|---|
| | the captioned lot. He should also ensure that the flow from this site will not overload the existing drainage system. | |
| (d) | The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD. | (d) Noted. There is an existing service water channel for collecting storm water by the eastern side site boundary of the application site as shown on the stormwater drainage plan. The applicant undertakes to maintain the channel free of debris and free flow of water without brockage. |
| (e) | The existing discharge location to which the applicant proposed to discharge the storm water from the subject site is not maintained by this office. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain consent from the owner prior to commencement of proposed works. | (e) Noted |
| (f) | The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works. | (f) Agree |
| (g) | The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained | (g) Agree |

| | | |
|-----|--|---|
| | by the lot owner at their own expense. | |
| (h) | For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and | (h) Agree |
| (i) | The applicant should make good all the adjacent affected areas upon the completion of the drainage works. | (i) Agree |
| (j) | The applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation. | (j) Agree |
| (k) | The applicant is required to provide the sectional views of the site in 2 different directions showing clearly any walls would be erected or kerbs would be laid along the boundary of the house, the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the subject sites for our reference. | (k) In view of the small size of the application site (480m2 about) and there is no record of flooding on the paved site and /or complaints affecting neighbouring lots or nearby, no additional channel works are proposed. The ground level, flow directions of channel within the application site are indicated on the storm water drainage plan No.1573A(D)SDP1. |
| (l) | As usual, Government should be empowered to inspect conditions of the private drainage system (including the petrol interceptor) and to enforce its cleansing by the owners, if necessity arises (e.g., upon receipt of complaints). | (l) Agree |
| | | |
| | Comments from Lands Department | Applicant's Response |
| 1. | The application site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains | 1. Noted |

| | | |
|----|---|---|
| | the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site. | |
| 2. | The existing house on the lot is covered by Building Licence No. 47/93 for non-industrial purposes and the remaining portion of the lot is for agricultural or garden purposes. The application site falls within the non-building portion of the lot. | 2. Noted |
| 3. | The application site is already being used for the uses under the application. This office note that no structure is proposed in the subject planning application but unauthorized structures are erected within the said private lot not covered by the planning application as mentioned in paragraph 4 below. | 3. Noted |
| 4. | The following irregularity not covered by the subject planning application has been detected by this office: Unauthorized structures within the said private lot not covered by the planning application Lands Department has reservation on the planning application since there are unauthorized structures on the private lot not covered by the planning application which are already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by Lands Department. | 4. Noted. Regarding the alleged unauthorized structures on the lot outside the application site, the applicant explained that the structures are accepted by Government upon report under the New Territories Exempted House (NTEH) Reporting Scheme for Unauthorized Building Works (UBWs) Ref No. RS-05250. |
| 5. | Unless and until the unauthorized structures not covered by the planning application are duly rectified by the lot owner, please take it as this office's | 5. As explained in 4. above, and the safety report submitted by the owner has been accepted by the Buildings Department |

| | | |
|--|--|---|
| | objection to the application which must be brought to the attention of the Town Planning Board when they consider the application. | on every five years, the said structures may be retained on site. BD's letter dated 2 July 2020 refers. |
|--|--|---|

| | Comments from the Fire Services Department | Applicant's Response |
|--|--|--|
| | You are advised to submit a full set of FS 251 which should be incorporated all fire service installations | Noted. please see the attached updated FS 251 No. A 9392338 dated 14 August 2024 and the photos of the new installation as required. |

Yours faithfully
For Thomas Tsang Surveyors Limited

(Sr TSANG Ka Kau)
Director

FSD Ref.: _____
消防處檔號

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

A 9392338

Name of Client:

顧客姓名

瑞發置業有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

D76 Lot 1573A

Street/Road/Estate Name:

街道/屋苑名稱

龍躍頭 / 簡頭村

Block:

座

District:

分區

粉嶺

Area:

地區

☐ HK
香港

☐ K
九龍

☒ NT
新界

Type of Building 樓宇類型:

☐ Industrial 工業

☐ Commercial 商業

☐ Domestic 住宅

☐ Composite 綜合

☐ Licensed premises 持牌處所

☐ Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

| Code 編碼 (1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Comment on Condition 狀況評述 | Completion Date 完成日期(DD/MM/YY) | Next Due Date 下次到期日(DD/MM/YY) |
|-------------------|------------------|----------------|---------------------------|-----------------------------------|----------------------------------|
| | | | NIL | | |

