

Relevant Extracts of Town Planning Board Guidelines No. 34D 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 relevant assessment criteria for assessing applications 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 Town Planning Board (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 Application covering the site on the
Tai Po Outline Zoning Plan

Approved Application

Application No.	Proposed Development	Date of Consideration
A/TP/637	Temporary Bus Maintenance Centre for a Period of 7 Years	8.12.2017

General Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- (a) no objection to the application subject to the comments below:
- (b) the Site has been let to the MTRCL for the purpose of a bus maintenance centre including refuelling, servicing, repairing and maintenance of franchised buses (as defined in the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation) which are currently licensed and are owned and operated by the Tenant only and such other ancillary uses as may be approved by LandsD for a term of three years from 1.2.2013 and thereafter quarterly under a STT No. 1615. The tenancy may be terminated by either party giving to the other party at least three months' notice. The Tenant may erect structure(s) on the Site having a height not exceeding 2 storeys and 10m measuring from the formation level with a total GFA not exceeding 1,583m². The STT is still valid;
- (c) if, upon expiry of the fixed term, the Site concerned is not immediately required for permanent or other temporary uses, the STT let by direct grant can generally continue on a quarterly basis. The STT will be terminated at an appropriate time to tie in with the long term use identified for the Site or another temporary use which should be given priority in the light of changing circumstances; and
- (d) the Tenancy Agreement of STT No. 1615 was modified by way of a Supplementary Agreement dated 24.7.2023 to permit Citybus Limited to use the tenant's refueling and bus washing facilities within the premises to serve the franchised bus (as defined in the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation) which are currently licensed and are owned and operated by Citybus Limited.

2. Landscape

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

- (a) comparing the aerial photos of 2017 and 2023, there is no significant change in the landscape character since the last application was approved; and
- (b) according to the applicant, there is no change in development parameters of this application when compared to the previous approved scheme. The applicant would continue to maintain existing trees within the site in accordance with Handbook on Tree Management and Pictorial Guide for Tree Maintenance. Further adverse impact on the existing landscape resources arising from the proposed use is not anticipated. We have no objection to the application from landscape planning perspective.

3. **Drainage**

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

if the application is approved, the following conditions shall be included:

- (i) maintenance of existing drainage facilities for the whole period of occupation to ensure that it will not cause adverse drainage impact to the adjacent areas; and
- (ii) no structure or support for an structure shall be erected within the area of drainage reserve at the Site for the whole period of occupation.

4. **Fire Safety**

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

no specific comment on the application while the approval conditions in relation to Fire Services Department could be omitted.

5. **Other Departments**

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

- (a) Director of Environmental Protection;
- (b) Director of Electrical and Mechanical Services;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Chief Engineer/Construction, Water Supplies Department;
- (e) Project Manager (North), North Development Office, Civil Engineering and Development Department (CEDD);
- (f) Head of Geotechnical Engineering Office, CEDD;
- (g) Commissioner of Police;
- (h) Chief Highway Engineer/New Territories East, Highways Department; and
- (i) District Officer/Tai Po, Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the Director of Environmental Protection (DEP) that the future operation of the temporary bus maintenance centre shall meet the statutory requirements under relevant pollution control ordinances;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) while there are existing DSD's public stormwater drains in the area, the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of drainage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;
 - (ii) public sewerage is not available near the Site; and
 - (iii) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek Lands Department's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is advised that Tree Risk Assessment Form 2 and tree works are outside the purview of PlanD and is reminded to seek approval from relevant departments/ authorities (wherever applicable).
- (d) to note the comments of the Director of Electrical and Mechanical Services that the proposed development falls within the consultation zone of the Tai Po Gas Production Plant, which is a Potentially Hazardous Installation (PHI) as stipulated in the PHI Register. According to the Hong Kong Planning Standards and Guidelines, any proposals for development that will result in an increase in the number of persons living or working in the consultation zone have to be submitted to the Coordinating Committee on Land-use Planning and Control Relating to PHI (CCPHI) and carry out a hazard assessment to study on the level of off-site individual and societal risks posed by the gas production plant against the Government Risk Guidelines for the consideration of the CCPHI. The applicant is reminded that should there is a change or variation of condition to the Quantitative Risk Assessment report endorsed by CCPHI in 2014, the applicant must notify the relevant authority at once.



Our Ref MTRC/TPBMC/DEL/07
Date 3 July 2024

By HAND Only

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir/ Madam,

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**RENEWAL OF PLANNING APPROVAL FOR
EXISTING MTR TAI PO BUS MAINTENANCE CENTRE
AT THE JUNCTION OF DAI FUK STREET AND DAI WAH STREET
AREA 33, TAI PO, NEW TERRITORIES**

We are instructed by the Applicant, MTR Corporation Limited, to seek the BOARD's permission to enable the continued use of the existing MTR Tai Po Bus Maintenance Centre for a further 7 years.

Please find enclosed one (1) original copy of the Section 16 Planning Application Form duly completed, together 4 hard copies of the Supplementary Planning Statement (SPS) for Government Departmental circulation and distribution to Members of the BOARD.

Should there be any queries, please do not hesitate to contact the undersigned or Mr Kelvin Chung.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Delius Wong
Associate / Project & Quality Manager

DEL/KEL

Enc Application Form – 1 copy
SPS – 4 hard copies

cc Client / Team

城
市
規
劃
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問

MAIN HONG KONG OFFICE :

2801, 28th Floor, 148 Electric Road, North Point, Hong Kong
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E-mail address : tcld@townland.com

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Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia
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E-mail address : tcjkt@townland.com

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001:2015
Certificate No.: CC844

2024年 7月 5日

此文件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 -5 JUL 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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
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;及
- (iii) **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的臨時用途或發展的許可續期

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

2401592

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By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TP/695
	Date Received 收到日期	-5 JUL 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)

MTR Corporation Limited

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)

Townland Consultants 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）	Junction of Dai Fuk Street and Dai Wah Street, Area 33, Tai Po, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,180 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,575.09 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）	4,180 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Po Outline Zoning Plan No. S/TP/30
(e) Land use zone(s) involved 涉及的土地用途地帶	Area shown as "Road"
(f) Current use(s) 現時用途	Tai Po Bus Maintenance Centre (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<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 <p>(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) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
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(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Renewal of Planning Permission for
Temporary Bus Maintenance Centre for a Period of 7 Years

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 1,575.09 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.377 ☒ About 約
- Proposed site coverage 擬議上蓋面積 31.63 % ☒ About 約
- Proposed no. of blocks 擬議座數 4
2 (bus maintenance centre)
- Proposed no. of storeys of each block 每座建築物的擬議層數 1.1 (E/M building) storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... Not exceeding 10 m 米 ☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

Bus maintenance shed with ancillary use including offices,
 storage rooms, workshops, sewage treatment plant, bus
 staff rest room, meeting room, E/M and other ancillary
 accommodation (1,575.09 sqm)

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	G/F	Bus maintenance shed, storage rooms, office, workshop, E/M
	1/F	Conference Room, offices, workshops, bus staff rest room, E/M and other ancillary accommodations.
1	G/F	Transformer room and switch room
1	G/F	F.S.Tank
1	G/F	Sprinkler Tank

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Open area for bus washing, emergency vehicular access, and circulation

Open area for bus washing, emergency vehicular access, and circulation

7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Already in operation.

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Run in: Dai Wah Street roundabout; Run out: Dai Fuk Street</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

9. 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。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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) 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>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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10. 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 refer to the attached Supplementary Planning Statement.

11. 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

DELIUS WONG

Associate / Project & Quality Manager

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 MPA, MPMI



on behalf of
代表

Townland Consultants Limited

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

Date 日期

03/07/2024

(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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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	Junction of Dai Fuk Street and Dai Wah Street, Area 33, Tai Po, New Territories		
Site area 地盤面積	4,180 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 4,180 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Tai Po Outline Zoning Plan No. S/TP/30		
Zoning 地帶	Area shown as "Road"		
Applied use/ development 申請用途／發展	Renewal of Planning Permission for Temporary Bus Maintenance Centre for a Period of 7 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	<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	1,575.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.377 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	<input checked="" type="checkbox"/> 10 m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		<input type="checkbox"/> 1 - 2 Storeys(s) 層 (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	<input type="checkbox"/> m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	31.63 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目	N/A	
(vi) Open space 休憩用地	Private 私人	<input type="checkbox"/> sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	<input type="checkbox"/> sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

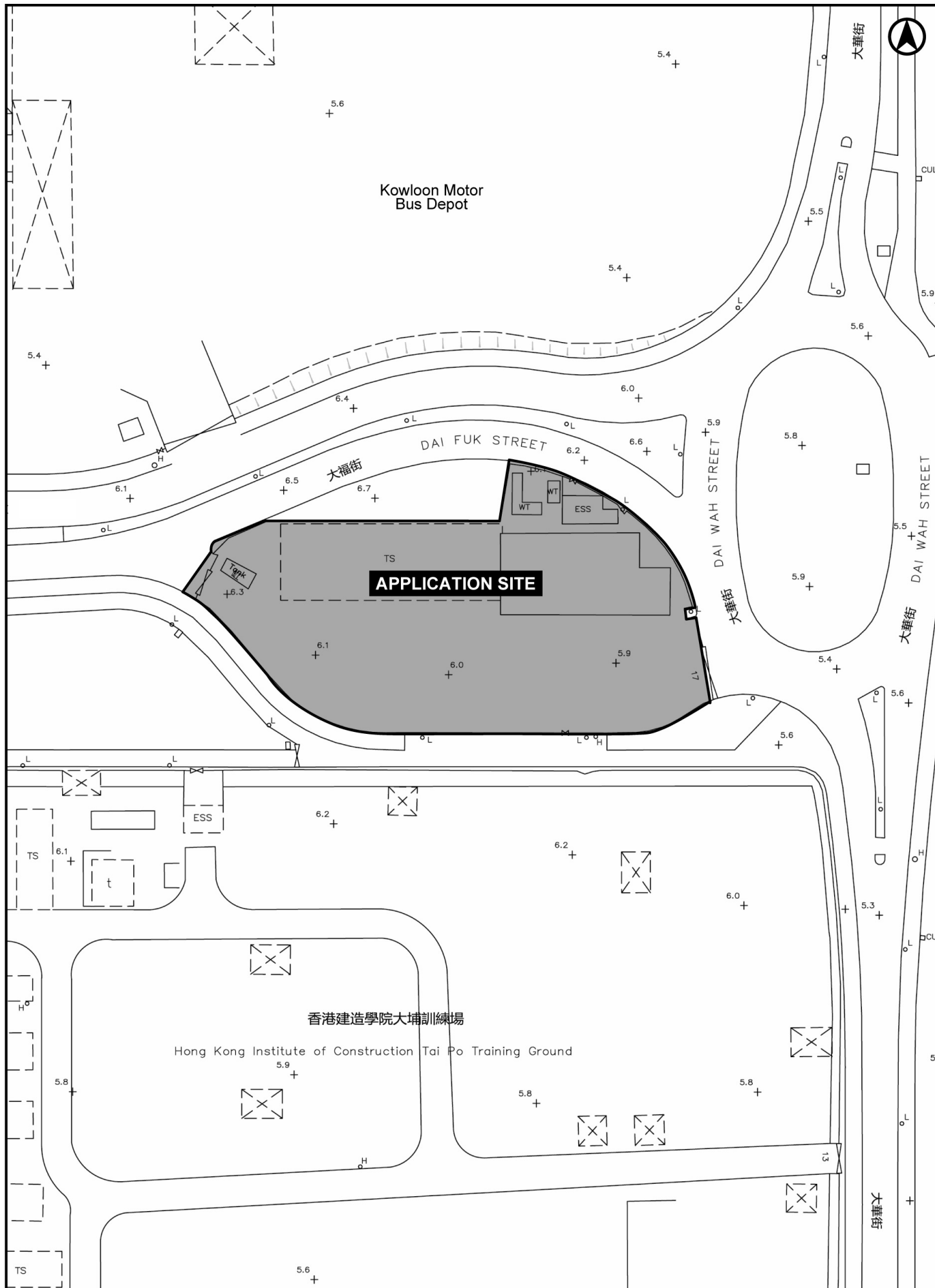
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location of Tree Plan</u>		
Reports 報告書		
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 checked="" type="checkbox"/>
<u>Approved Drainage Plan, Latest sets of FS251 Certificates</u>		
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。

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SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

**RENEWAL OF PLANNING APPROVAL FOR
EXISTING MTR TAI PO BUS MAINTENANCE CENTRE
AT THE JUNCTION OF DAI FUK STREET AND DAI WAH STREET,
AREA 33, TAI PO, NEW TERRITORIES**

- Supplementary Planning Statement -

TOWNLAND CONSULTANTS LIMITED

**RENEWAL OF PLANNING APPROVAL FOR
EXISTING MTR TAI PO BUS MAINTENANCE CENTRE
AT THE JUNCTION OF DAI FUK STREET AND DAI WAH STREET,
AREA 33, TAI PO, NEW TERRITORIES**

SECTION 16 PLANNING APPLICATION

SUPPLEMENTARY PLANNING STATEMENT

Applicant

MTR Corporation Limited

Planning Consultant and Submitting Agent

Townland Consultants Limited

File Reference: MTRC/TPBMC

For and on behalf of Townland Consultants Ltd.

Approved by :  _____

Position : Associate _____

Date : 3 July 2024 _____

3 July 2024

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- 2.1 Site Location
- 2.2 Land Status and Building Aspects
- 2.3 Surrounding Land Uses
- 2.4 Accessibility

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- 3.1 Statutory Planning Context
- 3.2 Non-Statutory Planning Context
- 3.3 Planning History

4. CONTINUATION OF THE EXISTING TEMPORARY TAI PO BUS MAINTENANCE CENTRE

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- 4.2 Development Parameters
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EXECUTIVE SUMMARY

This Application for Renewal of Planning Permission (“**RPP**”) is submitted on behalf of the Applicant, MTR Corporation Limited (the “**Applicant**” / the “**Corporation**”), to seek permission from the Town Planning Board (the “**TPB**” / “**BOARD**”) to enable the continued use of the MTR Tai Po Bus Maintenance Centre (“**TPBMC**”) for a further 7 years. The TPBMC is located at the junction of Dai Fuk Street and Dai Wah Street, Area 33, Tai Po (the “**Application Site**” / “**Site**”) under a Short Term Tenancy (“**STT**”) granted since 1 February 2013.

The Site is located within an area shown as ‘Road’ on the Approved Tai Po Outline Zoning Plan No. S/TP/30 (the “**Approved OZP**”). In accordance with the Covering Notes of the Approved OZP, all uses or developments (except specified) in any area shown as ‘Road’ and temporary uses exceeding 5 years will require permission from the TPB. A Section 16 Planning Application was approved at the Site in 2017 for Temporary Bus Maintenance Centre for a period of 7 years. The current RPP is submitted to enable the continued operation of the TPBMC and to provide MTR bus services in Tai Po without interruption to the services and service quality. There is no alteration to the size, capacity or operational procedures of the existing TPBMC under this RPP.

This Supplementary Planning Statement (“**SPS**”) has demonstrated the following:

- The existing TPBMC at the Application Site commenced in 2013 and has been operating since 2015 in accordance with conditions of the STT, Temporary Occupation Permit (“**TOP**”) and relevant licences. There will be no change in existing use and the bus services provided by the Corporation is essential to Tai Po community;
- There has been no change to the statutory planning context since approval of the previous S16 Application and the continued use of TPBMC is in line with the Approved OZP;
- The Approval Conditions under the previous S16 Application have been satisfied. The Applicant will continue to comply with the Approval Conditions and operate the facility in this regard to fulfil the requirements of the relevant Licences and STT. This will ensure that all measures are undertaken to mitigate any adverse impacts on the surrounding environments; and
- There are no adverse technical impacts in terms of risk, environmental and traffic due to the operation of the TPBMC. The Applicant will ensure the continuation of good practices should approval be granted under this RPP.

Members of the BOARD are therefore sincerely requested to give favourable consideration to the Application.

行政摘要

(內文如有差異，應以英文版本為準)

我司代表香港鐵路有限公司（下稱「**申請人/港鐵公司**」）向城市規劃委員會（下稱「**城規會**」）呈交規劃許可續期申請書，要求讓現有的港鐵大埔巴士維修中心（下稱「**大埔巴士維修中心**」）再繼續營運七年。大埔巴士維修中心位於大埔第 33 區大福街與大華街交界（下稱「**申請地點**」），其短期租約於 2013 年 2 月 1 日起生效。

申請地點座落於大埔分區計劃大綱核准圖編號 S / T P / 30（下稱「**核准圖**」）上顯示為「道路」的地方。根據核准圖的註釋，所有在圖上顯示為「道路」的地方的用途或發展（指明用途或發展除外）及超過五年的臨時用途均需向城規會申請規劃許可。城規會已於 2017 年批准了在申請地點為期七年的臨時巴士維修中心的規劃申請。現時提交的申請續期旨在讓大埔巴士維修中心繼續運作，並在不影響服務及服務質素的情況下，在大埔提供港鐵巴士服務。在此規劃許可續期申請下，現有大埔巴士維修中心的規模、容量或運作程序均不會改變。

此補充規劃文件已證明：

- 現時位於申請地點的大埔巴士維修中心於 2013 年開始運作，自 2015 年起一直按照短期租約、臨時佔用許可證及相關牌照的條件營運。現有用途不會改變，申請人提供的巴士服務對大埔社區非常重要；
- 自上次規劃申請許可至今，法定規劃背景上沒有變化，讓大埔巴士維修中心繼續營運符合核准圖；
- 先前的規劃許可附帶條件已被履行。申請人會繼續履行附帶條件，並按相關牌照和短期租約的要求營運設施。這將確保採取一切措施減輕對周圍環境的不利影響；和
- 擬議大埔巴士維修中心在風險、環境和交通等方面不會產生不利影響。如申請續期獲得許可，申請人將確保維持現時良好的營運模式。

鑒於這份補充規劃文件中詳述的理由，我司懇請城規會對是次規劃申請作正面考慮。

Our Reference MTRC/TPBMC/DEL/07
Date 3 July 2024

TO THE TOWN PLANNING BOARD:

**SECTION 16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)
SUPPLEMENTARY PLANNING STATEMENT**

**RENEWAL OF PLANNING APPROVAL FOR
EXISTING MTR TAI PO BUS MAINTENANCE CENTRE
AT THE JUNCTION OF DAI FUK STREET AND DAI WAH STREET,
AREA 33, TAI PO, NEW TERRITORIES**

1 INTRODUCTION

- 1.1 Townland Consultants Limited has been engaged by MTR Corporation Limited (the “**Corporation**”) to submit this Section 16 Application for Renewal of Planning Permission (“**RPP**”) for a period of 7 years to continued use of the MTR Tai Po Bus Maintenance Centre (“**TPBMC**”) at Area 33, Tai Po, New Territories (the “**Application Site / Site**”).
- 1.2 The Site is located within an area shown as “Road” on the Approved Tai Po Outline Zoning Plan No. S/TP/30 (“**Approved OZP**”) gazetted on 8 July 2022. Temporary uses (expected to be over 5 years) must conform to the Covering Notes of the Approved OZP and obtain permission from the Town Planning Board (“**TPB / BOARD**”).
- 1.3 The TPBMC is an essential service point for all East Rail Line (“**ERL**”) MTR buses, operating on 4 bus routes that connect the MTR Tai Po Market Station to various locations in the Tai Po District. A range of bus regular maintenance services, including preventive and corrective maintenance and certification, are provided on the Site to support the provision of feeder bus service to Tai Po residents. Furthermore, TPBMC supports the Transit Service Area emergency maintenance backup for Tuen Mun Bus Depot in case of unexpected incidents and scenarios.
- 1.4 The TPBMC has been in place since 1 February 2013 when Lands Department (“**LandsD**”) first granted Short Term Tenancy (“**STT**”) to the Corporation for the use. A S16 Planning Application was approved at the Site in 2017 for Temporary Bus Maintenance Centre for a period of 7 years. The current RPP is submitted to enable the continued operation of the TPBMC beyond 8 December 2024 under the planning regime as per **Para. 1.2** above. There is no change to the existing parameters and operation of the TPBMC.
- 1.5 The RPP will facilitate the renewal of the Temporary Occupation Permit (“**TOP**”) from Buildings Department (“**BD**”) tentatively submission in September 2024 (with an expiry date of 8 December 2024). Timely granting of planning permission is sought to sustain the provision of MTR bus services in Tai Po without interruption to the services, service quality and to provide sufficient time for the renewal of TOP and other licensing processes. In addition, the Corporation has complied with all relevant Approval Conditions and will ensure that the facility maintains compliance with any further conditions which may be imposed with TPB approval of the current Application.

2 THE SITE CONTEXT

2.1 Site Location

- 2.1.1 The Site, with an area of approx. 4,180m², is located at the junction of Dai Fuk Street and Dai Wah Street in Area 33 of Tai Po (**Figures 2.1** and **2.2** refer). It is located to the immediate west of the Tai Po InnoPark (previously known as Tai Po Industrial Estate).

2.2 Land Status and Building Aspects

- 2.2.1 The Site is currently held under STT No. 1615 which commenced on 1 February 2013 for a period of 3 years and was renewed quarterly thereafter.
- 2.2.2 The General Building Plans (“**GBPs**”) for the structures on the Site was approved by Building Authority on 12 May 2015 (**Appendix I** refers). The latest TOP was issued by BD on 4 November 2022 which is valid till 8 December 2024.
- 2.2.3 A Supplementary Agreement to the STT No. 1615 was executed on 24 July 2023 to include special conditions to the Principal Agreement of the STT in particularly, the Tenant (i) may permit Citybus Limited to use the Application Site for refuelling and bus washing facilities within the Premises to serve the franchised buses (any regulations made thereunder the any amending legislation) which are currently licensed and are owned and operated by Citybus Limited; and (ii) shall ensure that Citybus Limited uses only the points ingress to and egress from the Premises as specified in the Special condition. The Supplementary Agreement will have negligible traffic and environmental implication on the Site and is subject to the conditions set out by the Principal Agreement of the STT and in the original S16 Planning Application (A/TP/637).