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

| Code 編碼 (1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Nature of Work Carried out 完成之工作內容 | Comment on Condition 狀況評述 | Completion Date 完成日期(DD/MM/YY) |
|-------------------|----------------------------|----------------|------------------------------------|--------------------------------|-----------------------------------|
| 24 | 5nos x 5kg Dry Powder F.E. | G/F | Newly Supply | conforms with FSD requirements | 4-August-2024 |
| 25 | 7nos x Sand Bucket | G/F | Newly Supply | conforms with FSD requirements | 4-August-2024 |

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 |
|-------------------|------------------|----------------|--------------------------|-------------------------|
| | | | 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:

授權人簽署

Name 姓名 Charm Sze Wah

FSD/RC No. R3/643
消防處註冊號碼

Company Name: SMARTEAM ENGINEERING LTD.
公司名稱

Telephone: 2783-0981
聯絡電話

Date: 14-August-2024
日期



For FSD
use only:

Inspected

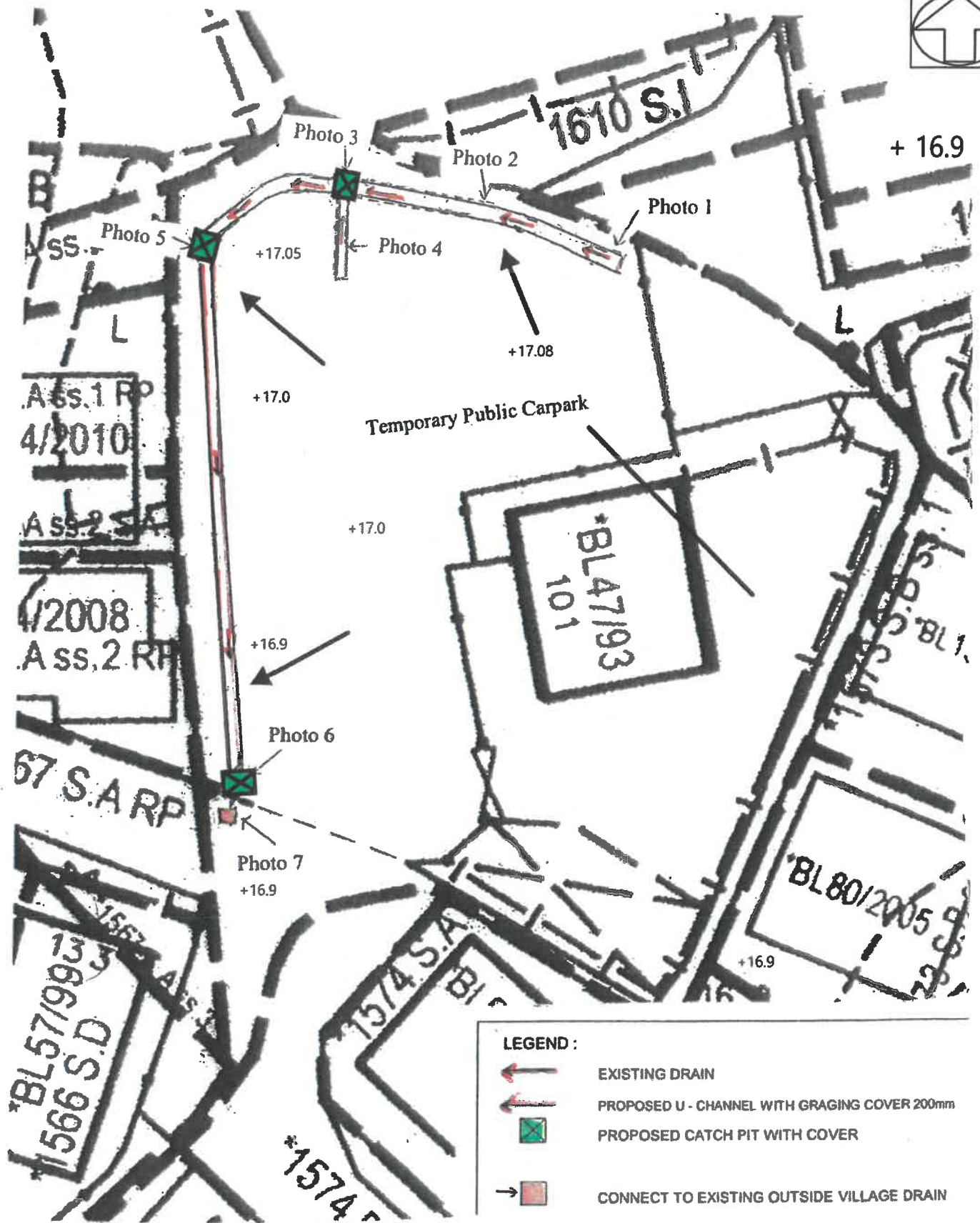
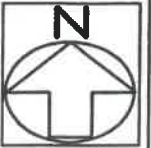
Key-in