2.3 Surrounding Land Uses

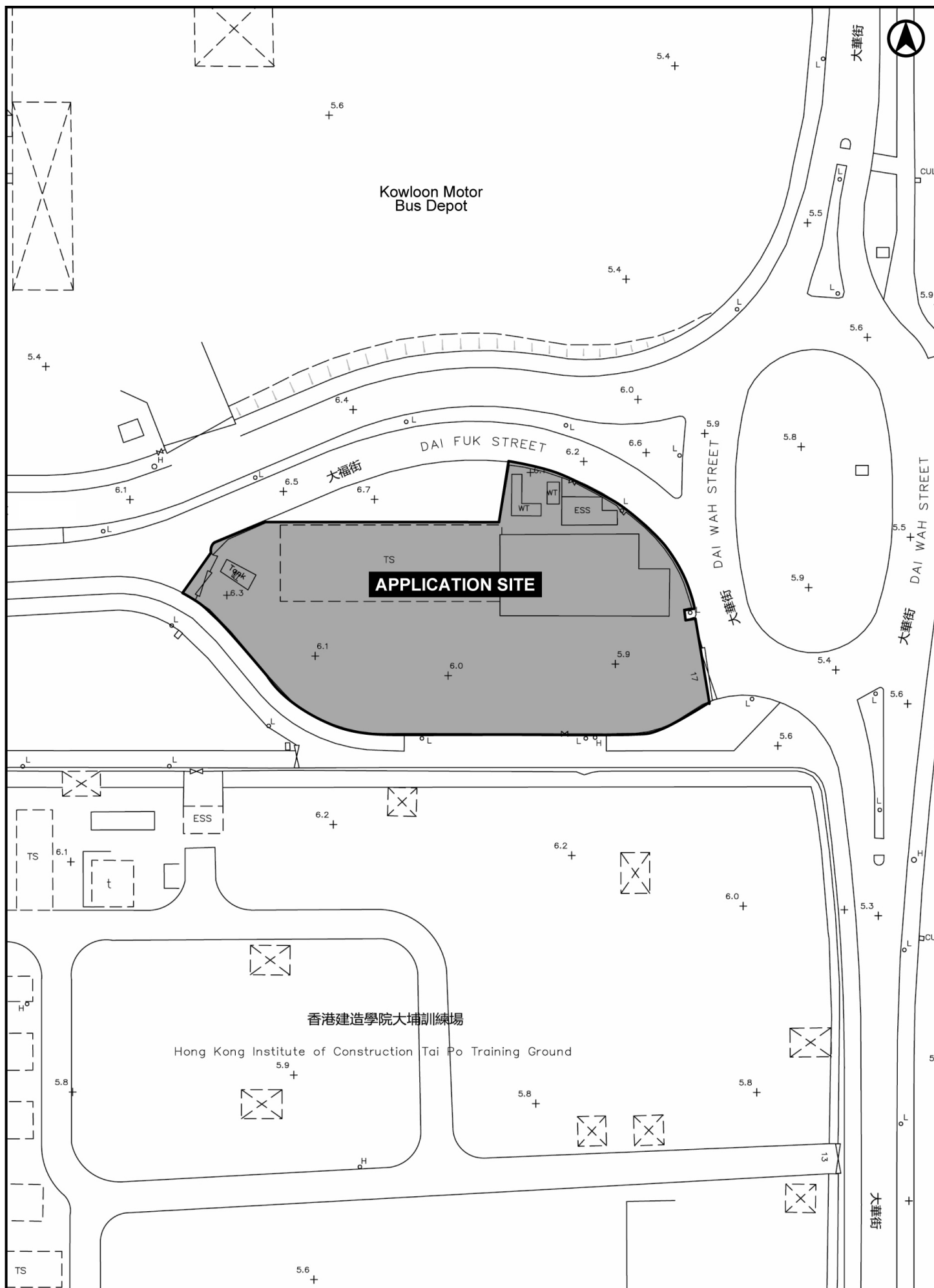
- 2.3.1 The surrounding land uses are predominately Industrial uses in nature zoned “Other Specified Uses” (“**OU**”) annotated “Industrial Estate” and “OU” annotated “Bus Depot” to the east and north respectively, other uses including “Government, Institution or Community” (“**G/IC**”) to the north and south, and “Residential (Group A)” (“**R(A)**”) to the west and “Village Type Development” (“**V**”) to the northwest. Details of the land uses around the Site are summarised below (**Figure 2.2** refers):
- To the immediate north of the Site across Dai Fuk Street is the Kowloon Motor Bus (“**KMB**”) Tai Po Depot and further to the north adjoining to the Bus Depot is a piece of land zoned “Government, Institution or Community” (“**G/IC**”) with cluster of car repair workshops, temporary structures and other Government and Social Services facilities such as Tai Po Community Green Station.
 - To the east of the Site opposite Dai Wah Street is a cluster of industrial buildings within the Tai Po InnoPark, which includes the Hopewell Slipform Engineering Building, the Techno Enterprise Limited, and Fulwealth Metal Factory, etc. Approx. 290m southeast of the Site within the Tai Po InnoPark is the Hong Kong and China Gas Company Tai Po Gas Production Plant (“**TPGPP**”) which is classified as a Potentially Hazardous Installation (“**PHI**”).
 - To the immediate south of the Site is the Construction Industry Council Training Academy Tai Po Training Ground also zoned “G/IC”.
 - To the west of the Site across the Ting Kok Road/Yuen Shin Road junction are a number of G/IC facilities including Kau Yan College, Confucian Tai Shing Ho Kwok Pui Chun College and former Church of Christ in China Kei Ching School. Fu Shin Estate, a public rental housing estate lies beyond these schools zoned “Residential (Group A)” (“**R(A)**”) zone.
 - To the northwest of the Ting Kok Road/Yuen Shun Road junction over 200m from the Site is a village clusters namely Riviera Lodge, Yue Kok, Kau Shi Wai, Fung Mei Wai and Tin Sam.

- 2.3.2 The above surrounding context remains largely the same as it was when the STT of the Site was

first granted in 2013.

2.4 Accessibility

- 2.4.1 The run in of the Application Site is located off Dai Wah Street roundabout and the run out is on the western side of the Site onto Dai Fuk Street. The Application Site is served by buses and minibuses transverse from the Tai Po InnoPark to other areas of the Kowloon and Northern Territories including MTR Tai Wai Station, MTR Tai Po Market Station, Fanling (Wah Ming), Tsuen Wan (Nina Tower), Kwun Tong Ferry, MTR Tuen Mun Station, MTR Wu Kai Sha Station, and Education University of Hong Kong, etc. The closest bus and minibus station cluster is located at Yue Kok (northwest of the Site) with a walking distance of 229m; the Fung Yuen Road bus and minibus station cluster is to the northeast of the Site with a walking distance of approx. 317m; and the Kau Yan College bus and minibus station cluster is to the west of the Site with a walking distance of 426m.
- 2.4.2 The Site was previously identified for a Public Transport Interchange (“PTI”). It is confirmed by Transport Department (“TD”) that there is no plan for development of PTI at this stage.



MTRC/TPBMC

FIGURE 2.1 SITE LOCATION PLAN
SCALE 1 : 1,000

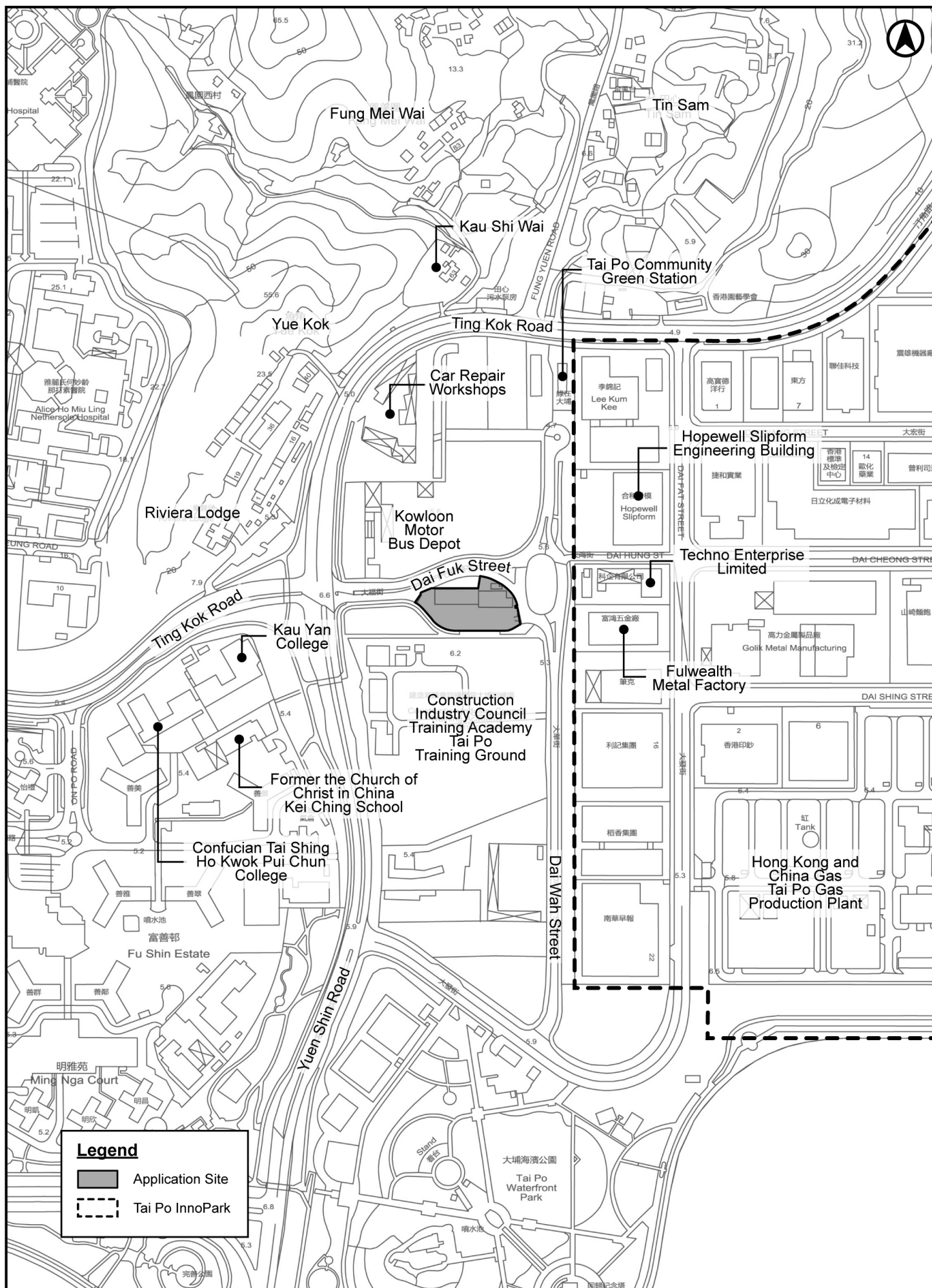


FIGURE 2.2 SITE LOCATION PLAN
SCALE 1 : 5,000

3 PLANNING CONTEXT

3.1 Statutory Planning Context

Approved Tai Po Outline Zoning Plan No. S/TP/30

- 3.1.1 The Site is located within an area shown as “Road” on the Approved OZP as shown in **Figure 3.1**. According to *Paragraph (9)* of the Covering Notes of the Approved OZP, ‘*In any area shown as ‘Road’, all uses or developments except those specified in paragraph (7) above¹ and those specified below² require permission from the Town Planning Board.*’ (**Figure 3.2** refers).
- 3.1.2 In addition, *Paragraph (6)* of the Covering Notes of the Approved OZP stipulate that ‘*Temporary uses (expected to be 5 years or less) of any land or buildings are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.*’ (**Figure 3.2** refers). In this regard, the current RPP is submitted to TPB to enable the continued operation of the TPBMC for a further 7 years.
- 3.1.3 There has been no change in the statutory context since approval of the previous S16 Planning Application of temporary planning permission.

3.2 Non-Statutory Planning Context

Hong Kong Planning Standards and Guidelines (“HKPSG”)

- 3.2.1 Chapter 9 of the HKPSG provides guidance to uses that may potentially cause dust, noise, waste and water concerns such as construction, repair and maintenance of buses. The HKPSG states that such uses should provide adequate space for appropriate facilities for the collection, storage and disposal of wastes and wastewater.

Town Planning Board Planning Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (the “Guidelines”)

- 3.2.2 The Guidelines set out the application procedures and the assessment criteria for the renewal of planning approvals and extension of time for compliance with planning conditions for temporary use or development by TPB. According to Para. 3.2 of the Guidelines, a streamlined approach could be adopted where the Applicant is not required to undertake new technical assessments to support the S16 Application provided that there is no major change in planning circumstances (such as a change in the planning policy / land-use zoning for the area). Given there is no change in planning circumstances since the approval of the previous S16 Application in 2017, no new technical assessment is required.
- 3.2.3 Nonetheless, the Applicant is required to provide (i) reasons for the application; (ii) time period for the renewal of the temporary use not exceeding the duration of the previous approval; and (iii) whether the provision of facilities under the previous approval is in compliance with the Approval Conditions and are to the satisfaction of the concerned Government Departments. Should there be no change in the proposed use / layout in the renewal application and that the planning conditions under the previous approval have all been complied with, documentary proof should also be provided to demonstrate the compliance of the planning conditions (Para. 3.3 of the Guidelines refers). Please refer to **Section 5.4** for the documentary proof to demonstrate the compliance of the planning conditions.

¹ Specific uses are always permitted on land falling within the boundaries of the Plan. Please refer to Figure 3.

² On-street vehicle park and railway track.



FIGURE 3.1 EXTRACT OF THE APPROVED TAI PO
OUTLINE ZONING PLAN NO. S/TP/30
SCALE 1 : 7,500

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Site of Special Scientific Interest” or “Conservation Area” :
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned “Site of Special Scientific Interest” or “Conservation Area”,
 - (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board :

on-street vehicle park and railway track.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (11) In these Notes,

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

Approved Layout Plan No. L/TP 33/2

- 3.2.4 The Site is reserved for a Public Transport Interchange (“PTI”) on the approved Layout Plan No. L/TP 33/2 adopted in June 1990.

3.3 Planning History

- 3.3.1 The Site (formerly a disused public transport terminus) was identified and selected in 2012 to accommodate the necessary maintenance services to MTR buses serving the ERL upon consultation with the Tai Po District Council and various Government Departments. At the time, the option of co-location of the Bus Maintenance Centre within the KMB Bus Depot site to the north of the Site was also considered but dismissed due to impracticality, since the shape and size of the remaining area is insufficient to facilitate various bus maintenance activities and the single access to the Site could not fulfil the operational requirements in case of an emergency. The Application Site was the only option and relevant Government Departments were consulted as part of the subsequent STT, TOP and licensing processes.

- 3.3.2 In 2017, the Applicant submitted a S16 Application for Temporary Bus Maintenance Centre for a Period of 7 Years (TPB ref: A/TP/637) at the Application Site and was successively Approved with condition(s) on a temporary basis by the TPB on 8 December 2017. According to the Rural New Territories Planning Committee (“RNTPC”) Paper No. A/TP/637 (for the currently valid Approval), the Secretary of Transport and Housing (“STH”) has given policy support for the Site to be used for providing services to four and other similar feeder bus routes and no Departmental objections were received to the Approval of the Temporary TPBMC. The S16 was subject to the following Approval Conditions:

- (a) *no operation between 7:00 a.m. and 11:00 p.m. on Sundays, as proposed by the applicant, is allowed on the site during the planning approval period;*
- (b) *no permanent structure or support for any structure shall be erected at the site during the planning approval period;*
- (c) *no structure or support for any structure shall be erected within the area of drainage reserves at the site during the planning approval period;*
- (d) *the submission of a landscape and tree preservation proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 8.6.2018;*
- (e) *in relation to (d) above, the implementation of the landscape and tree preservation proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 8.9.2018;*
- (f) *the submission of a water supplies for firefighting and fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 8.6.2018;*
- (g) *in relation to (f) above, the implementation of the water supplies for firefighting and fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 8.9.2018;*
- (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 cease to have effect and shall be revoked immediately without further notice;*
- (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 cease to have effect and shall on the same date be revoked without further notice; and*
- (j) *upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.*

- 3.3.3 It is confirmed by the Applicant that all Conditions have been complied with and can continue to be satisfied should approval be granted under this RPP. Details and evidence on how the Applicant have fulfilled the previous conditions can be found under **Section 5.3**.

4 CONTINUATION OF THE EXISTING TEMPORARY TAI PO BUS MAINTENANCE CENTRE

4.1 Continuation of Existing Use and Operations

4.1.1 The Applicant seeks a RPP under the Approved OZP to extend the operation approval of the TPBMC for a further seven (7) years.

4.1.2 The Corporation currently provides 4 separate feeder bus routes (approx. 20 nos. of buses in total) serving the Tai Po community to MTR Tai Po Market Station (**Figure 4.1** refers). These feeder bus services support a wider catchment of residents for access to the railway, whilst also serving as a public transport option. The 4 routes are:

- **Bus Route K12:** MTR Tai Po Market Station to Eightland Gardens;
- **Bus Route K14:** Tai Po Centre (Mega Mall) to MTR Tai Po Market Station;
- **Bus Route K17:** MTR Tai Po Market Station to Fu Shin; and
- **Bus Route K18:** MTR Tai Po Market Station to Kwong Fuk.

4.1.3 All buses operating on the above 4 routes are maintained, repaired, refuelled, cleaned and serviced within the existing TPBMC. Specifically, a range of bus regular maintenance procedures are provided on the Site including (i) preventive and corrective maintenance; (ii) bus annual overhaul "Certificate of Roadworthiness"; (iii) incident bus repair; (iv) bus component overhaul and daily bus maintenance to support the provision of quality bus services. Each bus entering TPBMC will be subject to the following daily procedures:

- Bus external cleaning and bus compartment cleaning;
- Collection of coin box and Octopus data; and
- Fuel refilling and general inspection of tires status, lighting, engine lubrication oil, record mileage and collection of bus daily failure report (if any).

It is therefore a practical requirement for the TPBMC to be located close to its route catchment.

4.1.4 There are no changes or alterations to the size, capacity or operational procedures of the existing TPBMC. The existing operational hours of the TPBMC as shown below will also remain unchanged:

	Start Time	End Time
Monday to Friday	00:00	23:59
Saturday	00:00	23:59
Sunday	00:00	07:00
	23:00	23:59

On average, there are an approx. 4 buses/hour that go in/out of the TPBMC from the hours of 19:00 to 21:00 and 6 buses/hour returning to the TPBMC from 23:30 to 00:30.

4.1.5 Please note that there is no on-site parking of vehicles or buses within the TPBMC which in compliance with the conditions of the STT. Furthermore, despite under the current STT that CityBus is allowed to use the Site for refuelling and bus washing (**Section 2.2.3** refers), these CityBus are not permitted to park or stay at the TPBMC. The Applicant also confirms that the maximum no. of person on Site is 30 and that there is no change to the operation or services to the TPBMC due to shared use of the refilling and bus washing facilities with CityBus. An agreement was also made between CityBus and the Corporation and that CityBus will not use the Site between the hours of 7am to 11pm on Sundays as per the planning approval.

4.1.6 There is no change to the existing run in/out of the Site off Dai Wah Street and Dai Fuk Street.

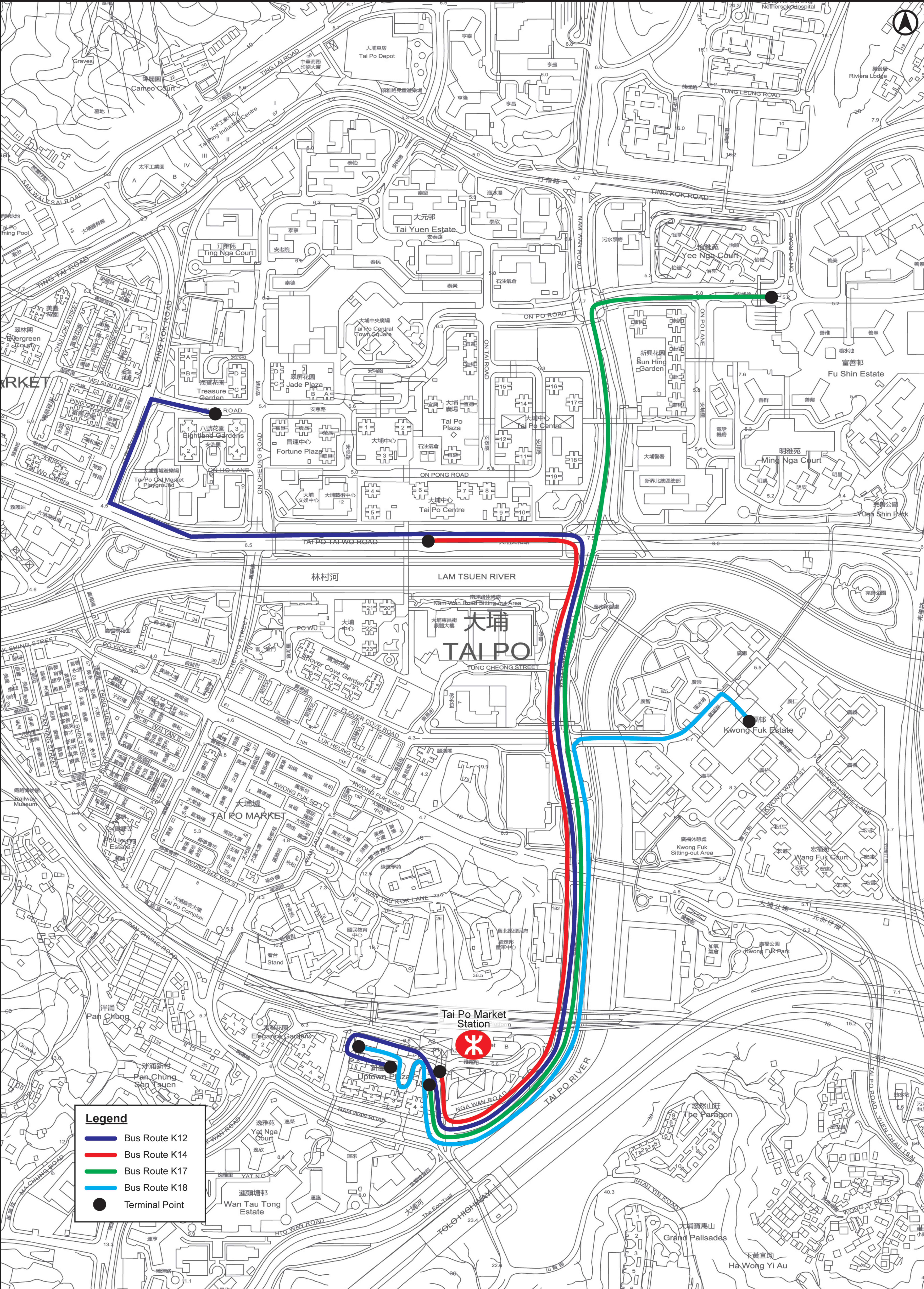


FIGURE 4.1 BUS ROUTES SERVING TAI PO DISTRICT
SCALE 1 : 5,000

4.2 Development Parameters

- 4.2.1 The existing TPBMC comprises of an open area with a single-storey maintenance shed connected to a 2-storey structure accommodating ancillary offices, storage rooms, workshops, sewage treatment plant and E&M facilities on G/F, bus staff rest room, conference rooms, offices, workshops and other ancillary accommodation on 1/F. A single-storey transformer room, a sprinkler tank and a fire services tank are located to the north of the structure.
- 4.2.2 For ease of reference, a comparison table of the development parameters between the approved TPBMC and the current RPP are as follows:

Development Parameters	Approved Temporary Use in 2017 (A/TP/637)	Current Renewal
Site Area	Approx. 4,180m ²	Approx. 4,180m ²
Gross Floor Area	1,575.09m ²	1,575.09m ²
Plot Ratio	0.377	0.377
Site Coverage	31.63%	31.63%
No. of storeys	1 - 2	1 - 2
Building Height	No exceeding 10m	No exceeding 10m
Maximum Persons on Site	30 nos.	30 nos.