Verified

File:TT/N/ST/169/19 II

Photograph of Proposed Fire Services Installation Plan





Stormwater Drainage Plan

Lot No.1573 S.A.(Part) in D.D.76
Kau Tan Tusen, Lung Yeuk Tau, North,
New Territories

Plan No. 1573SA(D)SDP1



曾家裘測量師有限公司
THOMAS TSANG SURVEYORS LIMITED
Surveyors, Property and Management Consultants

File: TT/N/ST/169/19 II

Date: 19 Aug 2024



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

SHUI FAT PROPERTIES LTD

九龍窩打老道120號高明大廈B室12樓

先生／女士：

每五年就已申報並獲屋宇署確認的僭建物的安全檢驗

地址：粉嶺簡頭村 101 號地下

申報表編號：RS-05250

根據新界豁免管制屋宇推行的僭建物申報計劃（申報計劃），本署已於 2019 年 1 月 14 日收到你於 2018 年 12 月 29 日就申報表（申報表編號：RS-05250）內所申報並獲屋宇署確認的僭建物提交的「業權人聲明及合資格人士安全證明報告」（「安全證明報告」）。

2. 基於上述的「安全證明報告」及所得資料，本署現就上述已申報並獲屋宇署確認的僭建物提交的「安全證明報告」予以確認¹。

3. 根據申報計劃，你須每五年委任一名合資格人士就有關已申報並獲屋宇署確認的僭建物進行安全檢驗，並向屋宇署提交有關「安全證明報告」。你應在本信發出日期起計的五年周期到期前，確保完成另一輪安全檢驗，並向本署提交一份「安全證明報告」。否則，本署將視你為無意繼續參加申報計劃，並會按新界豁免管制屋宇僭建物的加強執法策略（加強執法策略），按序採取執法行動予以取締。

4. 有關已申報並獲屋宇署確認的僭建物進行安全檢驗的規定，請參閱「指引 GL03」。有關指引已上載本署網站（www.bd.gov.hk）。請注意，如已申報並獲屋宇署確認的僭建物被改建²，本署會撤銷其已申報並獲屋宇署確認的僭建物的資格，並會按照加強執法策略，對整個僭建物採取執法行動。縱使有關僭建物日後恢復至先前獲屋宇署確認時的狀況，本署亦不會接受已被撤銷確認申報僭建物的重新申報。

5. 作為上述處所的業主，你有責任保持樓宇安全穩固。你亦應注意隨函附上本署的免責聲明。

6. 日後如有更改通訊地址，請你盡早以書面通知本署。

7. 如對本信件內容有任何疑問，請致電本署技術主任聶志光先生（電話：3842 4997）或專業主任黃錦全先生（電話：3842 4955）查詢。

屋宇署署長

副本送：合資格人士

（專業主任 黃錦全



代行)

2020 年 7 月 2 日

【附註】

1. 屋宇署會對提交的安全證明報告進行隨機抽樣核査，以確保有關規定獲得遵從。如核査後發現有任何欠妥之處，將另函通知。
2. 一般正常的維修保養工程不會視為改建工程。

SL-RS-18A (02/2018)

九龍油麻地海庭道 11 號西九龍政府合署北座屋宇署總部

Buildings Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.

首次申請

COPY

Annex I

Safety Certification

New Territories Exempted Houses (NTEH)
Reporting Scheme for Unauthorized Building Works (UBWs)

Property Address :

G/F, 101 Kan Tau Tsuen, Fanling, N.T.

Description of the Reported UBWs:

1 No. G/F Canopy with Pillars
1 No. G/F Extension

I have been appointed as the qualified personnel for the safety certification of reported UBWs in association with the NTEH "Reporting Scheme for Unauthorized Building Works" Reporting Form (Ref.: RS-05250) submitted by the owner on 26-9-2012.

2. In accordance with the Requirements for Safety Certification under the Reporting Scheme as specified in Guidelines GL02, I (name in full) (Chinese) (HKIC No.) a Technically Competent Person of grade T2 (or above), hereby certify that I have completed the inspection and assessment of the reported UBWs and their effect on the parent structures concerned on (Date): 15-3-2013. In my opinion, the reported UBWs are safe based on the findings at paragraph 3 below.