Please note that the development parameters of the Temporary TPBMC (as shown above) remains unchanged.

4.3 Landscaping and Tree Planting

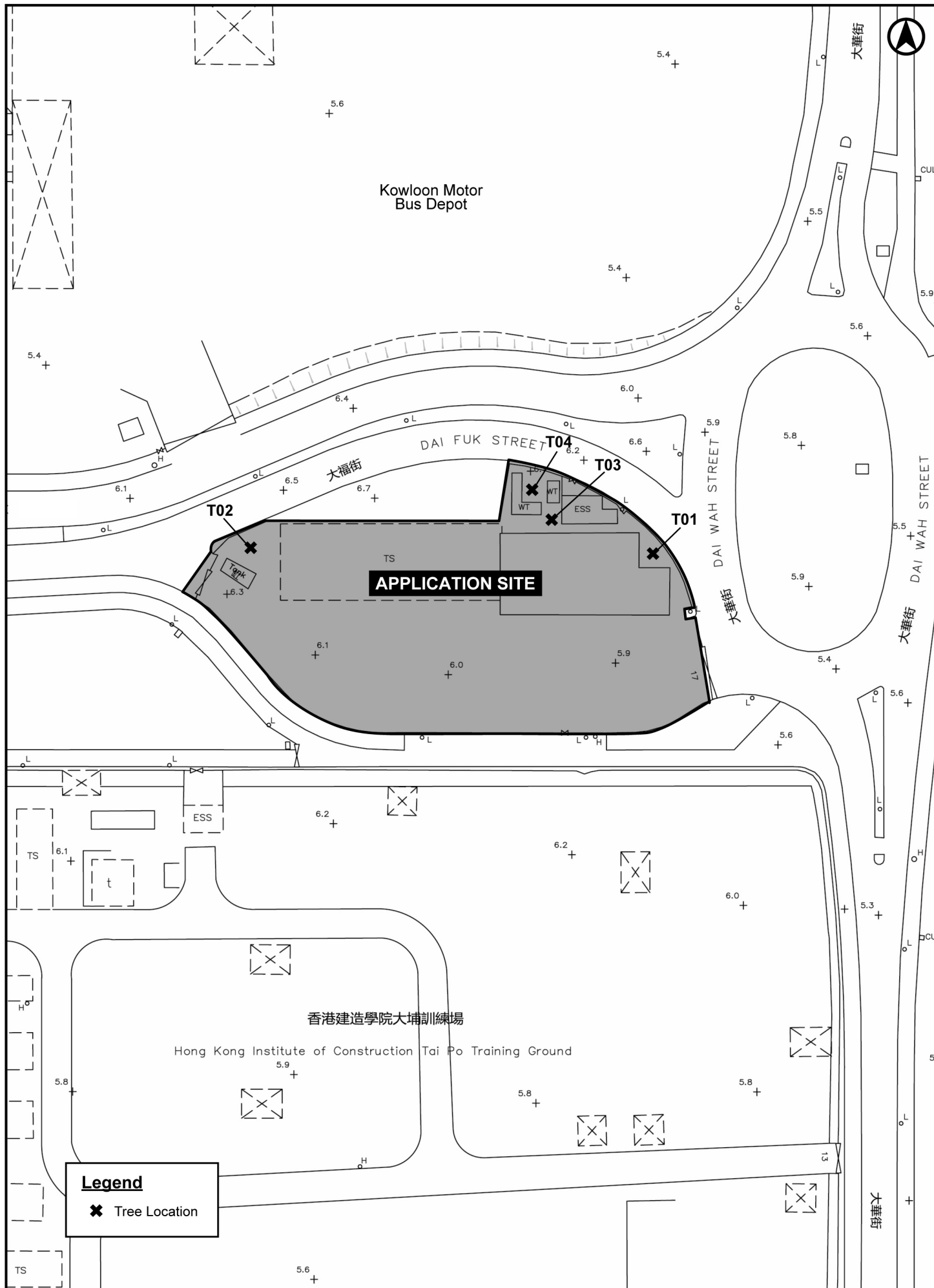
- 4.3.1 According to the STT, the Corporation is responsible for tree preservation, landscaping and maintenance on the Site. No significant change to the approved landscape and tree planting on Site which has subsequently been implemented in compliance with conditions of the STT.
- 4.3.2 A Landscape and Tree Preservation Proposal (“LTPP”) was submitted on 18 May 2018 for compliance with Approval Condition (d) (**Para 3.3.2** refers) and was subsequently discharged by PlanD on 4 June 2018. The Implementation of the LTPP was thereafter submitted on 7 September 2018 for compliance with Approval Condition (e) (**Para 3.3.2** refers) and was successfully discharged by PlanD on 23 October 2018. A Revision of the Tree Preservation and Removal Proposal (“TPRP”) dated 27 September 2022 was prepared and submitted to LandsD for the compensation of 2 trees (T03 and T04) (**Figure 4.2** refers). Subsequent Approval was obtained under Special Condition No. (14) of the Tenancy Agreement of STT No. 1615 on 14 December 2022.
- 4.3.3 A total of 4 trees (including the 2 compensated trees) are to be maintained within the Site boundary which are in fair condition. There are no Old and Valuable Trees nor dead trees found on Site. The latest Individual Tree Risk Assessment dated 28 October 2023 and a set of Tree Maintenance Record (dated between 30 January 2023 and 6 February 2024) are attached in **Appendix II** and **Appendix III** respectively. The overall health and structural conditions of these trees is considered fair and is suggested for regular monitoring. The Corporation has maintained the trees in good conditions at all times during the approval period and will continue to do so in accordance with *Handbook on Tree Management* and *Pictorial Guide for Tree Maintenance*.

4.4 Drainage and Sewerage

- 4.4.1 All sewage generated by the operation of the TPBMC is diverted to and treated by the on-site Waste Water Treatment Plant (“WWTP”) and then discharged to the public drainage system. The drainage system, together with the on-site WWTP, was Approved/Agreed by the relevant Authorities as part of the TOP granted by BD. A Discharge License (No. WT00034733-2019) dated 8 November 2019 has also been granted by EPD under the Water Pollution Control Ordinance (CAP. 358) which is valid until 30 September 2024. There is no change proposed to the existing

drainage system that will increase in run-off. The Applicant will continue to maintain the existing drainage facilities at all times during the approval period to ensure that it would not cause adverse drainage impact to the adjacent areas.

- 4.4.2 No bus will be parked within the TPBMC except those buses undergoing preventive maintenance, corrective maintenance and/or overhaul may be kept on-site.
- 4.4.3 In addition, the TPBMC is hard paved and there has been no change in the total paved area since the Approved GBP on 12 May 2015. A copy of the as-build drawing of the existing drainage facilities of the Application Site is also provided in **Appendix IV** for record. No structure or support for any structure are erected within the areas of drainage reserves at the Site during the planning approval period.



MTRC/TPBMC

FIGURE 4.2 TREE LOCATION PLAN
SCALE 1 : 1,000

5 PLANNING JUSTIFICATIONS

5.1 No Change to the Existing Use

- 5.1.1 The existing TPBMC at the Application Site commenced in 2013 and has been operating since 2015 in accordance with conditions of the STT, TOP and relevant licences. The bus services provided by the Corporation is essential to Tai Po community. It extends from the catchment area of MTR Tai Po Market Station beyond the immediate 500m walking catchment to ensure that Tai Po residents living along the routes are fully connected to other parts of Hong Kong on a daily basis (e.g. school, work, shopping, social visits, etc) or for special trips. The RPP will provide continual maintenance services to all Tai Po MTR buses on the existing 4 routes connecting to MTR Tai Po Market Station. There is no change to the existing parameters, operations, structure layout, etc. under this Application, the existing use is considered to be justified. No adverse impacts associated with the existing use have also been demonstrated through satisfaction with the statutory requirements and STT conditions.
- 5.1.2 The Site will continue to be governed under STT or other control mechanisms under the Lands administration system. The proposed period of continuation is also a balanced consideration of an uninterrupted provision of bus services to the public and the Corporation's substantial investment for the supporting services on the Site. The Applicant is not aware of any complaints to the TPBMC during the approval period.

5.2 In Line with Statutory and Non-Statutory Planning Context

Approved Tai Po Outline Zoning Plan

- 5.2.1 The Site falls within an area shown as 'Road' on the Approved OZP (**Figure 3.1** refers). The Covering Notes of the OZP also stipulate those Temporary uses (expected to be 5 years or less) of any land or buildings are always permitted as long as they comply with other Government requirements. The current RPP for continued use of the TPMBC for a further 7 years is to ensure undisruptive bus services in the area. It is also fully compliant with the Government requirements and Approval Conditions (**Para 5.3** refers).

HKPSG

- 5.2.2 There is no change in air, noise and water quality sensitive uses within 500m from the site boundary as stated in the Environmental Assessment ("EA") report submitted under the approved S16 Planning Application No. A/TP/637. A copy of the map showing the location of sensitive uses within 500m from the TPBMC is attached for information (**Appendix V** refers). Appropriate mitigation measures are in place to minimise adverse environmental impact in accordance with the Approved EA Report. Extract of the findings and conclusion of the Approved EA Report can be referred in **Appendix VI**. The TPBMC is in line with the requirements of HKPSG – Chapter 9.

5.3 Compliance With the Planning Conditions Under Previous Approval

- 5.3.1 Since the Approval of the TPBMC in 2017, the Applicant has maintained compliance with all Approval Conditions and will continue to operate the facility in this regard and fulfil the requirements of the relevant Licences and STT. This will ensure that all measures are undertaken to mitigate any adverse impacts on the surrounding environments. The following paragraphs and illustrations demonstrate the Applicant's effort in satisfying the planning conditions under the previous approval.

Planning Conditions

- (a) *no operation between 7:00 a.m. and 11:00 p.m. on Sundays, as proposed by the applicant, is allowed on the site during the planning approval period*

5.3.2 The Applicant has strictly adhered to this planning condition. No operation is recorded outside of the hours between 7:00 a.m. and 11:00 p.m. on Sunday during the approval period and there is no change to the operational hours of the TPBMC stated in **Para. 4.1.4** above. In addition, there are no complaints and objections received from nearby residents or Government Departments on the current operating hours during the approval period.

(b) no permanent structure or support for any structure shall be erected at the site during the planning approval period;

(c) no structure or support for any structure shall be erected within the area of drainage reserves at the site during the planning approval period;

5.3.3 As illustrated in **Photos 5.1(a) – (d)** below, there is no permanent structure or support of any structures erected at the Site including area within the drainage reserves during the planning approval period.



(d) the submission of a landscape and tree preservation proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 8.6.2018

(e) in relation to (d) above, the implementation of the landscape and tree preservation proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 8.9.2018

5.3.4 As demonstrated in **Section 4.3** above, the Approval Conditions (d) and (e) have been discharged by PlanD in June and October 2018. The Corporation has continued to maintain the trees at the Application Site in good conditions at all times during the Approval period. Please refer to **Figure 4.2** for tree locations and **Appendix II** and **Appendix III** for photos and report of tree conditions.

(f) *the submission of a water supplies for firefighting and fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 8.6.2018*

(g) *in relation to (f) above, the implementation of the water supplies for firefighting and fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 8.9.2018*

5.3.5 The Applicant submitted a Water Supplies for Fire Fighting and Fire Service Installation Proposal dated 18 May 2018 and the subsequent submission for Implementation of the same Proposal dated 9 July 2018. The Fire Services Department (“FSD”) were consulted on both submissions for compliance with Approval Conditions (f) and (g) and both conditions were discharged on 4 July 2018 and 20 July 2018 respectively. In addition, the Applicant has continuously updated the FS251 Certificates since the approval to ensure that all fire safety equipment is regularly maintained. Please refer to the latest FS251 Certificate in **Appendix VII**. The Applicant confirms there is no change in the layout and proposed uses as compared with the Approved Application (TPB ref: A/TP/637).

(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 cease to have effect and shall be revoked immediately without further notice;*

(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 cease to have effect and shall on the same date be revoked without further notice; and*

(j) *upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.*

5.3.6 As demonstrated above, the Applicant has strictly adhered to all planning conditions listed above and is in accordance with the requirements under the TPB Guidelines 34D. Please refer to Letters for Compliance with Conditions (d), (e), (f) and (g) in **Appendix VIII**.

5.4 No Adverse Technical Impacts

No Increase in Risk

5.4.1 A Quantitative Risk Assessment (“QRA”) was endorsed by the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations (“CCPHI”) on 5 December 2014 which was submitted under the Approved S16 Planning Application (TPB ref: A/TP/637) to ensure that the risks associated with the TPGPP posed on the off-site public are confined within acceptable limits of the Hong Kong Risk Guidelines.

5.4.2 Given there is no change to the facilities, operations and development parameters within the TPBMC since the Approval of the S16 Planning Application in 2017 (TPB ref: A/TP/637) and there is no change to the maximum number of workers as specified in the endorsed QRA (i.e. a maximum of 30 workers on-site at any one time of which up to 8 are expected to be present outdoors), there would not be any increased risk from the gas safety point of view.

No Environmental and Traffic Impacts

5.4.3 Given there is no change to the existing TPBMC operation under the Approved S16 Application (TPB ref: A/TP/637) and that the findings and conclusion of the EA report submitted in 2017 remains valid, according to the Guidelines (Para 3.2.2 refers), new technical assessment is not required for the RPP. An extract of the findings and conclusion of the EA is attached in **Appendix VI** for information. There is no adverse environmental impact on Air, Noise, Water Quality and Waste & Land Contamination as per the approved EA Report is anticipated arising from the continuing operation of the TPBMC. Since 2015, the existing TPBMC has been operating to facilitate day-to-day operations to the feeder bus routes servicing the Tai Po community to MTR

Tai Po Market Station. The RPP proposed to continue the operation with no change to the development parameters of the existing uses, thus major adverse traffic impact on the local road network is not anticipated.

6 CONCLUSION

- 6.1** The Corporation seeks a RPP for their existing TPBMC at Tai Po for a further seven (7) years which is currently providing bus services along 4 routes connecting MTR Tai Po Market Station of the East Rail Line with various locations in the Tai Po District for the convenience of the Tai Po communities. The TPBMC provides essential maintenance and certification services to all buses along these routes. The RPP will also facilitate the renewal of the TOP.
- 6.2** The Temporary TPBMC for renewal of further 7 years is made with respect to the Approved OZP and TPB Guidelines No. 34D. There is no change or alteration to the development parameters or operational procedures of the TPBMC since the approval of the S16 Planning Application in 2017 on the Application Site. There is also no change to maximum population of 30 within the TPBMC. The Planning Conditions under the approved S16 Planning Application have been satisfied. No complaints have been received since the approval. The Applicant will ensure the continuation of good practices should approval be granted under this RPP. The timely granting of planning permission will ensure the provision of MTR bus services in Tai Po to continue smoothly without interruption to services and service quality.
- 6.3** In view of the above, we trust that the BOARD will see fit to give favourable consideration to this Application.

Edited &
Approved by: Delius Wong

Prepared by: Kelvin Chung

Date: 3 July 2024

File Ref: MTRC/TPBMC




Appendix I

APPROVED GENERAL BUILDING PLANS

GENERAL NOTES

1. STRUCTURAL PLANS, R.C.C. DETAILS AND CALCULATIONS ARE TO BE SUBMITTED SEPARATELY.
2. DRAINAGE PLANS ARE TO BE SUBMITTED SEPARATELY.
3. ALL DIMENSIONS ARE TO BE INDICATED IN MILLIMETERS UNLESS SPECIFIED OTHERWISE.
4. FLAT ROOFS/TERRACES ACCESSIBLE TO THE PUBLIC SHALL BE PROVIDED WITH PARAPET WALLS /RAILINGS NOT LESS THAN 100mm IN HEIGHT FROM FINISHED LEVELS. THE LOWEST PORTION OF SUCH PARAPETS/RAILINGS SHALL BE OF SOLID CONSTRUCTION MIN. 150 mm HIGH.
5. ALL REQUIRED STAIRCASES SHALL HAVE A CLEAR HEIGHT OF NOT LESS THAN 2000mm, ± 2300mm MIN. TO UNDERSIDE OF BEAM, AND HANDRAIL SHOULD BE PROVIDED ON BOTH SIDE AT 1100mm HIGH.
6. TREADS OF STAIRCASES SHALL BE NOT LESS THAN 225mm AND RISE NOT MORE THAN 175 mm.
7. ALL BRICK WORK AND MASONRY TO BE BUILT IN 1:3 CEMENT MORTAR.
8. ALL R.C. WORK TO BE 1:2:4 MIX UNLESS OTHERWISE STATED.
9. ALL STRUCTURAL MEMBERS REFER TO STRUCTURAL DRAWINGS.
10. DESIGN MANUAL OF BARRIER FREE ACCESS SHALL NOT APPLY TO TEMPORARY BUILDINGS REFERRED TO IN PART VI OF THE BUILDING (PLANNING) REGULATIONS.
11. ALL LAVATORIES AREAS SHALL BE PROVIDED WITH CEMENT OR GLAZED TILE DADO OF NOT LESS THAN 1200mm HIGH AND SHALL BE PAVED WITH CEMENT OR MOSAIC TILE FLOORING.
12. EVERY PART OF AN EXIT ROUTE SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING PROVIDING A HORIZONTAL ILLUMINANCE AT FLOOR LEVEL OF NOT LESS THAN 30 LUX AND BACK UP BY AN EMERGENCY LIGHTING SYSTEM PROVIDING A HORIZONTAL ILLUMINANCE AT FLOOR LEVEL NOT LESS THAN 3 LUX.
13. ALL LAVATORIES AREAS SHALL BE PROVIDED WITH CEMENT OR GLAZED TILE DADO OF NOT LESS THAN 1200mm HIGH AND SHALL BE PAVED WITH CEMENT OR MOSAIC TILE FLOORING.
14. FIRE PROTECTION AS SHOWN IN STRUCTURAL DRAWINGS FOR STRUCTURAL STEEL AS REQUIRED.
15. WATER AUTHORITY REQUIREMENTS TO BE COMPLIED WITH.
16. ALL UNAUTHORIZED BUILDING WORKS TO BE REMOVED AND/OR REINSTATED.
17. ALL DIMENSIONS SHOWN ON ALL DRAWINGS ARE MEASURED FROM STRUCTURAL SURFACE UNLESS OTHERWISE SPECIFIED.
18. ALL WORKS TO COMPLY WITH BUILDING (CONSTRUCTION) REGULATION IN ACCORDANCE WITH 1997 ED.
19. ALL WINDOWS AT GROUND FLOOR LEVEL WITHIN 2500mm HIGH SHALL BE FIXED OR OPEN INWARDS OR SLIDING.
20. NON-COMBUSTIBLE MATERIAL FOR WHOLE BUILDING AND MAINTENANCE SHED

FIRE SERVICES NOTES

1. A FIRE HYDRANT/HOSE REEL SYSTEM TO BE PROVIDED FOR THE ENTIRE BUILDING. THE SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012.
2. HYDRANT AND HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF FIRE SERVICES HOSE AND HOSE REEL TUBING.
3. ONE 35000 LITRES F.S. WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
4. TWO FIXED FIREFIGHTERS (DUTY/STANDBY) TO BE PROVIDED TO MAINTAIN A RUNNING PRESSURE OF 150-180 LPM WITH A MINIMUM FLOW OF NOT LESS THAN 1350 L/MIN FROM ANY THREE HYDRANT OUTLETS.
5. AN INDEPENDENT F.S. INLET TO BE PROVIDED FOR EACH HYDRANT RISING MAIN. ALL F.S. INLETS TO BE INTERCONNECTED.
6. AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE LPC FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845 : 2003 AND FSD CIRCULAR LETTER NO. 3/2006 AND NO. 3/2012. THE CLASSIFICATION OF THE OCCUPANCIES TO BE ORDINARY HAZARD GROUP 3.
7. SPRINKLERS TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING INCLUDING STAIRCASES, COMMON CORRIDORS AND TOILETS EXCEPT E/M PLANT ROOMS, TBE ROOM AND SERVICE DUCTS.
8. ONE 90000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS (SPRINKLER ANNUNCIATOR PANELS LOCATED AT G/F FIRE CONTROL CENTRE).
9. THE MAXIMUM STORAGE HEIGHTS IN ALL STORAGE ROOMS SHALL NOT EXCEED TABLE 1 OF BS EN 12845 2003.
10. A FIRE DETECTION AND ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTER NO. 1/2009 & NO. 3/2010.
11. HEAT DETECTORS TO BE PROVIDED FOR ALL E/M PLANT ROOMS, BATTERY CHARGING ROOM, TBE ROOM, AND IN AREAS NOT COVERED BY SPRINKLER INSTALLATION.
12. BREAKGLASS UNITS AND FIRE ALARM BELLS TO BE LOCATED AT ALL HOSE REEL POINTS. IN ADDITION, BREAKGLASS UNITS TO BE PROVIDED TO ALL STOREY EXITS AND ADJACENT TO ALL STAIRCASE EXITS TO OPEN AIR ON G/F OR PLACE OF ULTIMATE SAFETY. THE MANUAL FIRE ALARM SYSTEM TO BE INCORPORATED IN THE F/H/R SYSTEM AND INSTALLED AS AN INTEGRAL PART OF THE FIRE DETECTION SYSTEM. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVE TO BE LOCATED AT EACH HOSE REEL POINT.
13. ONE MAIN FIRE ANNUNCIATOR PANEL TO BE PROVIDED AT G/F FIRE CONTROL CENTRE TO RECEIVE ALL FIRE ALARM SIGNALS OF THE ENTIRE BUILDING.
14. ALL FIRE ALARM SIGNALS INCLUDING FIRE DETECTORS, FLOW SWITCHES AND BREAKGLASS UNITS TO BE LINKED TO THE AUTHORIZED SERVICE PROVIDER'S COMPUTERIZED FIRE ALARM TRANSMISSION SYSTEM BY A DIRECT TELEPHONE LINE.
15. MANUAL ALARM SIGNALS FLASHING RED LIGHTS TO BE PROVIDED AND BE LOCATED AT A PROMINENT LOCATION.
16. UPON ACTUATION OF ANY FIRE ALARM SIGNALS, ALL FIRE ALARM BELLS WILL BE SOUND.
17. VISUAL ALARM SIGNAL FLASHING RED LIGHTS WILL NOT BE PROVIDED IN ACCORDANCE WITH FSD APPROVED LETTER LETTER REF. (1) IN FSD/2006-4/13 DATED 28 MARCH 2013. THIS BUILDING IS USED FOR STAFF ONLY.
18. PORTABLE FIRE EXTINGUISHERS/SAND BUCKETS TO BE PROVIDED AT ALL E/M PLANT ROOMS, BATTERY CHARGING ROOM, TBE ROOM AND BAY MAINTENANCE SHED AS INDICATED ON PLANS.
19. A SYSTEM TO BE PROVIDED TO STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT WHEN A VENTILATION/AIR CONDITIONING CONTROL SYSTEM IS PROVIDED.
20. AN INDEPENDENT EMERGENCY GENERATOR OF SUFFICIENT CAPACITY TO BE PROVIDED TO MEET THE ESSENTIAL SERVICES DURING SHORTAGE OF UTILITY MAINS.
21. SUFFICIENT DIRECTIONAL/EXIT SIGNS TO BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES FROM ANY FLOOR WITHIN THE BUILDING ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF STAIRCASES SERVING THE BUILDING AND TO BE COMPLIED WITH CIRCULAR LETTER 5/2008.
22. SUCUOME FLUID FILLED TYPE (DRY TYPE) TRANSFORMERS TO BE PROVIDED AT TRANSFORMER ROOMS AS INDICATED ON PLANS. MECHANICAL VENTILATION TO BE PROVIDED FOR THE TRANSFORMER ROOMS.
23. ATTENUATORS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS TYPE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BS 476-7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
24. ALL BUILDINGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE TO BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BS 476-7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
25. ANY EXTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG TO BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES. (SEPARATE APPLICATION GIVING FULL DETAILS TO BE SUBMITTED TO THE DANGEROUS GOODS DIVISION REGARDING D.G. STORAGE).
26. A GAS EXTRACTION SYSTEM TO BE PROVIDED FOR THE G/F BATTERY CHARGING ROOM WHERE FLAMMABLE VAPOURS MAY BE GENERATED.
27. A 6LBS FM-200 AUTOMATIC FIXED SPRAYER UNIT TO BE PROVIDED AT G/F BATTERY CHARGING ROOM (WITH VOLUME LESS THAN 42.5 m³) AS INDICATED ON PLANS.

F.S. NOTES (FOR BATTERY CHARGING ROOM)

1. A 6LBS FM-200 AUTOMATIC FIXED SPRAYER UNIT TO BE PROVIDED AT G/F BATTERY CHARGING ROOM (WITH VOLUME LESS THAN 42.5 m³) AS INDICATED ON PLANS.
2. SUFFICIENT EXIT SIGN TO BE PROVIDED TO ENSURE THAT THE ROOM WITHIN THE BUILDING ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF STAIRCASE SERVING THE BUILDING AND TO BE COMPLIED WITH CIRCULAR LETTER NO. 5/2008.
3. MANUAL FIRE ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH BS 5839-1 : 2002+A2:2008 AND FSD CIRCULAR LETTER NO. 1/2009 & NO. 3/2010.
4. HEAT DETECTOR TO BE PROVIDED.
5. A GAS EXTRACTION SYSTEM TO BE PROVIDED FOR THE G/F BATTERY CHARGING ROOM WHERE FLAMMABLE VAPOURS MAY BE GENERATED.
6. A SYSTEM TO BE PROVIDED TO STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM IS PROVIDED.
7. 4.5kg CO₂ FIRE EXTINGUISHER TO BE PROVIDED AS INDICATED ON PLAN.

SCHEDULE OF WINDOW PROVISION

BLDG	USE	U.F.A. (SQ. M.)	WINDOW PROVISION REQ.	WINDOW OPENABLE PROVISION PRO.
G/F	OFFICE	31.458	3.146 (1.000 x 0.900) + (2.650 x 0.95) + (0.900 x 0.950) = 3.418 m² > 3.146 m²	1.966 (1.000 x 0.900) + (2.650 x 0.95) + (0.900 x 0.950) = 3.418 m² > 1.966 m²
	TOILET	3.981	0.398 (0.85 x 1.000) x 80% = 0.68 m² > 0.398 m²	0.398 (0.85 x 1.000) x 80% = 0.68 m² > 0.398 m²
1ST FL.	CONFERENCE ROOM	21.091	2.109 (2.650 x 0.900) + (1.250 x 0.500) x 80% = 2.408 m² > 2.109 m²	1.318 (2.650 x 0.900) + (1.250 x 0.500) x 80% = 2.408 m² > 1.318 m²
	OFFICE 1	20.953	2.095 (2.650 x 0.900) + (1.950 x 0.500) x 80% = 2.688 m² > 2.095 m²	1.310 (2.650 x 0.900) x 80% = 1.908 m² > 1.310 m²
	OFFICE 2	20.925	2.093 (2.650 x 0.900) + (1.950 x 0.500) x 80% = 2.688 m² > 2.093 m²	1.308 (2.650 x 0.900) x 80% = 1.908 m² > 1.308 m²
	BUS STAFF REST ROOM	30.225	3.023 2 x [(0.700 x 0.900) x 3 + (1.400 x 0.500)] x 80% = 4.144 m² > 3.023 m²	1.889 2 x [(0.700 x 0.900) x 3 + (1.400 x 0.500)] x 80% = 4.144 m² > 1.889 m²
	MALE TOILET & SHOWER CHANGING ROOM	57.036	5.703 10 x (0.600 x 0.900) + 4 x (0.500 x 0.900) x 80% = 5.700 m² > 5.704 m²	5.704 10 x (0.600 x 0.900) + 4 x (0.500 x 0.900) x 80% = 5.700 m² > 5.704 m²
	FEMALE TOILET & SHOWER CHANGING ROOM	18.316	1.832 (2.650 x 0.900) + (1.950 x 0.500) x 80% = 2.688 m² > 1.832 m²	1.832 (2.650 x 0.900) + (1.950 x 0.500) x 80% = 2.688 m² > 1.832 m²
	PANTRY	9.966	0.997 2 x (0.900 x 0.645) + (0.500 x 0.500) x 80% = 1.165 m² > 0.997 m²	0.623 2 x (0.900 x 0.645) + (0.500 x 0.500) x 80% = 1.165 m² > 0.623 m²

REMARK :

- SUPERFICIAL AREA OF GLASS TO BE 80% OF WINDOW OPENING.
- MECHANICAL VENTILATION AND ARTIFICIAL LIGHTING COMPLIED WITH BUILDING (PLANNING) REGULATION 34

FIRE RESISTANCE REQUIREMENT FOR ELEMENTS OF CONSTRUCTION

BLDG	USE	CLASS	COMPARTMENT OF BLDG	F.R.R. REQ'D (MINS.)	MINIMUM DIMENSIONS FOR ELEMENTS OF CONSTRUCTION	R.C.C. SLAB	R.C.C. COLUMN	R.C.C. WALL	DRY WALL	BRICK WALL
			AREA (m²)	VOL. (m³)		THICKNESS (COVER TO COVER)	THICKNESS (COVER TO COVER)	THICKNESS (COVER TO COVER)	THICKNESS (COVER TO COVER)	THICKNESS (COVER TO COVER)
GRD FL.	MAINTENANCE SHED	6a	689.328	6,775.530	120 MINS. F.R. TO STEEL FRAME ONLY OR AS SHOWN	140	35	35	-	-
	SERVICE TREATMENT PLANT	8	90.707	362.828	140	35	35	-	-	-
	STORAGE ROOM 1	6a	49.564	188.256	140	35	35	-	-	-
	STORAGE ROOM 2	6a	96.169	344.676	140	35	35	-	-	-
	BATTERY CHARGING & STORAGE ROOM	8	21.207	84.828	140	35	35	-	-	-
	STORAGE ROOM 4	8	41.740	166.960	140	35	35	-	-	-
	WORKSHOP 1	6a	83.724	334.896	140	35	35	-	-	-
	WORKSHOP 2	6a	20.050	80.2	140	35	35	-	-	-
	CON. STORE	6a	5.238	21.312	140	35	35	-	-	-
	FIRE CONTROL CENTRE	8	4.606	18.424	140	35	35	-	-	-
1ST FL.	SPRINKLER & F.S. ENGINE ROOM	8	32.13	128.52	140	35	35	-	-	-
	ELECT. METER ROOM	8	7.095	28.380	140	35	35	-	-	-
	T.B.E. ROOM	8	11.207	44.828	140	35	35	-	-	-
	EMERGENCY GEN.	8	14.894	59.576	140	35	35	-	-	-
	OFFICE	4a	33.876	135.504	140	35	35	-	-	-
	STORAGE ROOM 1	6a	94.156	376.624	140	35	35	-	-	-
	STORAGE ROOM 2	6a	43.888	175.552	140	35	35	-	-	-
	WORKSHOP 1	6a	60.655	242.620	140	35	35	-	-	-
	WORKSHOP 2	6a	31.144	124.576	140	35	35	-	-	-
	POTABLE WATER TANK & ENGINE ROOM	8	11.756	47.024	140	35	35	-	-	-

- 120 MINS. F.R. TO BE PROVIDED FOR ALL THE ELEMENTS OF CONSTRUCTION

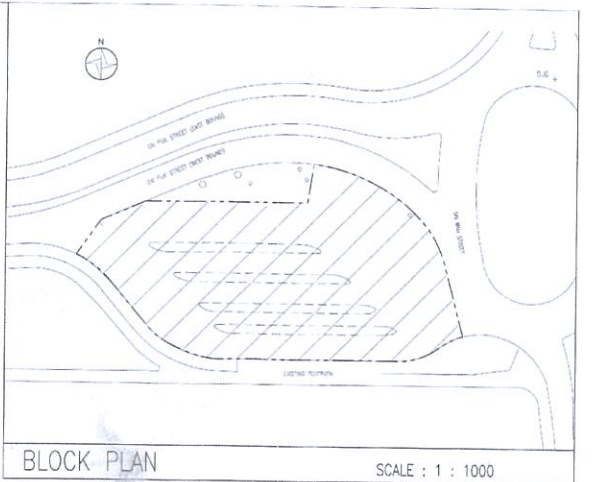
* BRICK WALL 1/30M CYSLIN PLASTER ON EACH SIDE

PROVISION OF EXIT DOOR AND EXIT ROUTE FROM ROOM OR STOREY

BLDG	USE	U.F.A. (m ²)	FACTOR	CAPACITY OF ROOM/ STOREY	MINIMUM NO. EXIT DOORS (FROM ROOM) EXIT ROUTES (FROM STOREY)	MINIMUM TOTAL WIDTH OF (mm)				MINIMUM WIDTH OF EACH (mm)					
						EXIT DOORS		EXIT ROUTES		EXIT DOORS		EXIT ROUTES			
						REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED		
GRD. FL.	MAINTENANCE SHED	665.284	30	23	1	2	-	1700	-	-	750	850	1050	-	
	SEWAGE TREATMENT PLANT	90.707	-	-	1	2	-	1800	-	-	750	1800	1050	-	
	STORAGE ROOM 1	49.564	30	2	1	1	-	1800	-	-	750	1800	-	-	
	STORAGE ROOM 2	82.752	30	3	1	2	-	1800	-	-	750	1800	-	-	
	BATTERY CHARGING & STORAGE ROOM	19.175	-	-	1	1	-	800	-	-	750	800	-	-	
	STORAGE ROOM 4	39.342	30	2	1	1	-	800	-	-	750	800	-	-	
	WORKSHOP 1	80.236	4.5	18	1	1	-	1800	-	-	750	1800	1050	-	
	WORKSHOP 2	17.837	4.5	4	1	1	-	800	-	-	750	800	1050	-	
	CON. STORE	4.249	30	1	1	1	-	750	-	-	750	750	-	-	
	OFFICE	31.458	9	4	1	1	-	850	-	-	750	850	1050	-	
	SPRINKLER & F.S. PUMP ROOM	32.130	-	-	1	1	-	800	-	-	750	800	-	-	
	ELECT. METER ROOM	5.729	-	-	1	1	-	800	-	-	750	800	-	-	
	T.B.E. ROOM	9.918	-	-	1	1	-	750	-	-	750	750	-	-	
	EMERGENCY GEN.	13.430	-	-	1	1	-	750	-	-	750	750	-	-	
1ST. FL.	STORAGE RM. 1	89.013	30	3	38 (CAPACITY OF STOREY)	2	2	1750	2200	2100	2430	850	850	1050	1050 MM.
	STORAGE RM. 2	40.385	30	2		2	1750	2200	2100	2430	850	850	1050		
	CONFERENCE ROOM	21.901	10	3		2	2	1750	2200	2100	2430	850	850	1050	
	OFFICE 1	20.953	9	3		2	2	1750	2200	2100	2430	850	850	1050	
	OFFICE 2	20.925	9	3		2	2	1750	2200	2100	2430	850	850	1050	
	BUS STAFF REST ROOM	30.225	9	4		2	2	1750	2200	2100	2430	850	850	1050	
	WORKSHOP 1	58.500	4.5	13		2	2	1750	2200	2100	2430	850	850	1050	
	WORKSHOP 2	28.019	4.5	7		2	2	1750	2200	2100	2430	850	850	1050	
	PUBLIC WATER TANK & PUMP ROOM	11.6	-	-	2	2	1750	2200	2100	2430	850	850	1050		

NOTE :

IN ACCORDANCE WITH EMPLOYERS STATEMENT OF OCCUPATION THE MAXIMUM NUMBER OF OCCUPANTS WITHIN THE BUILDING WILL NOT EXCEED 30 PERSONS.



BLOCK PLAN

SCALE : 1 : 1000

DOOR MARK :

- (S1) - METAL DOOR WITH UPPER VISION PANEL (*NOTE)
- (S1a) - 120 MINS FRR METAL DOOR W/SMOKE SEAL
- (S2) - METAL DOOR (*NOTE)
- (S2a) - METAL DOOR (*NOTE)
- (S3) - 120 MINS FRR METAL DOOR WITH UPPER VISION PANEL W/SMOKE SEAL (*NOTE)
- (AP) - 60 MINS FRR ACCESS PANEL

*NOTE : ALL DOORS REQUIRED TO HAVE AN F.R.P. SHOULD BE SELF-CLOSING AND THESE DOORS INCLUDING FRAME SHOULD BE TESTED IN ACCORDANCE WITH BS 476 : PARTS 20 AND 24 : F.S. CODE 2011

LEGEND :

- FINISHING FLOOR LEVEL
- PROPOSED STRUCTURAL LEVEL
- W.G. - WIRE GLASS
- F.W.G.W. - FIXED WIRE GLASS WINDOW
- C.G. - CLEAR GLASS
- F.W.G.L. - FIXED WIRE GLASS LOUVRES
- F.M.L. - FIXED METAL LOUVRES
- EXIT - ILLUMINATED EXIT SIGN
- H.R. - HOSE REEL
- F.B. - FIRE BLANKET
- F.H. - FIRE HYDRANT
- O.F.E. - 4.5KG CO₂ FIRE EXTINGUISHER
- O.S.B. - 2 NOS. OF SAND BUCKET
- M.V.A. - MECHANICAL VENTILATION AND ARTIFICIAL LIGHTING TO BE PROVIDED (SUPPLYING FRESH AIR TO ALL PARTS OF SUCH ROOM AT A RATE OF NOT LESS 18 CHANGES OF AIR PER HOUR FOR NON-DOMESTIC)

R.C. WORKS MIN 100MM THICK (CONTAINING NOT LESS THAN 1 PERCENT OF VERTICAL REINFORCEMENT)

- PRECAST SOLID BLOCK WALL
- DRY WALL
- WOOD WORKS
- GLASS WORKS
- METAL WORKS
- CERAMIC TILES
- SANITARY FITMENTS
- CEMENT SAND RENDERING

Note: This plan has been prepared under the supervision of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(2)(b) and the provision of section 14(2)(a) of the Buildings Ordinance of particular relevance in this respect.

Plan Approved
CHAN Che-mun, Anderson
Senior Building Surveyor
for BUILDING AUTHORITY
12 MAY 2015

Statement:
The works shown on these plan are Type 3 works
Building Plan (Temporary)
In respect of which the Building Authority's consent is applied for.

SIU Koon Hol Carmine
Authorized Person
Registered Structural Engineer
Registered Geotechnical Engineer

REV	DESCRIPTION	BY	DATE	APPROVED	REV	DESCRIPTION	BY	DATE	APPROVED
A	General Revision		May 2012	G	General Revision		Mar 2015		
B	General Revision		Nov 2012	H	General Revision		Apr 2015		
C	General Revision		Jan 2013						
D	General Revision		Mar 2013						
E	Legend Update		July 2013						
F	General Revision		July 2013						
			Dec 2014						

PROJECT	GENERAL NOTES, BLOCK PLAN, AND CALCULATIONS MTR TAI PO MAINTENANCE CENTRE DAI FUK STREET, TAI PO
SCALE	N.T.S.
DRAWING NO.	K1155-12C/B/TAP/K&A/A10/001
REV.	H

MTR

ORIGINATOR

MEINHARDT
Mentorship (Hong Kong) Ltd. Consulting Engineers
邁進(香港)工程顧問有限公司

KWONG & ASSOCIATES LIMITED
鄺穎文建築師事務所有限公司

CADD REF.

PERIMETER OF MAINTENANCE SHED
 $= f + e + d + c$
 $= 15.495 \text{ m} + 45.2075 \text{ m} + 15.495 \text{ m} + 45.2075 \text{ m}$
 $= 121.405 \text{ m}$

AGGREGATE OF THE EXTERNAL FACADE OF MAINTENANCE SHED ACCESSIBLE FOR EVA (A)
= 37.046 m

PERCENTAGE OF EVA ACCESSIBLE FACADE / PERIMETER OF BUILDING
 $= A / (f + e + d + c) \times 100\%$
 $= 37.046 \text{ m} / 121.405 \text{ m} \times 100\%$
 $= 30.510 \% > 25 \%$

PERIMETER OF MAIN BUILDING
 $= g + h + j + k + o + b$
 $= 28.127 \text{ m} + 6.300 \text{ m} + 7.078 \text{ m} + 9.752 \text{ m} + 34.757 \text{ m} + 16.830 \text{ m}$
 $= 102.844 \text{ m}$

AGGREGATE OF THE EXTERNAL FACADE OF MAIN BUILDING ACCESSIBLE FOR EVA (A)
 = 3.1495 m + 9.515 m + 20.000 m
 = 32.665 m

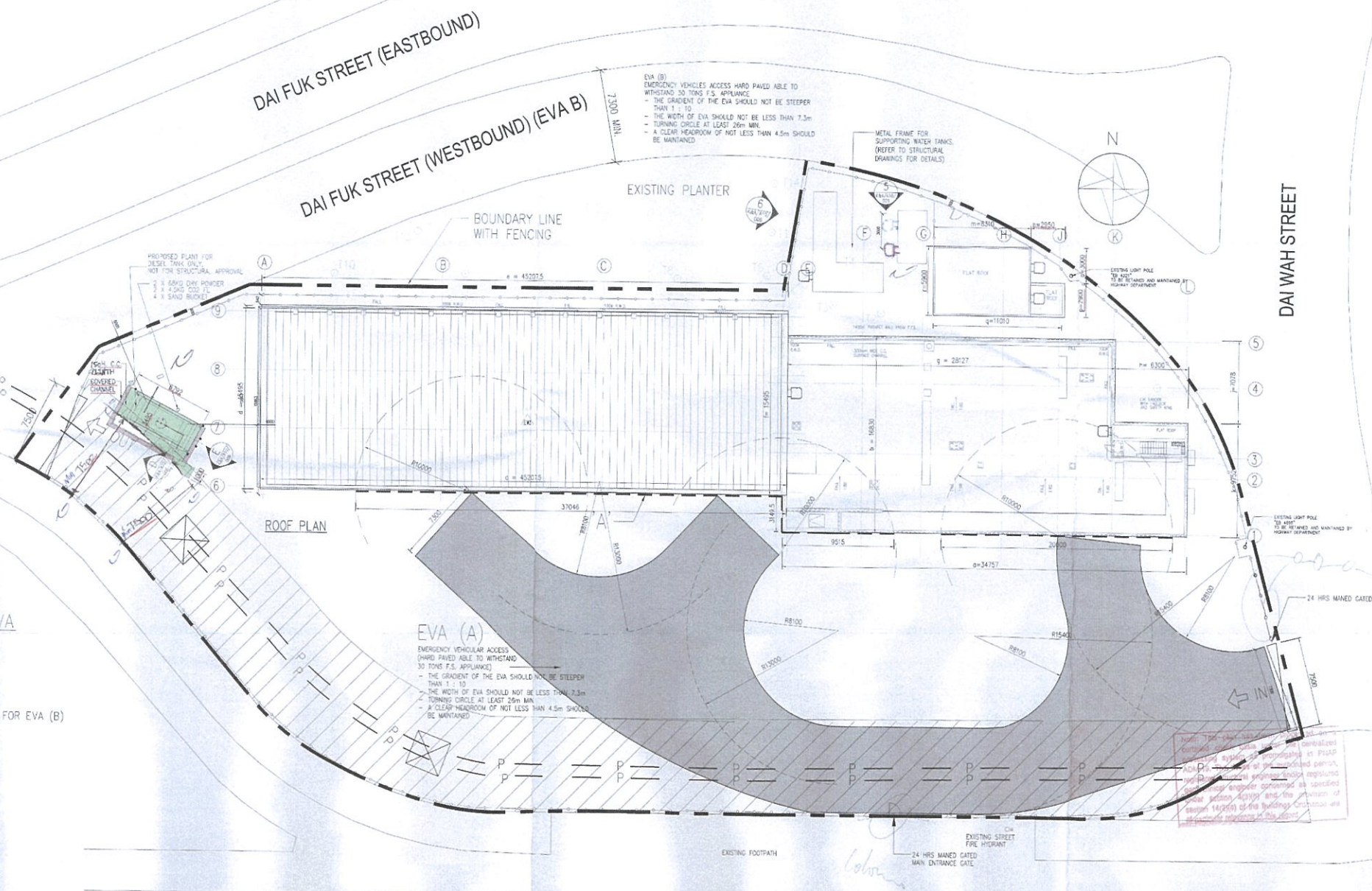
PERCENTAGE OF EVA ACCESSIBLE FACADE / PERIMETER OF BUILDING
 $= A / (g + h + j + k + a + b) \times 100\%$
 $= 32.665 \text{ m} / 102.844 \text{ m} \times 100\%$
 $= 31.760 \% > 25 \%$

$$\begin{aligned} &= m + n + o + p + q + r \\ &= 8.310 \text{ m} + \underline{2.950 \text{ m}} + \underline{3.000 \text{ m}} + 2.900 \text{ m} + 11.010 \text{ m} + \underline{5.900 \text{ m}} \\ &= 34.070 \text{ m} \end{aligned}$$

AGGREGATE OF THE EXTERNAL FACADE OF TRANSFORMER ROOM AND SWITCH ROOM ACCESSIBLE FOR EVA (B)
 = 8.310 m + 2.950 m + 3.000 m + 2.900 m
 = 17.160 m

$$= \frac{17.160 \text{ m}^2}{34.070 \text{ m} \times 100\%} = 50.4\% > 35\%$$

RECEIVED BY
R & D Section
BUILDINGS DEPARTMENT
160
24 APR 2015



LEGEND

Plan Approved
CHAN Che-bun, Anderson
Senior Building Surveyor
for BUILDING AUTHORITY
12 MAY 2015

SIU Koon Hoi Carmine
Authorized Person
Registered Structural Engineer
Registered Geotechnical Engineer