3. I have conducted on-site thorough visual inspection and assessment on the following items:

Please ✓ if
satisfactory

- (a) The layout and general structural conditions of the NT village house; ☒
- (b) The structural conditions of the reported UBWs; ☒
- (c) The interface connections between the reported UBWs and the parent structures; ☒
- (d) The effect of the imposed load from the reported UBWs on the load carrying capacity of the building; and ☒
- (e) Other information : G/F Layout Plan & Photo Record ☒

4. The relevant documents certifying my qualifications and experience are enclosed herewith.

5. I hereby declare that this safety certification is prepared by me and in accordance with the requirements for safety certification under the Reporting Scheme.

Signature

(TCP-T2 (or above))

Name

HKIC No.

Date

21-3-2013

Contact Tel. No. / Address

714, Technology Park,
18 On Lai Street, Sha Tin, N.T.

RECEIVED BY
2013 MAR 21 PM 4:30

**新界豁免管制屋宇
僭建物申報計劃**
**已申報並獲屋宇署確認的僭建物
每五年重新進行安全檢驗的規定**
業權人聲明及合資格人士安全證明報告

(甲) 業權人聲明 (由業權人或其代表填報)

1. 本人是 SHUI FAT PROPERTIES LTD. (物業地址及地段) 的業權人 / 業權大代表*。本人明白根據新界豁免管制屋宇僭建物申報計劃 (「申報計劃」)，本人須就已申報並獲屋宇署確認的僭建物，安排合資格人士每五年進行一次構築物安全檢驗，並向屋宇署提交安全證明報告。

2. 本人就申報表 (申報表編號: RS-05250) 內已申報並獲確認的僭建物 (確認信件日期: 2014年2月27日)，已委聘合資格人士 何錦成 (姓名) 進行構築物安全檢驗，及提交安全證明報告。有關構築物的安全證明報告，現況相片及圖則，以及相關資料，詳見於(乙)部。

3. 本人明白於 2011 年 6 月 28 日或之後完成的僭建物並不符合申報計劃的規定。本人確認就上述申報表內已申報並獲確認的僭建物於 2011 年 6 月 28 日或之後並無被改建，而該僭建物的現況與先前獲屋宇署確認時相同。

4. 本人明白已申報並獲確認的僭建物若被改建，屋宇署會撤銷其已申報並獲確認的僭建物的資格，屋宇署會按新界豁免管制屋宇僭建物的加強執法策略，按序採取執法行動。

5. 本人已細閱《已申報並獲屋宇署確認的僭建物每五年重新進行安全檢驗的規定》的內容，並確認所申報的資料真確無誤。本人明白屋宇署可因本人未能提供足夠資料及/或有關資料失實而拒絕接納此聲明及安全證明報告。

業權人簽署 [註]

[由業權人 / 業權大代表* 簽署]

For and on behalf of
瑞發置業有限公司
SHUI FAT PROPERTIES LIMITED
何錦成
Authorized Signature(s)

簽署 / 蓋上公司印鑑 (如適用)

29/12/2018
日期

姓名:

公司名稱(如適用):

聯絡電話:

通訊地址:

SHUI FAT PROPERTIES LTD瑞發置業有限公司九龍窩打老道 120 號 高明大廈
B室 12 樓

註: 1. 若業權屬於祖堂物業或由公司擁有，此業權人聲明須由司理人/ 獲授權董事簽署。
2. 若由業權人代表填寫，請夾附業權人的授權書。否則，此業權人聲明將不獲受理。

* 請刪去不適用部分

(乙) 合資格人士安全證明報告 (由合資格人士填報)

申報表編號: RS- 05250

物業地址及地段: 粉嶺簡頭村 101 號地下

1. 對上址已申報並獲屋宇署確認的僭建物的描述:

| 項目 | 已申報並獲確認的 僭建物類別編號/描述 (請參閱(丙)部的僭建物類別編號) | 位置 (例如天台、屋 前空地等) | 數量 | 僭建物大小 (長 x 闊 x 高) | 相片及圖則 (請填上順序編號) |
|----|---|------------------------|----|---------------------------|--------------------|
| 一 | 74 | 地下 | 1 | 6m x 2.1m x 2.7m | 1 |
| 二 | 4 | 地下 | 1 | 10.57m x 3.85m x 2.55m | 9 |
| 三 | | | | | |
| 四 | | | | | |