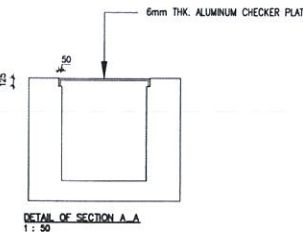
PROJECT

SITE LAYOUT PLAN
MTR TAI PO MAINTENANCE CENTRE
DAI FUK STREET, TAI PO

SCALE 1:200

DRAWING NO. K1155-12C/B/TAP/K&A/A10/002

A	General Revision			May 2012		G	Revise location of the cotladder		MAR 2015	APR 2015	DRAWN	WW
B	General Revision			Nov 2012		H	General Revision		APR 2015		DESIGNED	DK
C	General Revision			Jun 2013	Feb 2013						CHECKED	BW
D	General Revision			Mar 2013	Apr 2013						APPROVED	DK
E	- revise annotation of the diesel fuel tank			July 2013	Aug 2013						DATE	30.07.13
F	Revise diesel fuel tank location			JUNE 2014	AUG 2014							
				DEC 2014	JAN 2015							
REV	DESCRIPTION	BY	DATE	APPROVED	REV	DESCRIPTION	BY	DATE	APPROVED			



Note: This plan has been processed on a contained check basis under the centralized processing system as promulgated in PNAI ADM-19. The duties of the authorized person registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

TBE ROOM DIAGRAMS & CALCULATIONS

T.B.E. ROOM PROVIDED
5.800 x 1.710 = 9.918

T.B.E. ROOM CALCULATIONS

INDUSTRIAL BUILDING	
993.343 m ² (G/F) + 308.501 m ² (1/F)	= 1,311.811 m ²
USABLE FLOOR SPACE ℓ (\times 1,000 m²) $\ell < 2$	

T.B.E. ROOM THAT MAY BE EXEMPTED

MIN. = 0 m², MAX = 10 m²

TOTAL AREA OF T.B.E. ROOM PROVIDED

0 m² < 9,918 m² < 10 m²

Plan Approved
 CHAN Che-bun, Anderson
 Senior Building Surveyor
 for BUILDING AUTHORITY
 - 5 JUN 2015



* NON - COMBUSTABLE MATERIALS FOR WHOLE BUILDING AND MAINTENANCE SHED

Permit No. & Issue Date	Description	Validity
NT-310-2015 (HND) DATE 25 June 2015	<u>BUILDING (STANDARDS OF SANITARY FITTINGS, PLUMBING, DRAINAGE WORKS & LATRINES) (REGULATION 291) TO PERMIT PROMOTION OF CLEARING AREA TO BE OTHER THAN CLEAVING EYES.</u>	✓
	<u>BUILDING (STANDARDS OF SANITARY FITTINGS, PLUMBING, DRAINAGE WORKS & LATRINES) (REGULATION 444) TO PERMIT THE PROTECTION OF CAST IRON PIPES TO BE OTHER ASPHALTIC COATING.</u>	✓
	<u>BUILDING (STANDARDS OF SANITARY FITTINGS, PLUMBING, DRAINAGE WORKS & LATRINES) (REGULATION 502) TO PERMIT THE JOINING OF CAST IRON PIPES TO BE OTHER THAN LEAD CAULKING.</u>	✓

Permit No. & Issue Date	Description	Valid
NY45/2013(M00) DATE 6 FEBRUARY 2013	(1) BUILDING (CONSTRUCTION) REGULATION 35 TO PERMIT THE LEVEL DIFFERENCE BETWEEN THE INTERNAL FLOOR ON G/F AND EXTERNAL GROUND TO BE LESS THAN 150MM.	
	(2) PROVISION OF ADDITIONAL CHANNELS EACH WITH AT LEAST 2 NO. OF DRAINAGE OUTLETS AT THE INTERFACE OF INTERNAL FLOOR AREA AND EXTERNAL OF FLAT ROOF.	✓
	(3) PROVISION OF A FILL, NOT LESS THAN 1:80, ON THE EXTERNAL GROUND SLOPING AWAY THE ADJOINING INTERNAL FLOOR AREA.	✓

Statement II:
The works shown on these plan are Type II works

Building Plan (Temporary)



in respect of which the Buildings Authority's consent is required for

Sir Koo-Hi Cormin
AP (E) 98/82
DSF- 98/82

										AMENDMENT PLAN									
										PROJECT									
										GROUND FLOOR PLAN									
										MTR TAI PO MAINTENANCE CENTRE									
										DAI FUK STREET, TAI PO									
										SCALE									
										DRAWING NO.									
										1:125									
										K1155-12C/B/TAP/K&A/A10/003									
										REV.									

										CADD REF.									
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										DATE									
										30.07.13									
										DO NOT SCALE DRAWINGS: ALL DIMENSIONS SHALL BE VERIFIED ON SITE.									
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										HONG KONG. NO REPRODUCTION OF THE DRAWING / DOCUMENT OR ANY PART BY WHATEVER MEANS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE MTR CORPORATION LIMITED.									

										ORIGINATOR									
										 MENHARDT Mienhardt (Hong Kong) Ltd. Consulting Engineers 邁達 (香港) 工程顧問有限公司									
										 KWONG & ASSOCIATES LIMITED ARCHITECTURE URBAN DESIGN INTERIORS 鄺穎文建築師事務所有限公司									

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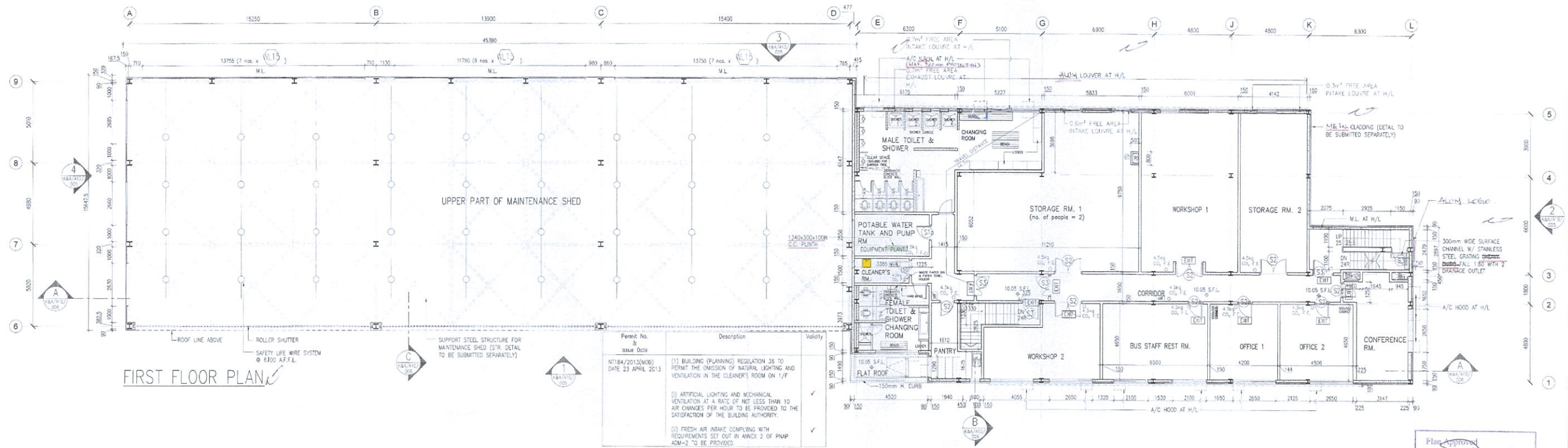
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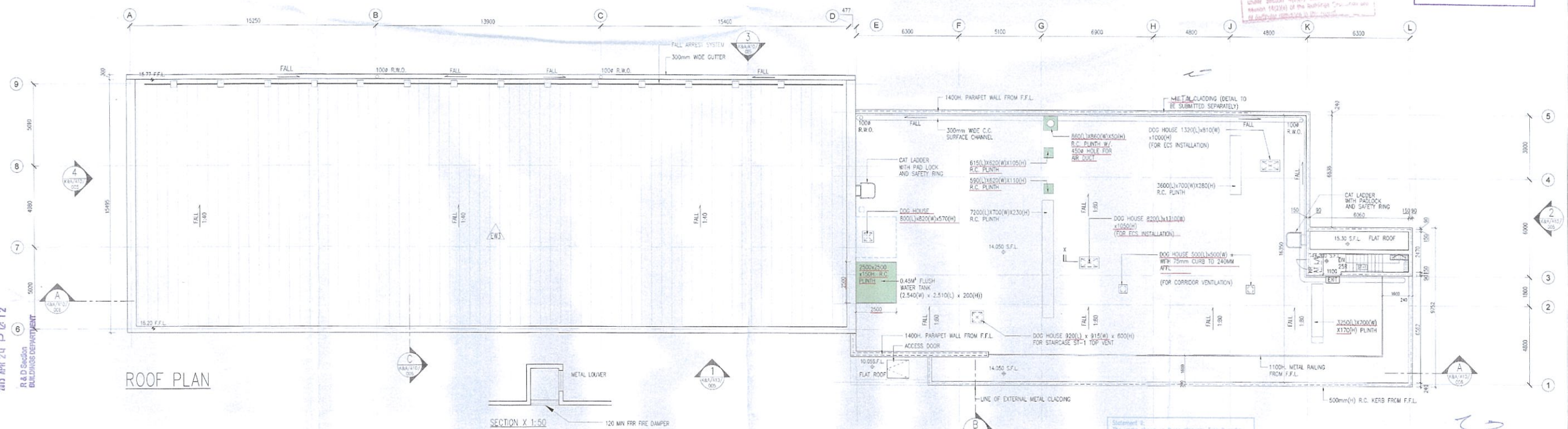
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FIRST FLOOR PLAN

Plan Approved
CHAN Che-bun, Anderson
Senior Building Surveyor
for BUILDING AUTHORITY
12 MAY 2015

Notes: This plan has been processed on a controlled check basis under the automatic processing system as promulgated in circular ADM-18. The duties of the building surveyor, ADM-18, the duties of the registered structural engineer and registered architectural engineer are as defined under section 4(1)(a) and the provisions of section 18(2)(a) of the Building Ordinance (Cap. 123) of the Buildings Ordinance and the Building Regulations.

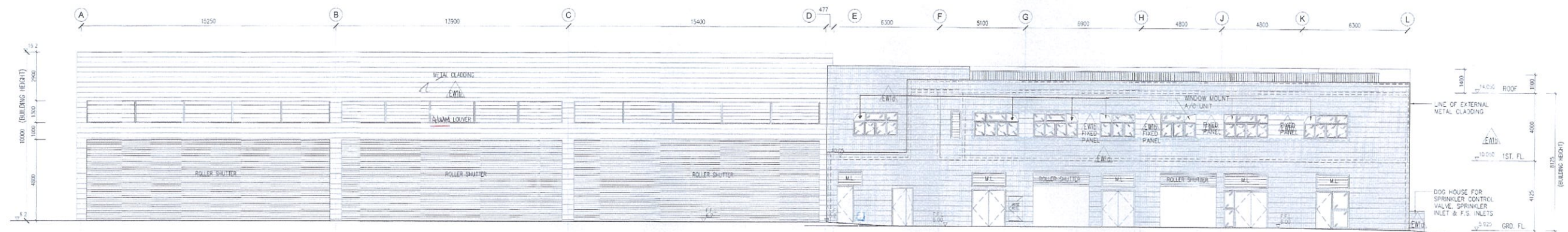


ROOF PLAN

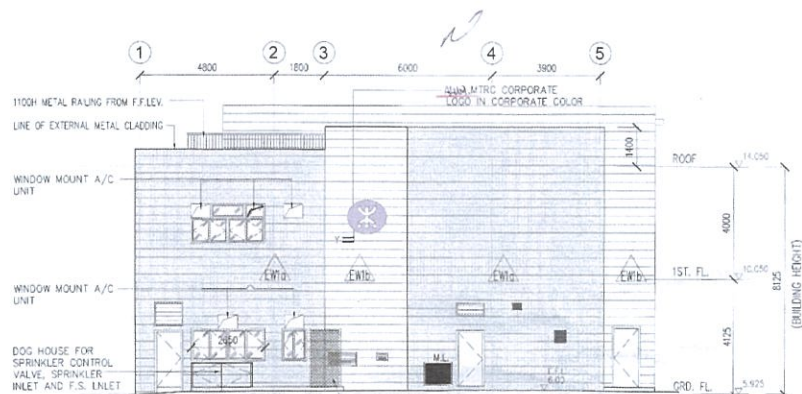
SIU Koon Hoi Carmine
Authorized Person
Registered Structural Engineer
Registered Geotechnical Engineer

Statement 2:
The works shown on these plans are type 1 works
Building Plan (Temporary)
In respect of which the Building Authority's consent is applied for.

RECEIVED BY 2015 APR 24 P 12:12 R&D Section BUILDING DEPARTMENT		DRAWN WW		MTR		PROJECT FIRST FLOOR PLAN & ROOF PLAN MTR TAI PO MAINTENANCE CENTRE DAI FUK STREET, TAI PO	
A	General Revision	May 2012		DEC 2014	JAN 2015	DESIGNED CK	
B	General Revision	Nov 2012	G	MAR 2015	APR 2015	CHECKED BW	
C	General Revision	Jan 2013	Feb 2013	APR 2015		APPROVED DK	
D	General Revision	Mar 2013	Apr 2013			DATE 30.07.13	
E	change external block wall to RC wall at office block	July 2013	Aug 2013				
F	change 53 door at ST-2 on 1/F from double door to single door and extend block wall to fit single door	Jan 2014	Feb 2014				
REV	DATE	DESCRIPTION	BY	DATE	APPROVED	DATE	



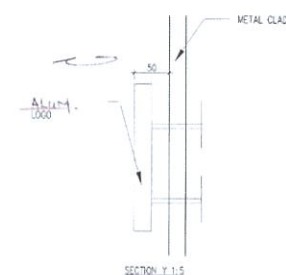
ELEVATION 1



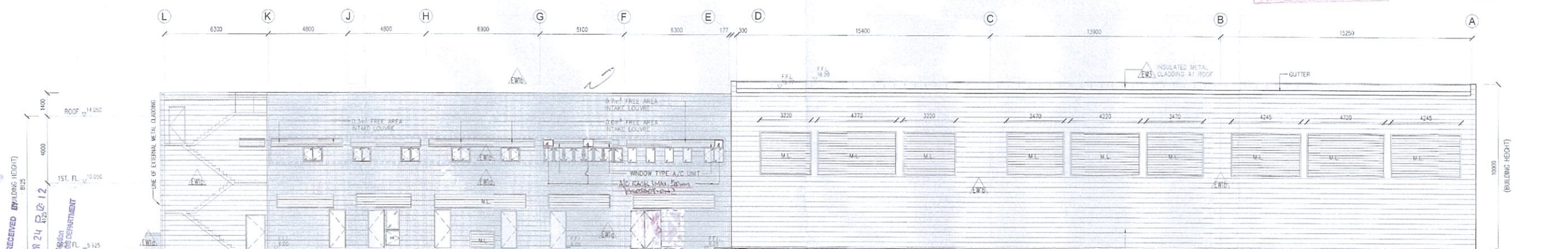
ELEVATION 2



ELEVATION 4



Plan Approved
CHAN Che-bun, Anderson
Senior Building Surveyor
for BUILDING AUTHORITY
12 MAY 2015



ELEVATION 3

Statement is
The works shown on these plan are Type A works
Building Plan (Temporary)
In respect of which the Building Authority's consent
is applied for.

SIU Koon Hoi Carmine
Authorised Person
Registered Structural Engineer
Registered Professional Engineer

REV	DESCRIPTION	BY	DATE	APPROVED	REV	DESCRIPTION	BY	DATE	APPROVED
A	General Revision		May 2012						
B	General Revision		Nov 2012						
C	General Revision		Jan 2013						
D	General Revision		Mar 2013						
E	Step added outside Maintenance shed		July 2013						
F	Revise louvers size and location		Oct 2013						
			Nov 2013						
			Jun 2014						
			Jul 2014						

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			Jun 2014						
			Jul 2014						

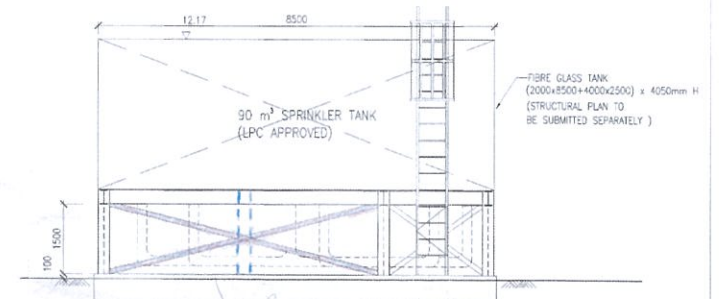
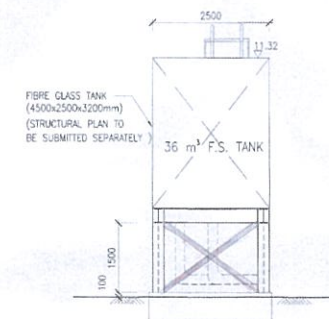
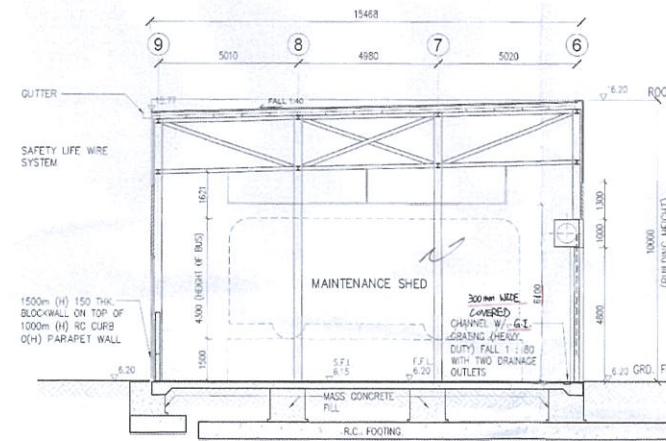
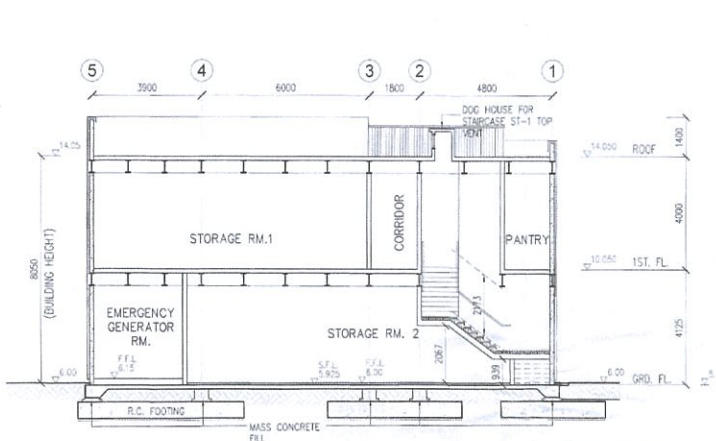
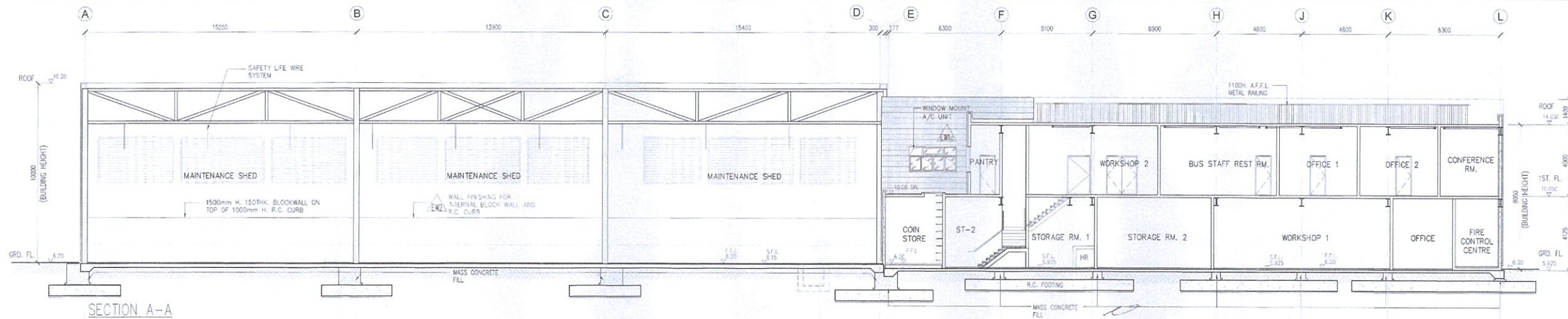
REV	DESCRIPTION	BY	DATE	APPROVED	REV	DESCRIPTION	BY	DATE	APPROVED
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			Jun 2014						
			Jul 2014						

MTR

MEINHARDT
Meinhardt (Hong Kong) Ltd. Consulting Engineers
邁進(香港)工程顧問有限公司

KWONG & ASSOCIATES LIMITED
鄺穎文建築師事務所有限公司

PROJECT	ELEVATIONS MTR TAI PO MAINTENANCE CENTRE DAI FUK STREET, TAI PO
SCALE	1:125
DRAWING NO.	K1155-12C/B/TAP/K&A/A10/005
REV.	J



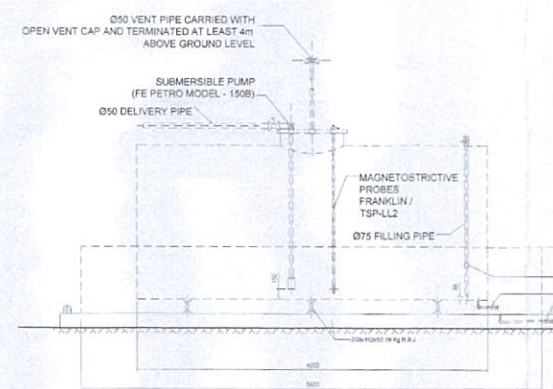
SECTION B-B

SECTION C-C

ELEVATION 5
1:75

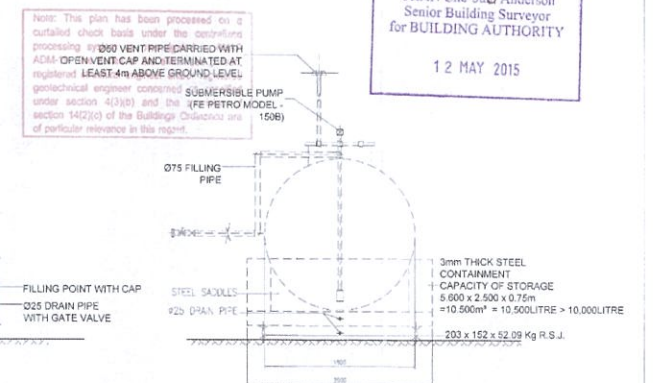
ELEVATION 6
1:75

AREAS OF G.F.A. CONCESSION				AREAS OF G.F.A. CONCESSION			
STOREY	USE	GFA CONCESSION AREA (sq m)		STOREY	USE	GFA CONCESSION AREA (sq m)	
DISREGARDED GFA UNDER B(P/R 23) (3/16)				AMENITY FEATURES			
1.	Carpark and loading / unloading area excluding public transport terminus	NA		14.	Counter, office, store, guard room and laboratory for waterman and management staff, Owner's Corporation Office	NA	
2.	PLANT ROOMS AND SIMILAR SERVICES			15.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	NA	
2.1	G/F SEWAGE TREATMENT PLANT	94.228		16.	Covered landscaped and play area	NA	
2.1	G/F EMERGENCY GEN. RM. & ELECT. METER ROOM	21.502		17.	Horizontal screen/covered walkway	NA	
2.1	G/F T.B.E. ROOM	9.918		18.	Larger lift shaft	NA	
2.2	G/F SPR. & F.S. PUMP ROOM	32.908		19.	Chimney shaft	NA	
2.2	G/F HOSE REEL	0.520		20.	Other non-mandatory or non-essential plant room, such as boiler room, SMATV room	NA	
2.2	G/F H.R. & FIRE HYDRANT	0.761		21.	PUMP ROOM	0.473	
2.2	1/F POTABLE WATER TANK & PUMP ROOM	12.158		21	PUMP ROOM	0.459	
2.3	Non-mandatory non-essential plant room such as A/C plant room, AHU room, etc.	NA		22	Pipe duct, air duct for non-mandatory or non-essential plant room	NA	
DISREGARDED GFA UNDER B(P/R 23A2)				23.	Plant room, pipe duct, air duct for environmentally friendly system and feature	NA	
3.	Area for picking up and setting down of persons departing from or arriving at the hotel by vehicle	NA		24.	High headroom and void in front of cinema, shopping arcade etc in non-domestic development	NA	
4.	Supporting facilities for a hotel	NA		25.	Void over main common entrance (Prestige entrance) in non-domestic development	NA	
GREEN FEATURES UNDER JPN1 and 2				26.	Other projections such as air conditioning box and platform with a projection of more than 750mm from the external wall	NA	
5.	Balcony for residential buildings	NA					
6.	Water common corridor & lift lobby	NA					
7.	Communal sky garden	NA					
8.	Communal podium garden for non-residential buildings	NA					
9.	Acoustic fin	NA					
10.	Wing wall, wind catcher & funnel	NA					
11.	Non-structural prefabricated external wall	NA					
12.	Utility platform	NA					
13.	Noise barrier	NA					