2. 本人 何錦成 (姓名) 為上述物業 業權人 / 業權人代表* 委聘的合資格人士, 負責根據申報計劃就上表內已申報並獲確認的僭建物進行構築物安全檢驗, 並擬備安全證明報告。

3. 本人為 T2 職級的適任技術人員(TCP-T2)(或更高資歷人士) / 註冊結構工程師(RSE) / 註冊專業工程師 (土木/結構/建造專業界別)(RPE)*, 現謹證明已根據《已申報並獲屋宇署確認的僭建物 每五年重新進行安全檢驗的規定》, 於 2018 年 12 月 29 日完成對所申報僭建物及其對所屬主體構築物的影響的勘察及評估。

4. 本人確認所申報的僭建物 涉及 / 並無涉及* 懸臂式露台。如涉及懸臂式露台, 有關露台是以 樑板 / 平板* 方式興建。

5. 按《已申報並獲屋宇署確認的僭建物 每五年重新進行安全檢驗的規定》第(三)(a)段的規定, 本人 (TCP-T2 (或更高資歷人士) / RSE / RPE*) 已就下列各項細則實地進行徹底勘察及評估, 並認為有關僭建物は安全的。

如屬滿意,
請填上“√”號

- (i) 有關村屋的布局和整體狀況;
- (ii) 已申報僭建物的結構狀況;
- (iii) 已申報僭建物與村屋主體構築物的接合狀況;
- (iv) 已申報僭建物的附加荷載對村屋承擔荷載能力的影響; 及
- (v) 其他資料: _____。

☒

☒

☒

☒

☐

#6. 按《已申報並獲屋宇署確認的僭建物 每五年重新進行安全檢驗的規定》第(三)(b)段的規定，本人 (RSE / RPE*) 除已進行第 5 段所述的勘察及評估外，亦已按下列各項準則進行結構分析及評估，並認為有關涉及懸臂式露台的僭建物及其所屬的主體構築物在結構上是安全的及具足夠的安全度。

- (i) 懸臂式露台構築物的布局和尺寸；
- (ii) 結構構件和接合點的狀況；建築物料強度測試結果和具代表性結構構件的結構分析的詳細資料；
- (iii) 已申報僭建物與村屋主體構築物的接合狀況；
- (iv) 有關懸臂式露台穩定性的結構勘測和安全評估；及
- (v) 其他資料：_____。

7. 現謹附上本人於 2018 年 12 月 28 日就有關僭建物及構築物所拍攝的現況相片、相關圖則，以及相關結構分析及評估報告(如適用)*。

8. 現謹附上證明本人資歷的相關文件副本。

9. 本人現作出聲明，證明提交的安全證明報告是由本人擬備，並符合申報計劃的安全證明規定。

簽署

日期

14-1-2019

姓名：

何錦成

身份證號碼：

資格：

T2 職級的適任技術人員(或更高資歷人士) / 註冊結構工程師 /
註冊專業工程師(土木/結構/建造專業界別)*

公司名稱(如適用)：

Tri-Web Surveying Co.

聯絡電話 / 地址：

714, Technology Park, 18 On Lai Street,
Shek Tin, N.T.

* 請刪去不適用部分

如不適用，請刪去第 6 段

(丙) 僭建物類別編號

| 類別編號 | 僭建物 |
|------|--|
| 1 | 以鋼材、鋁質構件、金屬板或玻璃搭建的圍封式露台。 |
| 2 | 以鋼筋混凝土、磚石或其他材料建造及圍封的天台搭建物，其覆蓋面積不多於主體建築物有蓋面積的50%。 |
| 3 | 以鋼材或鋁質構件建造並沒有圍封的天台構築物。 |
| 4 | 設於相連地面一層以鋼筋混凝土、磚石或其他材料建造的擴建物，不論該擴建部分是否有內部通道通往主體建築物。 |
| 5 | 豎設於兩幢相連的新界豁免管制屋宇露台之間の間隔牆，而牆身超過150毫米厚。 |
| 6 | 由主體建築物外牆伸建的簷篷，屬可常設的小型環保及適意設施除外。 |
| 7 | 設有支柱的地下簷篷。 |
| 8 | 由主體建築物外牆伸建用以支承冷氣機的金屬架(必須附防止滴水設計)及冷氣機輕質篷蓋，屬可常設的小型環保及適意設施除外。 |
| 9 | 由主體建築物外牆伸建的廣告招牌。 |
| 10 | 掛置於主體建築物外牆的廣告招牌，屬可常設的小型環保及適意設施除外。 |
| 11 | 架設於天台的廣告招牌。 |

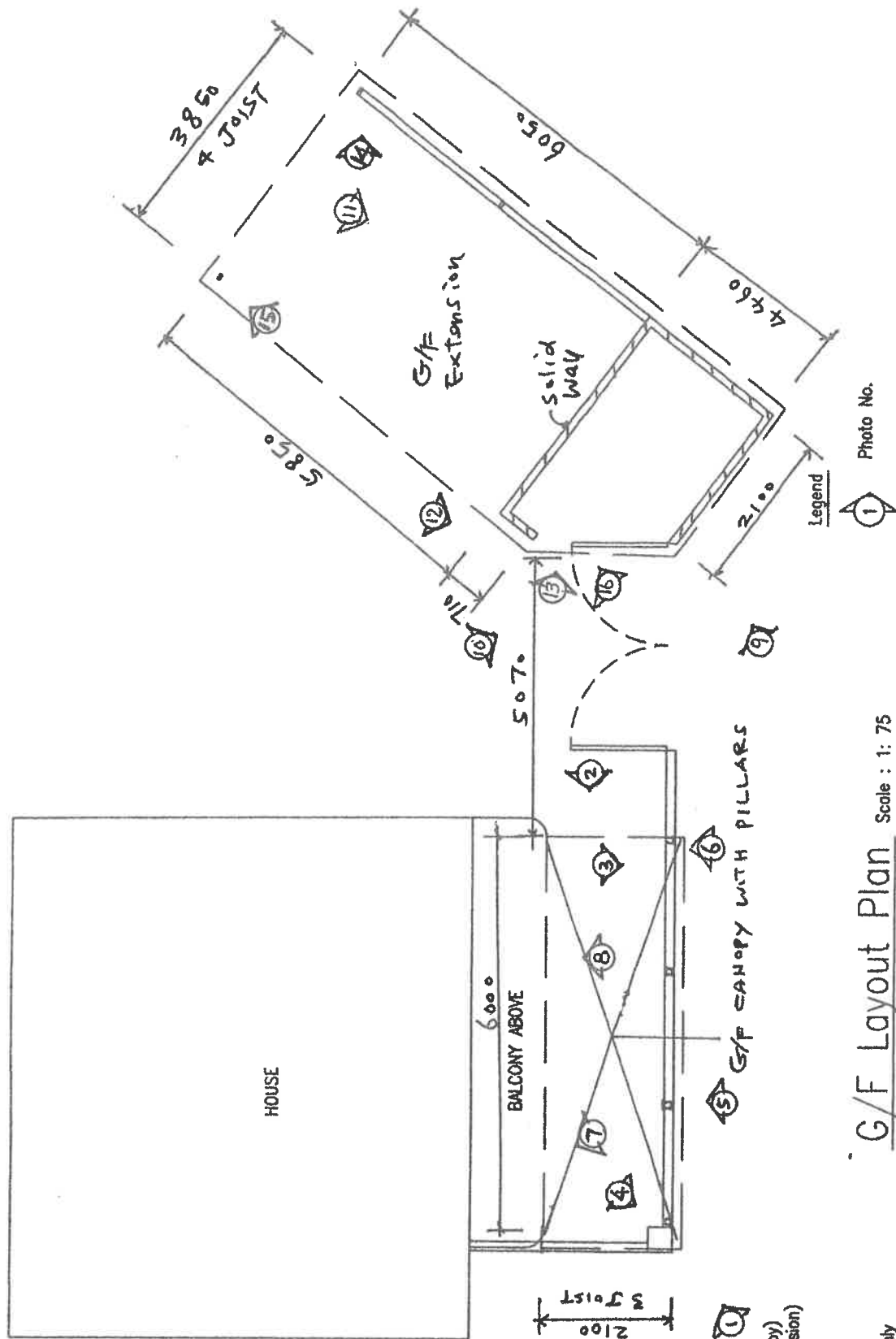
(丁) 遞交安全證明報告及所需文件

請在提交安全證明報告前，確保已包括下列文件及有關文件已妥善填寫及簽署。否則，屋宇署將不能處理你提交的安全證明報告。

- ☒ 業權人聲明
- ☒ 合資人士安全證明報告
- ☒ 僭建物的現況相片及圖則
- ☒ 合資格人士的資歷證明
- ☐ 結構分析及安全評估報告 (如適用)
- ☐ 業權人的授權書 (如適用)