ELEVATION OF 10,000L A/G. TANK (DIESEL)

SECTION E (PLANT FOR DIESEL TANK ONLY, NOT FOR STRUCTURAL APPROVAL)
1:50



END VIEW

SECTION D (PLANT FOR DIESEL TANK, NOT FOR STRUCTURAL APPROVAL)
1:50

Plan Approved
CHAN Cheuk Anderson
Senior Building Surveyor
for BUILDING AUTHORITY
12 MAY 2015

SIU Koon Hoi Carmine
Authorized Person
Registered Structural Engineer
Registered Geotechnical Engineer

REGISTERED CONSULTING ENGINEER												
PROJECT												
SECTIONS & ELEVATIONS												
MTR TAI PO MAINTENANCE CENTRE												
DAI FUK STREET, TAI PO												
SCALE												
1:125												
DRAWING NO.												
K1155-12C/B/TAP/K&A/A10/006												
REV.												
J												

RECEIVED BY 2015 APR 24 12:12 R & D Section BUILDINGS DEPARTMENT												
MAY 2012												
NOV 2012												
DEC 2014												
JAN 2015												
MAR 2015												
APR 2015												
JUL 2013												
AUG 2013												
JAN 2014												
FEB 2014												
JUN 2014												
JUL 2014												

DRAWN												
WW												
DESIGNED												
DK												
CHECKED												
BW												
APPROVED												
DK												
DATE												
30.07.13												

ORIGINATOR												
MTR												
MEINHARDT												
Meinhardt (Hong Kong) Ltd. Consulting Engineers												
邁遜(香港)工程顧問有限公司												
KWONG & ASSOCIATES LIMITED												
鄺穎文建築師事務所有限公司												

CADD REF.												
DO NOT SCALE DRAWING. ALL DIMENSIONS SHALL BE MEASURED ON SITE.												
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CONSENT OF THE MTR CORPORATION LIMITED.												

REV												
DESCRIPTION												
BY												
DATE												
APPROVED												
REV												
DESCRIPTION												
BY												
DATE												
APPROVED												

A												
General Revision												
B												
General Revision												
C												
General Revision												
D												
General Revision												
E												
change external wall from block wall to RC wall												
F												
note revised from PSD comment												

G												
revise diesel fuel tank												
H												
revise door configuration at first floor												
J												
GENERAL REVISION												

PROJECT
SECTIONS & ELEVATIONS
MTR TAI PO MAINTENANCE CENTRE
DAI FUK STREET, TAI PO

SCALE: 1:125
DRAWING NO. K1155-12C/B/TAP/K&A/A10/006
REV. J

ORIGINATOR
MEINHARDT
Kwong & Associates Limited
ARCHITECTURE URBAN DESIGN INTERIORS
鄭國文建築師事務所有限公司

DATE: 30.07.13
APPROVED: DK
CHECKED: BW
DESIGNED: DK
DRAWN: WW

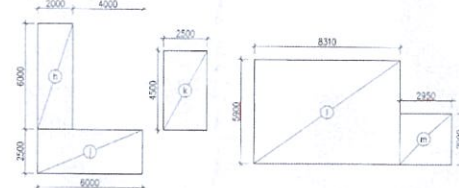
[illegible]

A. MAINTENANCE SHED	1 x ①	45.0275 x 15.315	=	689.596
	2 x ②	0.090 x 1.000	=	0.180
	1 x ③	14.5475 x 0.090	=	1.309
	1 x ④	13.195 x 0.090	=	1.188
	1 x ⑤	14.6975 x 0.090	=	1.323
			SUB-TOTAL	= 693.596

B MAIN OFFICE	1 x (6)	28.127 x 16.650	=	468.315
	1 x (7)	6.300 x 9.572	=	60.304
	1 x (8)	0.150 x 3.1495	=	0.472
	15 x (9)	0.254 x 0.052	=	0.188
	2 x (10)	0.052 x 0.202	=	0.021
	9 x (11)	1.000 x 0.090	=	0.810
	3 x (12)	2.000 x 0.096	=	0.540
	2 x (13)	3.350 x 0.090	=	0.603
	1 x (14)	1.275 x 0.090	=	0.115
	1 x (15)	1.200 x 0.090	=	0.108
	2 x (16)	0.270 x 0.060	=	0.032
			SUB-TOTAL	= 531.518

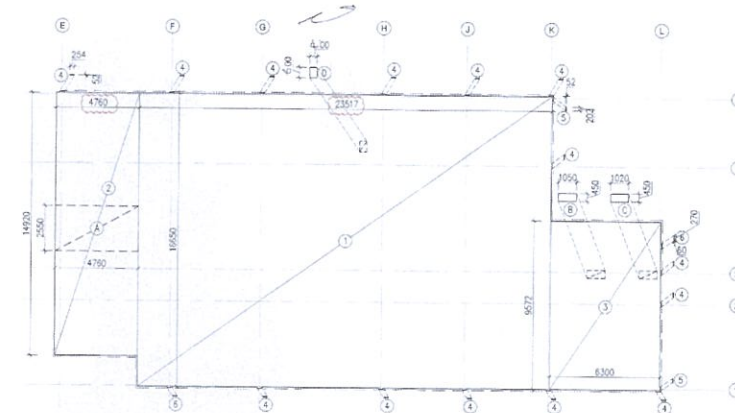
DEDUCT			
C	SEWAGE TREATMENT PLANT 1	1 x (A)	1.775 x 12.420 = 22.046
	94.228 m ²	1 x (B)	4.804 x 15.020 = 72.156
		2 x (C)	0.254 x 0.052 = 0.026
D	SPR. & F.S. PUMP ROOM	1 x (C)	5.100 x 6.450 = 32.895
	32.895 m ²	1 x (C)	0.254 x 0.052 = 0.013
E	DROUGHTEN FILL & BUILT MOTOR ROOM	1 x (D)	6.496 x 3.310 = 21.502
F	HOSE REEL	1 x (E)	0.800 x 0.650 = 0.520
G	T.B.E. ROOM	1 x (F)	5.800 x 1.710 = 9.918
H	H.R. & FIRE HYDRANT	1 x (G)	1.171 x 0.650 = 0.761
SUB-TOTAL			= 159.837

GROUND FLOOR TOTAL G.F.A. = 693.596 + 531.518 - 159.837 = 1,065.277 m²



TRANSFORMER RM, SWITCH RM, & METAL FRAME FOR SUPPORTING
WATER TANK SITE COVERAGE DIAGRAM

SITE COVERAGE CALCULATION:				
J. METAL FRAME FOR SUPPORTING WATER TANK	1 x	④	2.000 x 5.000	= 12,000
	1 x	⑦	6.000 x 2.000	= 15,000
	1 x	⑧	2.500 x 4.500	= 11,250
K. TRANSFORMER RM.	1 x	①	8.210 x 5.900	= 48,697
L. SWITCH RM.	1 x	②	2.700 x 2.950	= 8,550
M. SPRINKLER VALVE	1 x	⑥	0.600 x 2.200	= 1,320
			SUB-TOTAL	= 97,154

$$\begin{aligned} \text{TOTAL SITE COVERAGE} &= (1 \text{ to } 5) + (8 \text{ to } 16) + (h + i + k + l + m + n) \\ &= 293.596 + 531.518 + 97.154 = 1,322.268 \text{ m} \end{aligned}$$


1/F - G.F.A. CALCULATION:

A. MAIN OFFICE BUILDING	1 x (1)	23,517 x 16,650	=	391,558
	1 x (2)	4,760 x 14,920	=	71,019
	1 x (3)	6,300 x 9,572	=	60,304
	14 x (4)	0.254 x 0.082	=	0.185
	2 x (5)	0.052 x 0.202	=	0.021
	2 x (6)	0.060 x 0.270	=	0.032
DEDUCT				
	1 x (A)	4,760 x 2,550	=	12,138
	1 x (B)	1,050 x 0,450	=	0,475
	1 x (C)	1,020 x 0,450	=	0,459
	1 x (D)	2,400 x 0,600	=	0,240
				TOTAL =
				599,869

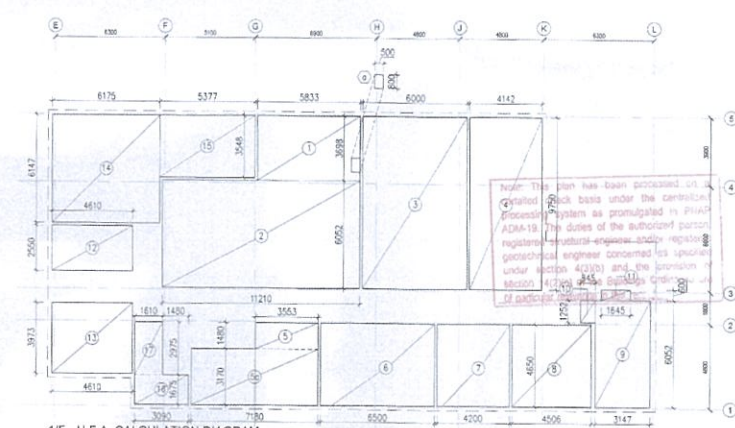
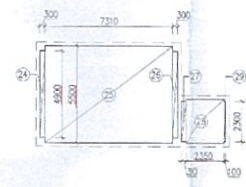
FIRST FLOOR TOTAL G.F.A. = 509.809 m²

$$\text{TOTAL NON-DOMESTIC G.F.A.} = 1,065.277 + 509.809 = 1,575.086 \text{ m}^2$$

CLASS OF SITE	=	A
<u>SITE PARAMETERS & BUILDING HEIGHT</u> (EXTRACTED FROM SHORT TERM TENANCY AGREEMENT. NO. 1615 BY DIRECT COURT)		
LOT AREA	=	4.180 m ²
HEIGHT OF BUILDING	=	10 m
<u>PLOT RATIO & SITE COVERED CALCULATION</u> UNDER BUILDING (PLANNING) REGULATIONS		
A. SITE COVERAGE		
PERMITTED NON-DOMESTIC SITE COVERAGE UNDER SITTA	=	100%
PROPOSED NON-DOMESTIC SITE COVERAGE		
$(1,322.268 \text{ m}^2 / 4.180 \text{ m}^2) \times 100\%$	=	$31.633\% < 100\%$ (O.K.)
B. PLOT RATIO		
PERMITTED PLOT RATIO (NON-DOMESTIC)	=	5
PROPOSED PLOT RATIO (NON-DOMESTIC)		
$1,575.086 \text{ m}^2 / 4.180 \text{ m}^2$	=	$0.377 < 5$ (O.K.)

A	MAINTENANCE SHED 665.234m ²	1 x ①	44.650 x 14.7075	=	656.600
		1 x ②	14.5475 x 0.2025	=	2.946
		1 x ③	13.1195 x 0.2015	=	2.672
		1 x ④	14.6875 x 0.2025	=	2.976
C	STORAGE ROOM 1 48.242 m ²	1 x ⑦	4.950 x 9.900	=	49.005
		DEDUCT			
		1 x ⑧	1.271 x 0.600	=	0.763
D	STORAGE ROOM 2	1 x ⑨	6.346 x 12.040	=	82.752
E	WORKSHOP 2 17.837 m ²	1 x ⑩	4.650 x 3.952	=	18.377
		DEDUCT			
		1 x ⑪	0.900 x 0.600	=	0.540
F	STORAGE ROOM 4	1 x ⑫	9.652 x 4.076	=	39.342
G	WORKSHOP 1	1 x ⑬	11.002 x 8.102	=	90.125
H	BATTERY CHARGING ROOM	1 x ⑭	4.452 x 3.952	=	19.175
I	OFFICE 31.458 m ²	1 x ⑮	5.800 x 4.512	=	26.170
		1 x ⑯	3.205 x 1.658	=	5.288
J	STORE	1 x ⑰	1.000 x 1.100	=	1.100
K	CORN STORE	1 x ⑱	3.195 x 1.320	=	4.249
O	FIRE CONTROL CENTRE	1 x ㉑	2.445 x 1.500	=	3.668
				TOTAL	= 981.143

G/F - V.F.A. CALCULATION				
B	SEWAGE TREATMENT PLANT 1	1 x (5)	5.579 x 12.270	= 68.724
	93.214 m ²	1 x (6)	4.804 x 2.600	= 12.490
L	S.P.R. & F.S. PUMP RM.	1 x (18)	4.950 x 3.160	= 31.185
M	EMERGENCY GEN. ROOM	1 x (18)	4.250 x 3.300	= 13.430
N	ELEC. METER RM.	1 x (20)	1.946 x 3.160	= 6.149
	5.729 m ²		DEDUCT	
		1 x (1)	0.690 x 0.700	= 0.480
P	T.B.E.	1 x (12)	5.800 x 1.770	= 9.918
Q	TRANSFORMER ROOM 43.511 m ²	1 x (24)	0.300 x 4.500	= 1.070
		1 x (20)	7.310 x 5.550	= 40.571
		1 x (20)	0.300 x 4.500	= 1.470
R	SWITCH ROOM 6.795 m ²	1 x (27)	0.300 x 2.300	= 0.690
		1 x (28)	2.350 x 2.500	= 5.875
		1 x (22)	0.100 x 2.300	= 0.230
S	TOILET	1 x (32)	1.625 x 2.450	= 3.981



1/F - U.F.A. CALCULATION

A STORAGE ROOM 1 89.0/3 m ²	1 x (1)	5.833 x 3.698	= 21.570
	1 x (2)	11.210 x 6.052	= 67.843
		DEDUCT	
	1 x (3)	0.500 x 0.800	= 0.400
B WORKSHOP 1	1 x (3)	6.000 x 9.750	= 58.500
C STORAGE ROOM 2	1 x (4)	4.142 x 9.750	= 40.385
D WORKSHOP 2 28.0/9 m ²	1 x (5)	3.553 x 1.480	= 5.258
	1 x (6)	7.180 x 3.170	= 22.761
E BUS STAY REST ROOM	1 x (6)	6.500 x 4.650	= 30.225
F OFFICE 1	1 x (7)	4.200 x 4.650	= 19.530
G OFFICE 2	1 x (8)	4.508 x 4.650	= 20.953
H CONFERENCE ROOM 21.09/m ²	1 x (8)	3.147 x 6.052	= 19.046
	1 x (9)	0.845 x 1.252	= 1.058
	1 x (10)	1.845 x 0.600	= 0.987
		TOTAL	= 308.516

$$1/F - \text{UFS } 308.516 + 9.966 (\text{Pantry}) = 318.482 \text{ m}^3$$

<u>1/F - U.F.A. CALCULATION:</u>				
J	POTABLE WATER TANK & PUMP RM	1 x	(12) 4.610 x 2.550	= 11.756
J	F. TOILET & SHOWER CHANGING RM.	1 x	(12) 4.610 x 3.972	= 18.316
K	M. TOILET & SHOWER CHANGING RM. 57.036 m ²	1 x	(14) 6.175 x 6.147	= 37.958
		1 x	(15) 5.377 x 3.545	= 19.078
L	PANTRY 9.966 m ²	1 x	(16) 3.090 x 1.675	= 5.176
		1 x	(17) 1.610 x 2.975	= 4.79

Statement II:
The works shown on these plan are Type II works


Building Plan (Temporary)

in respect of which the Buildings Authority's consent is applied for

SIU Koon Hoi Carmine
Authorised Person
Registered Structural Engineer
~~Registered Geotechnical Engineer~~

RECEIVED BY
0015 APR 24 P 12:13
R & D Section
BUILDINGS DEPARTMENT

A	add modification permit note, revise office calculation	July 2013	Aug 2013
B	revise ufa of office 1 and conference room at first floor, revise size of fs inlet cabinet	Dec 2014	Jan 2015
C	GENERAL REVISION	Mar 2015	APR 2015

DRAWN	WW	
DESIGNED	DK	
CHECKED	BW	
APPROVED	DK	
DATE	30.07.13	ORIGINATOR

MEINHARDT
Meinhardt (Hong Kong) Ltd. Consulting Engineers
邁進(香港)工程顧問有限公司

KWONG & ASSOCIATES LIMITED
ARCHITECTURE URBAN DESIGN INTERIORS
鄺穎文建築師事務所有限公司

PROJECT

G.F.A., U.F.A. & SITE COVERAGE CALCULATION DIAGRAMS
MTR TAI PO MAINTENANCE CENTRE
DAI FUK STREET, TAI PO

SCALE 1:200	DRAWING NO. K1155-12C/B/TAP/K&A/A10/007
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Appendix II

LATEST INDIVIDUAL TREE RISK ASSESSMENT

Tree Risk Assessment Form 2 Individual Tree Risk Assessment
樹木風險評估表格2 個別樹木風險評估

General Information 基本資料

Dept. / Agency 部門 / 機構:	MTRC			Inspection Officer 巡查人員	Lau Ming Fung	Post 職位	CA
Project/Contract No. 工程/合約編號					File Ref. 檔案編號		
Date and Time of Inspection	28/10/2023	10	0	Last Inspection Date		Inspection Time Spent 是次巡查所用時間	0.5 hr
巡查日期及時間	(dd/mm/yyyy)	(hr)	(min)	上次巡查日期	(dd/mm/yyyy)	Inspection Frequency 巡查週期	

Tree Information 樹木資料

TMCP Tree ID TMCP樹木編號		Dept. Tree ID 部門樹木編號	T1	Tree Species 樹種	Sapium sebiferum 扁柏					Triage Colour 分流顏色	No 無
Tree Height(m) 樹高(米)	14	Crown Spread(m) 樹冠闊度(米)	8	No. of Trunk(s) 樹幹數目	1						
DBH of tree trunk(s)(mm) 每枝主幹胸徑(毫米)	1	2	3	4	5	Aggregated DBH (mm) 總胸徑(毫米)					405
<input type="checkbox"/> Old and Valuable Tree 古樹名木 (OVT No. 古樹名木登記冊編號:) <input checked="" type="checkbox"/> Other tree 其他樹木 <input type="checkbox"/> Stonewall Tree 石牆樹 (Tree Register No. 樹木登記編號:) <input type="checkbox"/> Brown Root Rot Disease Infected 受褐根病感染 <input type="checkbox"/> Mature Tree (DEB > 750mm) 成齡樹 (胸徑 > 750毫米)											

Location Information 位置資料

Masterzone Ref. 主區編號				Location (Chinese) 地點 (中文)	大埔工業邨大富街港鐵巴士廠		
Subzone Ref. 副區編號				Location (English) 地點 (英文)	MTR Bus Depot, Dai Fu Street, Tai Po Industrial Estate		
Coordinates 座標	X:	835251.000	Y:	836528.000			
Tree Risk Management Zone Category 樹木風險管理地區類別	Category I 第一類			District 地區	Tai Po 大埔區		
Location Type 地點類別	<input type="checkbox"/> Roadside landscaped area 路旁綠化地區 <input checked="" type="checkbox"/> Tree pit 樹穴 <input type="checkbox"/> Central divider 中央分隔帶 <input type="checkbox"/> Public park or recreation venue 公園或康樂場地 <input type="checkbox"/> Housing estate 屋邨 <input type="checkbox"/> Government compound 政府建築物 <input type="checkbox"/> Planter box 花盆 <input type="checkbox"/> SIMAR slopes 系統性鑑別維修責任的斜坡 <input type="checkbox"/> Others 其他 <input type="checkbox"/> Recreational site/facility inside country parks 郊野公園內康樂用地或設施 <input type="checkbox"/> Unleased or unallocated government land 未批租或未撥用政府土地						
Nearby Utility Post No. 就近公用設施編號:	Lamp post: EB4321						

Target Assessment 目標物評估 (Please identify no more than five (5) potential Target(s) in the sequence of severity of consequence 請依後果的嚴重性次序選取不多於五個目標物)

Target No. 目標物編號	Target Description 目標物的描述	Target Zone 目標物範圍	Occupancy rate 佔用率	Remove target? 可否移除目標物?	Restrict usage? 可否限制使用?
1	People (residents, students, working staff, etc) 人(居民、學生、員工等) Workers in Bus Depot	Within dripline 滴水線內	Frequent 經常	No	No
2	Minor public road/village road (1 lane) 疏落道路 (1線行車道) Vehicles traveling near Bus Depot	Within dripline 滴水線內	Frequent 經常	No	No
3					
4					
5					

Site Conditions 場地狀況

Topography 地勢	<input checked="" type="checkbox"/> Flat 平地 <input type="checkbox"/> Natural terrain 天然山坡 <input type="checkbox"/> Man-made slope 人造斜坡 <input type="checkbox"/> Retaining wall 擋土牆 <input type="checkbox"/> Stonewall 石牆 <input type="checkbox"/> Others 其他:		
Site changes 場地改變	<input checked="" type="checkbox"/> None 沒有 <input type="checkbox"/> Grade change 地表改變 <input type="checkbox"/> Site clearing 場地平整 <input type="checkbox"/> Others 其他		
Soil conditions 土壤情況	<input checked="" type="checkbox"/> Normal 正常 <input type="checkbox"/> Compacted 土壤被擠壓 <input type="checkbox"/> Water logging 積水 <input type="checkbox"/> Others 其他		
Soil crack or crack behind lean 土壤裂縫或裂縫於傾斜部位背後	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有		