(戊) 個人資料

- 屋宇署會使用透過申報計劃所獲得的個人資料作下列用途：
 - 處理你在申報計劃中所呈交的文件之相關事務；
 - 處理有關申報計劃之相關事務；及
 - 方便屋宇署與你聯絡。
- 你必須提供申報計劃所要求的個人資料。假如你未能提供所需資料，可能導致處理你所呈交的文件時出現延誤，甚至導致無法處理你的個案。
- 屋宇署可能會向其他政府部門、決策局、機構或任何人士披露你透過申報計劃所提供的個人資料，以作上述第 1 段所列的用途。
- 根據《個人資料（私隱）條例》，你有權查閱及改正你所提交的個人資料。屋宇署有權就有關資料索閱的要求收取合理費用。如要求查閱及改正你的個人資料，請與屋宇署聯絡。





曾家裘測量師有限公司
THOMAS TSANG SURVEYORS LIMITED
Surveyors, Property and Management Consultants

Your Ref : TPB/A/NE-LYT/833
Our Ref : TT/N/ST/169/19 (II)
(in reply, please quote our file ref)

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

By Fax 28770245 and By Post

4 October 2024

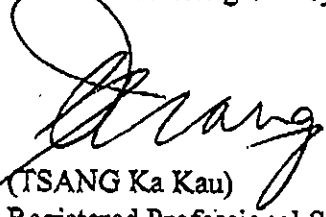
Dear Sirs,

Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle Only) for a period of 3 years in "Village Type Development" Zone

We would like to confirm that only private car/light vehicle as defined in the Road Traffic Ordinance is allowed to be parked /stored on or enter/exit the Application Site at any time during the planning approval period.

Regarding the unauthorised structure within the private lot outside the planning application, we undertake to liaise it with DLO/N on lease concerns.

Yours faithfully,
For Thomas Tsang Surveyors Limited


(TSANG Ka Kau)
Registered Professional Surveyor

c.c. DPO/TP&N



Previous s.16 Application

Approved Application

| Application No. | Uses/Development | Date of Consideration |
|------------------------|---|------------------------------|
| A/NE-LYT/725 | Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle Only) for a Period of 3 Years | 5.2.2021 |

Government Departments' General Comments

1. Traffic

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

- no comment on the application from traffic engineering perspective.

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

- no comment on the application from highways maintenance perspective; and
- the access road adjacent to the application site (the Site) is not maintained by HyD.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective; and
- there is no complaint case related to the Site in the past three years.

3. Drainage

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

- no objection to the application from public drainage perspective; and
- should the application be approved, a condition should be included to request the applicant to properly maintain the existing drainage facilities on the Site at all times during the planning approval period and rectify if they are found inadequate/ineffective during operation.

4. Fire Safety

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

- no in-principle objection to the application; and
- the fire service installations (FSIs) proposal and certificate of fire service installation and equipment (FS251) submitted are considered acceptable.

5. **Landscape**

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

- the Site falls within “Village Type Development” zone which is a non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

6. **Building Matters**

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

- no objection to the application;
- the applicant is advised to note his advisory comments under the Buildings Ordinance (the BO) appended at **Appendix V**.

7. **District Officer's Comments**

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

- he has issued consultation letters to the Chairman of Fanling District Rural Committee, the Chairman of Lung Shan Area Committee, the Indigenous Inhabitant Representative and the Resident Representative of Kan Tau Tsuen.

8. **Other Departments**

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) 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. No right of access via Government land is granted to the Site;
 - (ii) the existing house on Lot 1573 S.A in D.D. 76 is covered by Building Licence No. 47/93 for non-industrial purposes and the remaining portion of the lot is for agricultural or garden purposes. The Site falls within the non-building portion of the lot;
 - (iii) the Site is already being used for the applied use under the application. Her office noted that no structure is proposed in the subject planning application but unauthorised structures are erected within Lot 1573 S.A in D.D. 76 not covered by the planning application (i.e. outside the Site). The lot owner should rectify the lease breaches as demanded by LandsD; and
 - (iv) regarding the unauthorised structures within Lot 1573 S.A in D.D. 76 but not covered by the planning application, the further information (FI) (**Appendix Ia**) states the unauthorised building works (UBWs) are under the Report Scheme for Unauthorised Building Works in New Territories Exempted House. The Reporting Scheme quoted in the FI concerns the structural safety of the UBWs which should not be confused with breach of lease conditions on lot basis;
- (c) to note the comments of the Chief Highways Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the access road adjacent to the Site is not maintained by HyD; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant should comply with all environmental protection/pollution ordinances, and follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department in order to minimise any possible environmental nuisances;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant should maintain the implemented drainage facilities properly and rectify those facilities if they are found inadequate/ineffective during operation;

- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (the BO), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
 - (ii) if there is electric vehicle charging station involved, the requirement of Fireman's Emergency Switch is attached for reference (**Appendix IVa**); and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulation (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing 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 Buildings Ordinance (the BO);
 - (iv) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R;
 - (v) the applicant's attention is also drawn to the provision under regulation 40 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of surface water; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

Requirements for the Fireman's Emergency Switch

1. A fireman's emergency switch conforming EMSD's Code of Practice shall be provided to cut off the power supply of **all** EV charging facilities within the car parking facilities.
2. The switch shall be situated in a conspicuous position, yet out of reach of the public in general. Thus, switch(es) provided at vehicle entrance(s) shall be positioned no more than 3m but not less than 2.5 from ground level. Where more than one fireman's emergency switch is installed on any one building, such switches shall be clearly marked to distinguish one from another.
3. In case the switch is installed at a location other than the vehicle entrance, notice plate(s) shall be provided at conspicuous location(s) of vehicle entrance(s) acceptable to the Director of Fire Services to indicate the location of fireman's emergency switch.
4. The 'ON' and 'OFF' position of the fireman's emergency switch shall be conventional (i.e. push upward – 'OFF'; push downward – 'ON') and clearly indicated by lettering legible to a person standing on the ground at the intended site.
5. The switch is to be affixed on a board approximately 300 mm long by 250 mm wide, which is painted white and edged with a 50 mm red border. The inscription 'EV CHARGING FACILITIES - FIREMAN'S SWITCH' in English is to be painted on the top and '電動車充電設施 - 消防員開關掣' in Chinese at the bottom of the board in black. The switch is to be positioned in the middle of the board.

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

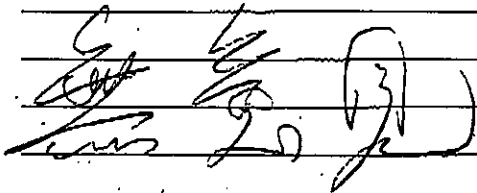
By Fax : 2877 0245 or 2522 8426

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-LYT/833

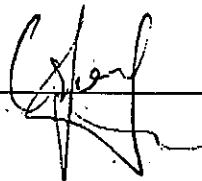
意見詳情 (如有需要，請另頁說明)

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 2014.7.10

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

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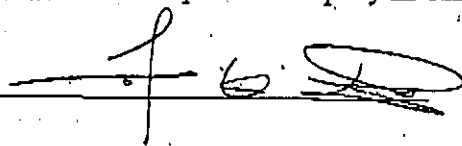
1. 申請人非蘭頭村村民；

2. 停車場位置在蘭頭村內中心地點，車輛出入噪音影響村內居民寧靜的生活環境；

3. 沙頭角公路至停車場位置車路非常狹窄，路上經常有村內小孩玩耍，太多車輛進出停車場會容易造成交通事故。

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

簽署 Signature



日期 Date

15/7/2004

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

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

A/NE-LYT/833

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

露天停車場，導致廢氣，噪音，散塵影響四周
居民，望能徹底改善，得之！

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

簽署 Signature _____



日期 Date _____

16-7-2024

4 to 5

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

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1/3

To : Secretary, Town Planning Board

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

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A/NE-LX/T/833

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁反對文件

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

簽署 Signature



日期 Date

19-7-2014



香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

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213

敬啟者：

貴處檔號：TPB/A/NE-LYT-833

新界龍躍頭簡頭村丈量約份第76約地段第1573號A分段(部份)
臨時公眾停車場(只限私家車及輕型貨車)(為期3年)
(申請編號：A/NE-LYT/833)

本會接獲該區村民 強烈反對 上述申請，反對理由：

- 1) 單程路太窄，已經常塞車，影響村民，造成危險，不宜批作停車場。
- 2) 增多了車輛流量更造成噪音，影響民生。

懇請 貴處理解村民之憂慮，審慎處理上述申請。

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席

(李國鳳)



敬上

2024年7月19日



香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

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3/3

敬啟者：

貴處檔號：TPB/A/NE-LYT-833

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此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會首副主席

劉永安

(劉永安)



敬上

2024 年 7 月 19 日