Restriction within dripline 滴水線範圍內有限制	<input type="radio"/> None 沒有	<input checked="" type="radio"/> 25%	<input type="radio"/> 5-50%	<input type="radio"/> 1-75%	<input type="radio"/> 75%	
Tree failure record 樹木倒塌記錄	<input checked="" type="radio"/> None 沒有					<input type="radio"/> Yes 有
Brown Root Rot disease record 褐根病記錄	<input checked="" type="radio"/> None 沒有					<input type="radio"/> Yes 有
Other observations 其他觀察	No other particular findings					

General Conditions 總體概況

Tree vigor 茁壯程度	<input type="radio"/> Low 低 <input checked="" type="radio"/> Normal 正常 <input type="radio"/> High 高	
Lean 傾斜	<input checked="" type="radio"/> No 沒有 <input type="radio"/> Yes 有 Angle from vertical 傾斜角度 <input type="text"/> <input type="checkbox"/> Natural due to phototropism 趨光性 <input type="checkbox"/> Self-corrected 已自然修正 <input type="checkbox"/> Recent Tilt 新近傾斜 <input type="checkbox"/> Response growth 反應生長	
Wind exposure 受風情況	<input type="radio"/> Protected 受遮擋 <input checked="" type="radio"/> Partial 部份 <input type="radio"/> Exposed 暴露 <input type="radio"/> Wind funneling 風洞 <input type="radio"/> Others 其他	
Wildlife or nesting site 野生動物或鳥巢	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有	
Cable or brace 鋼索或支架	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有	
Pruning history 修剪歷史	<input checked="" type="checkbox"/> Cleaned 清理樹冠 <input type="checkbox"/> Thinned 疏減樹冠 <input type="checkbox"/> Raised 提升樹冠 <input type="checkbox"/> Reduced 縮減樹冠 <input type="checkbox"/> Structural pruning 結構修剪 <input type="checkbox"/> Topped 削頂 <input type="checkbox"/> Lion-tailed 獅尾 <input type="checkbox"/> Others 其他	
Other observations 其他觀察	No other particular findings	

Crown Conditions 樹冠狀況

Crown density 樹冠密度	<input checked="" type="radio"/> Normal 正常 <input type="radio"/> Sparse 稀疏 (<input type="radio"/> <25% <input type="radio"/> 25% - <50% <input type="radio"/> 50% <75%) <input type="checkbox"/> Imbalanced crown 樹冠不對稱	
Live crown ratio 活冠比	<input type="radio"/> <40% <input checked="" type="radio"/> 41 - 70% <input type="radio"/> >70%	Crown load 樹冠負荷 <input checked="" type="radio"/> Normal 正常 <input type="radio"/> Heavy 過重 <input type="radio"/> Declined 衰弱
Foliage 葉片	<input type="radio"/> Fallen leaf (Seasonal) 落葉(季節性) <input type="radio"/> Defoliation (Withered) 落葉(枯萎) <input checked="" type="radio"/> Normal 正常 <input type="radio"/> Chlorotic 萎黃 % <input type="radio"/> Necrotic 壞死 %	
Leaf size 葉片大小	<input checked="" type="radio"/> Normal 正常 <input type="radio"/> Smaller than normal 比正常細小	
Dieback twigs 枯枝	<input checked="" type="radio"/> <5% <input type="radio"/> 5 - <25% <input type="radio"/> 25 - 50% <input type="radio"/> >50%	<input checked="" type="checkbox"/> Epicormics 水橫枝 <input type="checkbox"/> Hanger 懸吊斷枝 <input type="checkbox"/> Pest and disease 病蟲害
Other observations 其他觀察	No other particular findings	

Branch Conditions 樹枝狀況

<input checked="" type="checkbox"/> Co-dominant branches 等勢枝	<input type="checkbox"/> Included bark 內夾樹皮	<input type="checkbox"/> Cross branches 疊枝	<input type="checkbox"/> Crooks or abrupt bends 不常規彎曲	<input type="checkbox"/> Sap flow 滲液
<input type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Decay or cavity 腐爛或樹洞	<input type="checkbox"/> Heavy lateral limb 重側枝	<input type="checkbox"/> Deadwood 枯木	
<input type="checkbox"/> Canker 潰瘍	<input type="checkbox"/> Galls 腫瘤	<input type="checkbox"/> Burls 節瘤	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損	
<input type="checkbox"/> Pest and disease 病蟲害：		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物：		
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體：		<input type="checkbox"/> Response growth 反應生長：		
Other observations 其他觀察	No other particular findings			

Trunk Conditions 主幹狀況

<input type="checkbox"/> Cavity 樹洞 #1 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #2 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #3 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #4 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____				
<input type="checkbox"/> Co-dominant stems 等勢幹	<input type="checkbox"/> Included bark 內夾樹皮	<input type="checkbox"/> Poor taper 不良漸尖生長	<input type="checkbox"/> Crooks or abrupt bends 不常規彎曲	
<input type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Abnormal bark crack 不正常樹皮裂紋	<input type="checkbox"/> Sap flow 滲液		
<input type="checkbox"/> Canker 潰瘍	<input type="checkbox"/> Galls 腫瘤	<input type="checkbox"/> Burls 節瘤	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損	
<input type="checkbox"/> Pest and disease 病蟲害：		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物：		
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體：		<input type="checkbox"/> Response growth 反應生長：		
Other observations 其他觀察	No other particular findings			

Root Conditions 根部狀況

<input type="checkbox"/> Root collar not visible 根莖不現	<input checked="" type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Exposed root根部外露	<input type="checkbox"/> Root rot 根部腐爛
<input type="checkbox"/> Cut or pruned roots 根部經切割或截根	<input type="checkbox"/> Trunk girdling 纏繞樹幹	<input type="checkbox"/> Girdling root 纏繞根	<input type="checkbox"/> Dead surface roots 表根枯萎
<input type="checkbox"/> Root-plate movement 根基移位	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損		
<input type="checkbox"/> Pest and disease 病蟲害：		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物：	
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體：		<input checked="" type="checkbox"/> Response growth 反應生長： Response growth near cracks	
Other observations 其他觀察		No other particular findings	

Risk Categorisation 風險類別 (Please identify no more than three (3) important Target(s) for no more than three (3) Tree Part 請就不多於三個樹木部份選取不多於三個目標物)

Target No. 目標物編號	Tree Part 樹木部分	Condition(s) of Concern 關注狀況	Part Size (mm) 部位大小 (毫米)	Fall Distance (m) 下墜距離 (米)	Likelihood 可能性			Consequences 後果	Risk rating 風險評級 (Matrix 2: Risk rating matrix 風險評級組合)
					Failure 倒塌	Impact 影響	Failure and Impact 倒塌並影響 (Matrix 1: Likelihood matrix 可能性組合)		
1	Small branch (diameter 100mm or less)小型枝條 (直徑<100毫米)	Dieback facing to the building	10mm	10	Possible 有可能	Low 低	Unlikely 很低機會	Minor 較小	Low 低
2	Small branch (diameter 100mm or less)小型枝條 (直徑<100毫米)	Epicormics facing to the traffic road	10mm	5	Possible 有可能	Low 低	Unlikely 很低機會	Minor 較小	Low 低

Matrix 1: Likelihood matrix 可能性組合

Likelihood of Failure 倒塌的可能性	Likelihood of Impacting Target 影響目標的可能性			
	Very Low 非常低	Low 低	Medium 中等	High 高
Highly Probable 非常可能	Unlikely 很低機會	Somewhat likely 有機會	Likely 較大機會	Very likely 很大機會
Probable 相當可能	Unlikely 很低機會	Unlikely 很低機會	Somewhat likely 有機會	Likely 較大機會
Possible 有可能	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會	Somewhat likely 有機會
Improbable 不太可能	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會

Matrix 2: Risk rating matrix 風險評級組合

Likelihood of Failure and Impact 倒塌並影響的可能性	Consequences of Failure 倒塌後果			
	Negligible 微小	Minor 較小	Significant 重大	Severe 嚴重
Very likely 很大機會	Low 低	Moderate 中	High 高	Extreme 極高
Likely 較大機會	Low 低	Moderate 中	High 高	High 高
Somewhat likely 有機會	Low 低	Low 低	Moderate 中	Moderate 中
Unlikely 很低機會	Low 低	Low 低	Low 低	Low 低

Mitigation Measures 緩減措施

Target No. 目標物編號	Tree Part 樹木部分	Mitigation Measures 緩減措施	Anticipated Completion Date 預算完成日期 (dd/mm/yyyy)	Residual Risk 剩餘風險

Notes, explanations, descriptions and supplementary Information 說明、註解、描述及補充資料

The overall health and structural conditions of tree is fair. Regular monitoring is suggested.

Overall tree risk rating 綜合樹木風險	Overall residual risk 綜合剩餘風險	Advanced assessment 進一步檢查	<input checked="" type="radio"/> No 否 <input type="radio"/> Yes 是 Please describe 請描述
Low 低	None 沒有	Inspection limitations 檢查限制	<input checked="" type="checkbox"/> None 沒有 <input type="checkbox"/> Inaccessible 難以接近 <input type="checkbox"/> Climbers 攀緣植物 <input type="checkbox"/> Root collar buried 根莖被埋 <input type="checkbox"/> Others
		Next inspection date 下次檢查日期	

Attached Information 附夾資料

Attachment Type	Attachment Name	Description
MAP 地圖	Profile	Tree Location Plan
PHOTO 照片	Profile	Tree Photo Record

Add Rows 增加列

Delete Rows 刪除列

Declaration 聲明

I, the Inspection Officer for the above TRA Form 2, confirm that I have inspected the tree(s) at the specified date and time with due diligence, and the information given in the Form(s) is truly reflecting what I observed on site.

本人作為以上個別樹木風險評估(表格2)的巡查人員，確認本人已在本表格所列日期及時間，謹慎小心完成有關樹木的風險評估，而本表格上填入的資料均真確無訛地反映本人在現場觀察所得。

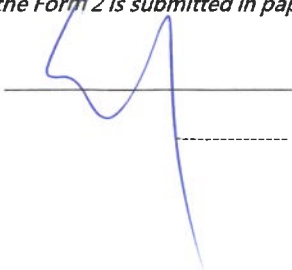
My academic, professional, training records and work experience met the requirements of Inspection Officer (Form 2) in the TRAM Guidelines.

本人的學術、專業、培訓紀錄及相關工作經驗均符合「樹木風險評估及管理安排」指引中對巡查人員的要求。

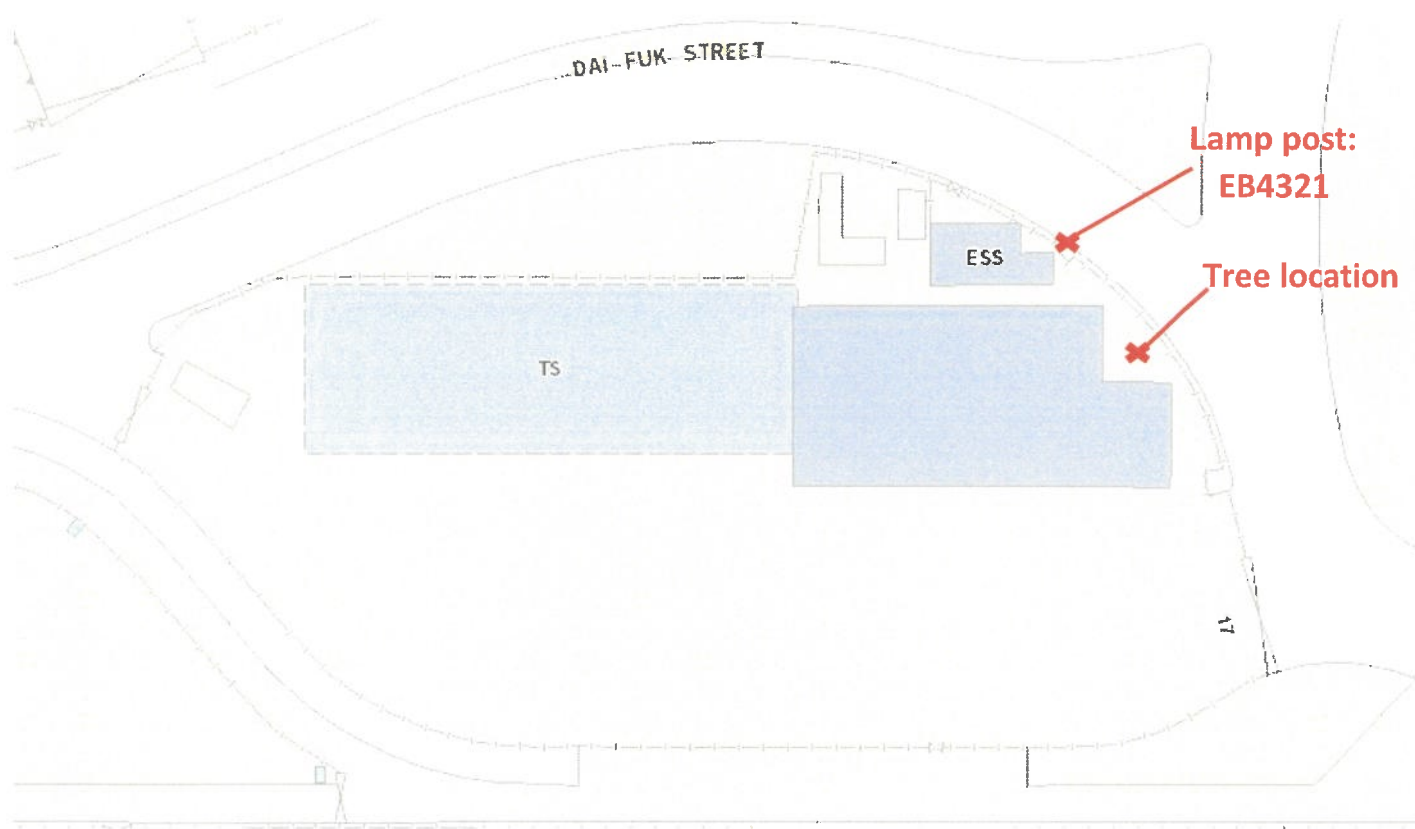
Name of Inspection Officer: Lau Ming Fung
巡查人員姓名 (請以英文正楷書寫)

Date of Form 2 Completed: 28/10/2023
完成表格2日期 (dd/mm/yyyy)

(Please sign on the space provided if the Form 2 is submitted in paper form 若以文本形式遞交表格2, 請於以下空位簽名)

Signature of Inspection Officer: 
巡查人員簽署: ----- End of Form 2 -----
表格2完

Tree Location Plan



Tree Photo Record

Whole view 1



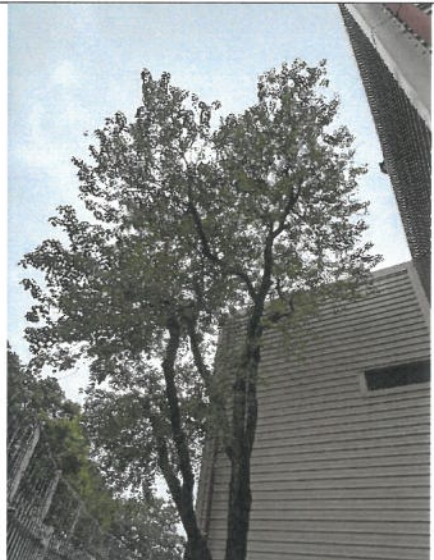
Whole view 2



Crown 1



Crown 2



Trunk 1



Trunk 2



Root 1



Root 2



Dieback



Epiphytes 1



Epiphytes 2



Crack on roots 1



Crack on roots 2



Tree Risk Assessment Form 2 Individual Tree Risk Assessment

樹木風險評估表格2 個別樹木風險評估

General Information 基本資料

Dept. / Agency 部門 / 機構:	MTRC	Inspection Officer 巡查人員	Lau Ming Fung	Post 職位	CA
Project/Contract No. 工程/合約編號				File Ref. 檔案編號	
Date and Time of Inspection	28/10/2023	10	30	Last Inspection Date	
巡查日期及時間	(dd/mm/yyyy)	(hr)	(min)	上次巡查日期	(dd/mm/yyyy)
Inspection Time Spent 是次巡查所用時間				0.5 hr	
Inspection Frequency 巡查週期					

Tree Information 樹木資料

TMCP Tree ID TMCP樹木編號	Dept. Tree ID 部門樹木編號	T2	Tree Species 樹種	Hyophorbe lagenicaulis 酒瓶椰子			Triage Colour 分流顏色	No 無
Tree Height(m) 樹高(米)	3	Crown Spread(m) 樹冠闊度(米)	2	No. of Trunk(s) 樹幹數目			1	
DBH of tree trunk(s)(mm) 每枝主幹胸徑(毫米)		1	2	3	4	5	Aggregated DBH (mm) 總胸徑(毫米)	275
		275						
Tree Status 樹木類別		<input type="checkbox"/> Old and Valuable Tree 古樹名木 (OVT No. 古樹名木登記冊編號:)			<input checked="" type="checkbox"/> Other tree 其他樹木			
		<input type="checkbox"/> Stonewall Tree 石牆樹 (Tree Register No. 樹木登記編號:)			<input type="checkbox"/> Brown Root Rot Disease Infected 受褐根病感染			
		<input type="checkbox"/> Mature Tree (DEB > 750mm) 成齡樹 (胸徑 > 750毫米)						

Location Information 位置資料

Masterzone Ref. 主區編號				Location (Chinese) 地點 (中文)	大埔工業邨大富街港鐵巴士廠		
Subzone Ref. 副區編號				Location (English) 地點 (英文)	MTR Bus Depot, Dai Fu Street, Tai Po Industrial Estate		
Coordinates 座標	X:	836436.000	Y:	835307.000			
Tree Risk Management Zone Category 樹木風險管理地區類別	Category I 第一類			District 地區	Tai Po 大埔區		
Location Type 地點類別	<input type="checkbox"/> Roadside landscaped area 路旁綠化地區 <input checked="" type="checkbox"/> Tree pit 樹穴 <input type="checkbox"/> Central divider 中央分隔帶 <input type="checkbox"/> Public park or recreation venue 公園或康樂場地 <input type="checkbox"/> Housing estate 屋邨 <input type="checkbox"/> Government compound 政府建築物 <input type="checkbox"/> Planter box 花盆 <input type="checkbox"/> SIMAR slopes 系統性鑑別維修責任的斜坡 <div style="border: 1px solid black; height: 20px; width: 150px;"></div> <input type="checkbox"/> Recreational site/facility inside country parks 郊野公園內康樂用地或設施 <input type="checkbox"/> Unleased or unallocated government land 未批租或未撥用政府土地 <input type="checkbox"/> Others 其他 <div style="border: 1px solid black; height: 20px; width: 150px;"></div>						
Nearby Utility Post No. 就近公用設施編號:	Lamp post: EB4316						

Target Assessment 目標物評估 (Please identify no more than five (5) potential Target(s) in the sequence of severity of consequence 請依後果的嚴重性次序選取不多於五個目標物)

Target No. 目標物編號	Target Description 目標物的描述	Target Zone 目標物範圍	Occupancy rate 佔用率	Remove target? 可否移除目標物?	Restrict usage? 可否限制使用?
1	People (residents, students, working staff, etc) 人(居民、學生、員工等) Workers in Bus Depot	within 1.5 X Ht. 1.5倍樹高範圍內	Frequent 經常	No	No
2					
3					
4					
5					

Site Conditions 場地狀況

Topography 地勢	<input checked="" type="checkbox"/> Flat 平地 <input type="checkbox"/> Natural terrain 天然山坡 <input type="checkbox"/> Man-made slope 人造斜坡 <input type="checkbox"/> Retaining wall 擋土牆 <input type="checkbox"/> Stonewall 石牆 <input type="checkbox"/> Others 其他:				
Site changes 場地改變	<input checked="" type="checkbox"/> None 沒有 <input type="checkbox"/> Grade change 地表改變 <input type="checkbox"/> Site clearing 場地平整 <input type="checkbox"/> Others 其他				
Soil conditions 土壤情況	<input checked="" type="checkbox"/> Normal 正常 <input type="checkbox"/> Compacted 土壤被擠壓 <input type="checkbox"/> Water logging 積水 <input type="checkbox"/> Others 其他				
Soil crack or crack behind lean 土壤裂縫或裂縫於傾斜部位背後	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有				

Restriction within dripline 滴水線範圍內有限制	<input type="radio"/> None 沒有	<input checked="" type="radio"/> 25%	<input type="radio"/> 5-50%	<input type="radio"/> 1-75%	<input type="radio"/> 75%
Tree failure record 樹木倒塌記錄	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有				
Brown Root Rot disease record 褐根病記錄	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有				
Other observations 其他觀察	No particular findings				

General Conditions 總體概況

Tree vigor 茁壯程度		<input type="radio"/> Low 低 <input checked="" type="radio"/> Normal 正常 <input type="radio"/> High 高	
Lean 傾斜		<input checked="" type="radio"/> No 沒有 <input type="radio"/> Yes 有 Angle from vertical 傾斜角度 <input type="text"/> <input type="checkbox"/> Natural due to phototropism 趨光性 <input type="checkbox"/> Self-corrected 已自然修正 <input type="checkbox"/> Recent Tilt 新近傾斜 <input type="checkbox"/> Response growth 反應生長 _____	
Wind exposure 受風情況		<input type="radio"/> Protected 受遮擋 <input checked="" type="radio"/> Partial 部份 <input type="radio"/> Exposed 暴露 <input type="radio"/> Wind funneling 風洞 <input type="radio"/> Others 其他 _____	
Wildlife or nesting site 野生動物或鳥巢		<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有	
Cable or brace 鋼索或支架		<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有	
Pruning history 修剪歷史		<input checked="" type="checkbox"/> Cleaned 清理樹冠 <input type="checkbox"/> Thinned 疏減樹冠 <input type="checkbox"/> Raised 提升樹冠 <input type="checkbox"/> Reduced 縮減樹冠 <input type="checkbox"/> Structural pruning 結構修剪 <input type="checkbox"/> Topped 削頂 <input type="checkbox"/> Lion-tailed 獅尾 <input type="checkbox"/> Others 其他 _____	
Other observations 其他觀察		No particular findings	

Crown Conditions 樹冠狀況

Crown density 樹冠密度	<input checked="" type="radio"/> Normal 正常 <input type="radio"/> Sparse 稀疏 (<input type="radio"/> <25% <input type="radio"/> 25% - <50% <input type="radio"/> 50% <75%)			<input type="checkbox"/> Imbalanced crown 樹冠不對稱		
Live crown ratio 活冠比	<input type="radio"/> <40% <input checked="" type="radio"/> 41 - 70% <input type="radio"/> >70%		Crown load 樹冠負荷	<input checked="" type="radio"/> Normal 正常 <input type="radio"/> Heavy 過重 <input type="radio"/> Declined 衰弱		
Foliage 葉片	<input type="radio"/> Fallen leaf (Seasonal) 落葉(季節性) <input type="radio"/> Defoliation (Withered) 落葉(枯萎) <input checked="" type="radio"/> Normal 正常 <input type="radio"/> Chlorotic 萎黃 % <input type="radio"/> Necrotic 壞死 %					
Leaf size 葉片大小	<input checked="" type="radio"/> Normal 正常 <input type="radio"/> Smaller than normal 比正常細小					
Dieback twigs 枯枝	<input checked="" type="radio"/> <5% <input type="radio"/> 5 - <25% <input type="radio"/> 25 - 50% <input type="radio"/> >50%			<input type="checkbox"/> Epicormics 水橫枝 <input type="checkbox"/> Hanger 懸吊斷枝 <input type="checkbox"/> Pest and disease 病蟲害		
Other observations 其他觀察	No other particular findings					

Branch Conditions 樹枝狀況

<input type="checkbox"/> Co-dominant branches 等勢枝		<input type="checkbox"/> Included bark 內夾樹皮	<input type="checkbox"/> Cross branches 疊枝	<input type="checkbox"/> Crooks or abrupt bends 不常規彎曲	<input type="checkbox"/> Sap flow 滲液
<input type="checkbox"/> Cracks or splits 裂縫或裂開		<input type="checkbox"/> Decay or cavity 腐爛或樹洞	<input type="checkbox"/> Heavy lateral limb 重側枝	<input type="checkbox"/> Deadwood 枯木	
<input type="checkbox"/> Canker 潰瘍	<input type="checkbox"/> Galls 腫瘤	<input type="checkbox"/> Burls 節瘤	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損		
<input type="checkbox"/> Pest and disease 病蟲害：			<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物：		
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體：			<input type="checkbox"/> Response growth 反應生長：		
Other observations 其他觀察		No other particular findings			

Trunk Conditions 主幹狀況

<input type="checkbox"/> Cavity 樹洞		#1 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm)	Direction 方向 _____	Height above ground 離地面高度 _____
		#2 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm)	Direction 方向 _____	Height above ground 離地面高度 _____
		#3 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm)	Direction 方向 _____	Height above ground 離地面高度 _____
		#4 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm)	Direction 方向 _____	Height above ground 離地面高度 _____
<input type="checkbox"/> Co-dominant stems 等勢幹		<input type="checkbox"/> Included bark 內夾樹皮		<input type="checkbox"/> Crooks or abrupt bends 不常規彎曲
<input type="checkbox"/> Cracks or splits 裂縫或裂開		<input type="checkbox"/> Abnormal bark crack 不正常樹皮裂紋		
<input type="checkbox"/> Poor taper 不良漸尖生長		<input type="checkbox"/> Sap flow 滲液		
<input type="checkbox"/> Canker 潰瘍	<input type="checkbox"/> Galls 腫瘤	<input type="checkbox"/> Burls 節瘤	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損	
<input type="checkbox"/> Pest and disease 病蟲害：			<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物：	
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體：			<input type="checkbox"/> Response growth 反應生長：	
Other observations 其他觀察		No other particular findings		

Root Conditions 根部狀況

<input type="checkbox"/> Root collar not visible 根莖不現	<input type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Exposed root根部外露	<input type="checkbox"/> Root rot 根部腐壞
<input type="checkbox"/> Cut or pruned roots 根部經切割或截根	<input type="checkbox"/> Trunk girdling 纏繞樹幹	<input type="checkbox"/> Girdling root 纏繞根	<input type="checkbox"/> Dead surface roots 表根枯萎
<input type="checkbox"/> Root-plate movement 根基移位	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損		
<input type="checkbox"/> Pest and disease 病蟲害：		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物：	
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體：		<input type="checkbox"/> Response growth 反應生長：	
Other observations 其他觀察	No other particular findings		

Risk Categorisation 風險類別 (Please identify no more than three (3) important Target(s) for no more than three (3) Tree Part 請就不多於三個樹木部份選取不多於三個目標物)

Target No. 目標物編號	Tree Part 樹木部分	Condition(s) of Concern 關注狀況	Part Size (mm) 部位大小 (毫米)	Fall Distance (m) 下墜距離 (米)	Likelihood 可能性			Consequences 後果	Risk rating 風險評級 (Matrix 2: Risk rating matrix 風險評級組合)
					Failure 倒塌	Impact 影響	Failure and Impact 倒塌並影響 (Matrix 1: Likelihood matrix 可能性組合)		
1	Small branch (diameter 100mm or less)/小型枝條 (直徑<100毫米)	Fallen leaves	100	2	Possible 有可能	Very low 非常低	Unlikely 很低機會	Minor 較小	Low 低

Matrix 1: Likelihood matrix 可能性組合

Likelihood of Failure 倒塌的可能性	Likelihood of Impacting Target 影響目標的可能性			
	Very Low 非常低	Low 低	Medium 中等	High 高
Highly Probable 非常可能	Unlikely 很低機會	Somewhat likely 有機會	Likely 較大機會	Very likely 很大機會
Probable 相當可能	Unlikely 很低機會	Unlikely 很低機會	Somewhat likely 有機會	Likely 較大機會
Possible 有可能	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會	Somewhat likely 有機會
Improbable 不太可能	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會

Matrix 2: Risk rating matrix 風險評級組合

Likelihood of Failure and Impact 倒塌並影響的可能性	Consequences of Failure 倒塌後果			
	Negligible 微小	Minor 較小	Significant 重大	Severe 嚴重
Very likely 很大機會	Low 低	Moderate 中	High 高	Extreme 極高
Likely 較大機會	Low 低	Moderate 中	High 高	High 高
Somewhat likely 有機會	Low 低	Low 低	Moderate 中	Moderate 中
Unlikely 很低機會	Low 低	Low 低	Low 低	Low 低

Mitigation Measures 緩減措施

Target No. 目標編號	Tree Part 樹木部分	Mitigation Measures 緩減措施	Anticipated Completion Date 預算完成日期 (dd/mm/yyyy)	Residual Risk 剩餘風險

Notes, explanations, descriptions and supplementary Information 說明、註解、描述及補充資料

The overall health and structural conditions of tree is fair. Regular monitoring is suggested.

Overall tree risk rating 綜合樹木風險	Overall residual risk 綜合剩餘風險	Advanced assessment 進一步檢查	<input checked="" type="radio"/> No 否 <input type="radio"/> Yes 是 Please describe 請描述
Low 低	None 沒有	Inspection limitations 檢查限制	<input checked="" type="checkbox"/> None 沒有 <input type="checkbox"/> Inaccessible 難以接近 <input type="checkbox"/> Climbers 攀緣植物 <input type="checkbox"/> Root collar buried 根莖被埋 <input type="checkbox"/> Others
		Next inspection date 下次檢查日期	

Attached Information 附夾資料

Attachment Type	Attachment Name	Description
MAP 地圖 Profile	Tree Location Plan	Location of the tree
PHOTO 照片 Profile	Tree Photo Record	Photos of the tree

Add Rows 增加列

Delete Rows 刪除列

Declaration 聲明

I, the Inspection Officer for the above TRA Form 2, confirm that I have inspected the tree(s) at the specified date and time with due diligence, and the information given in the Form(s) is truly reflecting what I observed on site.

本人作為以上個別樹木風險評估(表格2)

的巡查人員，確認本人已在本表格所列日期及時間，謹慎小心完成有關樹木的風險評估，而本表格上填入的資料均真確無訛地反映本人在現場觀察所得。

My academic, professional, training records and work experience met the requirements of Inspection Officer (Form 2) in the TRAM Guidelines.

本人的學術、專業、培訓紀錄及相關工作經驗均符合「樹木風險評估及管理安排」指引中對巡查人員的要求。

Name of Inspection Officer:

Lau Ming Fung

巡查人員姓名

(請以英文正楷書寫。)

Date of Form 2 Completed:

28/10/2023

完成表格2日期

(dd/mm/yyyy)

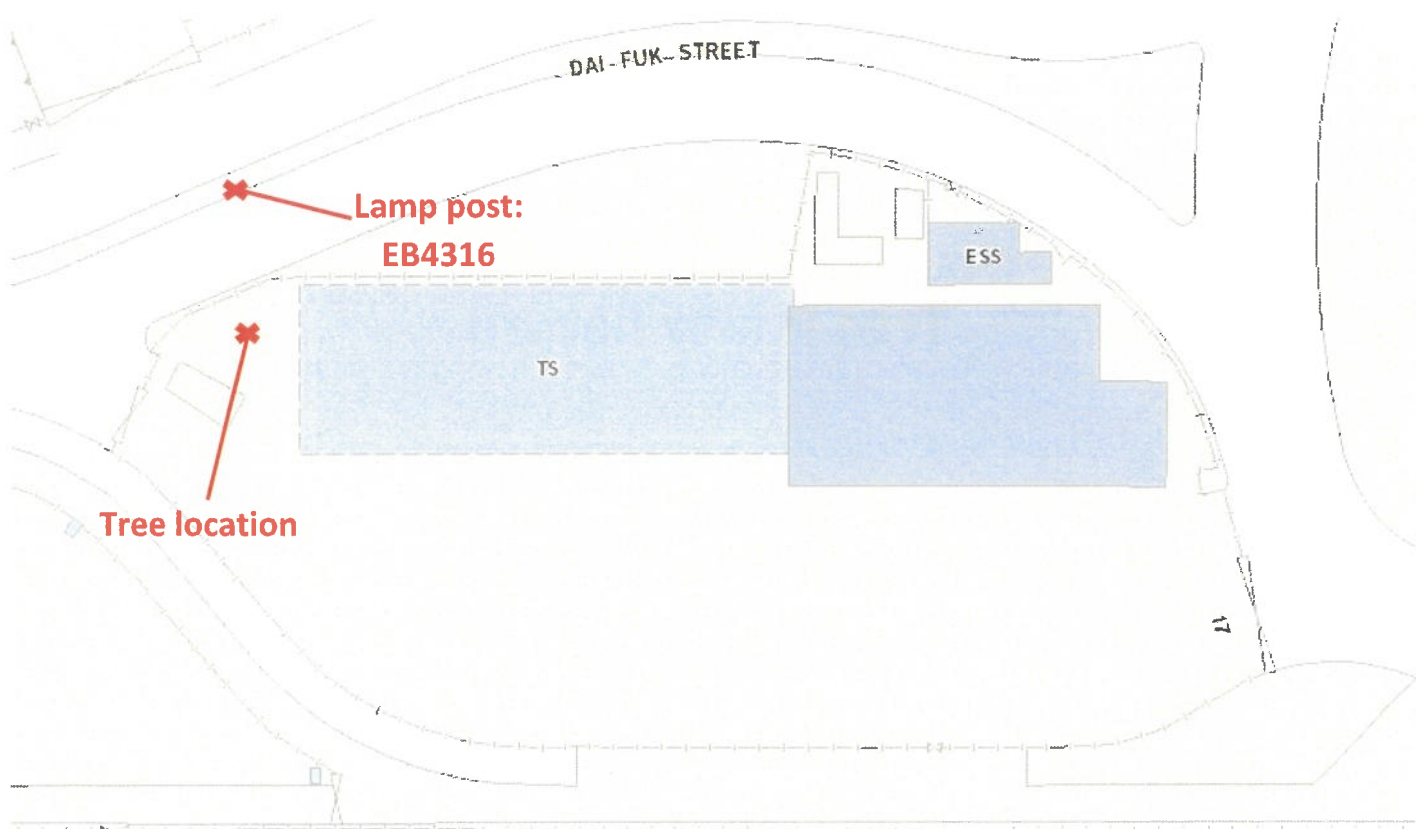
(Please sign on the space provided if the Form 2 is submitted in paper form 若以文本形式遞交表格2, 請於以下空位簽名)

Signature of Inspection Officer:

巡查人員簽署:

----- End of Form 2 -----
表格2完

Tree location plan



Tree Photo Record

Whole view 1



Whole view 2



Crown 1



Crown 2




Trunk 1



Trunk 2



Root 1	Root 2
	

Tree Risk Assessment Form 2 Individual Tree Risk Assessment 樹木風險評估表格2 個別樹木風險評估

General Information 基本資料

Dept. / Agency 部門 / 機構:	MTRC	Inspection Officer 巡查人員	Lau Ming Fung	Post 職位	CA
Project/Contract No. 工程/合約編號				File Ref. 檔案編號	
Date and Time of Inspection	28/10/2023	11	0	Last Inspection Date	
巡查日期及時間	(dd/mm/yyyy)	(hr)	(min)	上次巡查日期	(dd/mm/yyyy)
				Inspection Time Spent 是次巡查所用時間	0.5 hr
				Inspection Frequency 巡查週期	

Tree Information 樹木資料

TMCP Tree ID TMCP樹木編號		Dept. Tree ID 部門樹木編號	T3	Tree Species 樹種	Tabebuia chrysantha (syn. Tabebuia chrysotricha) 黃鐘木(風鈴木)		Triage Colour 分流顏色	No 無
Tree Height(m) 樹高(米)	6	Crown Spread(m) 樹冠闊度(米)	2	No. of Trunk(s) 樹幹數目	1			
DBH of tree trunk(s)(mm) 每枝主幹胸徑(毫米)	1	2	3	4	5	Aggregated DBH (mm) 總胸徑(毫米)	77	
		77						
Tree Status 樹木類別	<input type="checkbox"/> Old and Valuable Tree 古樹名木 (OVT No. 古樹名木登記冊編號:)			<input checked="" type="checkbox"/> Other tree 其他樹木				
	<input type="checkbox"/> Stonewall Tree 石牆樹 (Tree Register No. 樹木登記編號:)			<input type="checkbox"/> Brown Root Rot Disease Infected 受褐根病感染				
	<input type="checkbox"/> Mature Tree (DEB > 750mm) 成熟樹 (胸徑 > 750毫米)							

Location Information 位置資料

Masterzone Ref. 主區編號				Location (Chinese) 地點 (中文)	大埔工業邨大富街港鐵巴士廠		
Subzone Ref. 副區編號				Location (English) 地點 (英文)	MTR Bus Depot, Dai Fu Street, Tai Po Industrial Estate		
Coordinates 座標	X:	836512.000	Y:	835252.000			
Tree Risk Management Zone Category 樹木風險管理地區類別	Category I 第一類			District 地區	Tai Po 大埔區		
Location Type 地點類別	<input type="checkbox"/> Roadside landscaped area 路旁綠化地區 <input type="checkbox"/> Public park or recreation venue 公園或康樂場地 <input type="checkbox"/> Planter box 花盆 <input type="checkbox"/> Recreational site/facility inside country parks 郊野公園內康樂用地或設施 <input type="checkbox"/> Unleased or unallocated government land 未批租或未撥用政府土地						<input checked="" type="checkbox"/> Tree pit 樹穴 <input type="checkbox"/> Housing estate 屋邨 <input type="checkbox"/> SIMAR slopes 系統性簷簷維修責任的斜坡 <input type="checkbox"/> Central divider 中央分隔帶 <input type="checkbox"/> Government compound 政府建築物 <input type="checkbox"/> Others 其他
Nearby Utility Post No. 就近公用設施編號:	Lamp post: EB4321						

Target Assessment 目標物評估 (Please identify no more than five (5) potential Target(s) in the sequence of severity of consequence 請依後果的嚴重性次序選取不多於五個目標物)

Target No. 目標物編號	Target Description 目標物的描述	Target Zone 目標物範圍	Occupancy rate 佔用率	Remove target? 可否移除目標物?	Restrict usage? 可否限制使用?
1	People (residents, students, working staff, etc) 人(居民、學生、員工等) Workers in Bus Depot	Within dripline 滴水線內	Frequent 經常	No	No
2					
3					
4					
5					

Site Conditions 場地狀況

Topography 地勢	<input checked="" type="checkbox"/> Flat 平地 <input type="checkbox"/> Natural terrain 天然山坡 <input type="checkbox"/> Man-made slope 人造斜坡 <input type="checkbox"/> Retaining wall 擋土牆 <input type="checkbox"/> Stonewall 石牆 <input type="checkbox"/> Others 其他:				
Site changes 場地改變	<input checked="" type="checkbox"/> None 沒有 <input type="checkbox"/> Grade change 地表改變 <input type="checkbox"/> Site clearing 場地平整 <input type="checkbox"/> Others 其他				
Soil conditions 土壤情況	<input checked="" type="checkbox"/> Normal 正常 <input type="checkbox"/> Compacted 土壤被擠壓 <input type="checkbox"/> Water logging 積水 <input type="checkbox"/> Others 其他				
Soil crack or crack behind lean 土壤裂縫或裂縫於傾斜部位背後	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有				

Restriction within dripline 滴水線範圍內有限制	<input type="radio"/> None 沒有 <input checked="" type="radio"/> 25% <input type="radio"/> 5-50% <input type="radio"/> 1-75% <input type="radio"/> 75%
Tree failure record 樹木倒塌記錄	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有
Brown Root Rot disease record 褐根病記錄	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有
Other observations 其他觀察	No other particular findings

General Conditions 總體概況

Tree vigor 茁壯程度	<input type="radio"/> Low 低 <input checked="" type="radio"/> Normal 正常 <input type="radio"/> High 高	
Lean 傾斜	<input checked="" type="radio"/> No 沒有 <input type="radio"/> Yes 有 Angle from vertical 傾斜角度 <input type="text"/>	<input type="checkbox"/> Natural due to phototropism 趨光性 <input type="checkbox"/> Self-corrected 已自然修正
	<input type="checkbox"/> Recent Tilt 新近傾斜 <input type="checkbox"/> Response growth 反應生長	
Wind exposure 受風情況	<input type="radio"/> Protected 受遮擋 <input checked="" type="radio"/> Partial 部份 <input type="radio"/> Exposed 暴露 <input type="radio"/> Wind funneling 風洞 <input type="radio"/> Others 其他	
Wildlife or nesting site 野生動物或鳥巢	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有	
Cable or brace 鋼索或支架	<input type="radio"/> None 沒有 <input checked="" type="radio"/> Yes 有	
Pruning history 修剪歷史	<input checked="" type="checkbox"/> Cleaned 清理樹冠 <input type="checkbox"/> Thinned 疏減樹冠 <input type="checkbox"/> Raised 提升樹冠 <input type="checkbox"/> Reduced 縮減樹冠 <input type="checkbox"/> Structural pruning 結構修剪	
	<input type="checkbox"/> Topped 削頂 <input type="checkbox"/> Lion-tailed 獅尾 <input type="checkbox"/> Others 其他	
Other observations 其他觀察	No other particular findings	

Crown Conditions 樹冠狀況

Crown density 樹冠密度	<input checked="" type="radio"/> Normal 正常 <input type="radio"/> Sparse 稀疏 (<input type="radio"/> <25% <input type="radio"/> 25% - <50% <input type="radio"/> 50% <75%)		<input type="checkbox"/> Imbalanced crown 樹冠不對稱
Live crown ratio 活冠比	<input type="radio"/> <40% <input checked="" type="radio"/> 41 - 70% <input type="radio"/> >70%	Crown load 樹冠負荷	<input checked="" type="radio"/> Normal 正常 <input type="radio"/> Heavy 過重 <input type="radio"/> Declined 衰弱
Foliage 葉片	<input type="radio"/> Fallen leaf (Seasonal) 落葉(季節性) <input type="radio"/> Defoliation (Withered) 落葉(枯萎) <input checked="" type="radio"/> Normal 正常 <input type="radio"/> Chlorotic 萎黃 % <input type="radio"/> Necrotic 壞死 %		
Leaf size 葉片大小	<input checked="" type="radio"/> Normal 正常 <input type="radio"/> Smaller than normal 比正常細小		
Dieback twigs 枯枝	<input checked="" type="radio"/> <5% <input type="radio"/> 5 - <25% <input type="radio"/> 25 - 50% <input type="radio"/> >50%	<input type="checkbox"/> Epicormics 水橫枝 <input type="checkbox"/> Hanger 懸吊斷枝 <input type="checkbox"/> Pest and disease 病蟲害	
Other observations 其他觀察	No other particular findings		

Branch Conditions 樹枝狀況

<input checked="" type="checkbox"/> Co-dominant branches 等勢枝	<input type="checkbox"/> Included bark 內夾樹皮	<input type="checkbox"/> Cross branches 疊枝	<input type="checkbox"/> Crooks or abrupt bends 不常規彎曲	<input type="checkbox"/> Sap flow 滲液
<input type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Decay or cavity 腐爛或樹洞	<input type="checkbox"/> Heavy lateral limb 重側枝	<input type="checkbox"/> Deadwood 枯木	
<input type="checkbox"/> Canker 潰瘍	<input type="checkbox"/> Galls 腫瘤	<input type="checkbox"/> Burls 節瘤	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損	
<input type="checkbox"/> Pest and disease 病蟲害:		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物:		
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體:		<input type="checkbox"/> Response growth 反應生長:		
Other observations 其他觀察	No other particular findings			

Trunk Conditions 主幹狀況

<input type="checkbox"/> Cavity 樹洞 #1 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #2 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #3 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #4 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____				
<input type="checkbox"/> Co-dominant stems 等勢幹		<input type="checkbox"/> Included bark 內夾樹皮	<input type="checkbox"/> Poor taper 不良漸尖生長	<input type="checkbox"/> Crooks or abrupt bends 不常規彎曲
<input type="checkbox"/> Cracks or splits 裂縫或裂開		<input type="checkbox"/> Abnormal bark crack 不正常樹皮裂紋	<input type="checkbox"/> Sap flow 滲液	
<input type="checkbox"/> Canker 潰瘍	<input type="checkbox"/> Galls 腫瘤	<input type="checkbox"/> Burls 節瘤	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損	
<input type="checkbox"/> Pest and disease 病蟲害:		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物:		
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體:		<input type="checkbox"/> Response growth 反應生長:		
Other observations 其他觀察	No other particular findings			

Root Conditions 根部狀況

<input type="checkbox"/> Root collar not visible 根脊不現	<input type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Exposed root根部外露	<input type="checkbox"/> Root rot 根部腐壞
<input type="checkbox"/> Cut or pruned roots 根部經切割或截根	<input type="checkbox"/> Trunk girdling 纏繞樹幹	<input type="checkbox"/> Girdling root 纏繞根	<input type="checkbox"/> Dead surface roots 表根枯萎
<input type="checkbox"/> Root-plate movement 根基移位	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損		
<input type="checkbox"/> Pest and disease 病蟲害：		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物：	
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體：		<input type="checkbox"/> Response growth 反應生長：	
Other observations 其他觀察	No other particular findings		

Risk Categorisation 風險類別 (Please identify no more than three (3) important Target(s) for no more than three (3) Tree Part 請就不多於三個樹木部份選取不多於三個目標物)

Target No. 目標物編號	Tree Part 樹木部分	Condition(s) of Concern 關注狀況	Part Size (mm) 部位大小 (毫米)	Fall Distance (m) 下墜距離 (米)	Likelihood 可能性			Consequences 後果	Risk rating 風險評級 (Matrix 2: Risk rating matrix 風險評級組合)
					Failure 倒塌	Impact 影響	Failure and Impact 倒塌並影響 (Matrix 1: Likelihood matrix 可能性組合)		
1	Small branch (diameter 100mm or less)小型枝條 (直徑<100毫米)	Dieback near the branches	10	2	Possible 有可能	Very low 非常低	Unlikely 很低機會	Minor 較小	Low 低

Matrix 1: Likelihood matrix 可能性組合

Likelihood of Failure 倒塌的可能性	Likelihood of Impacting Target 影響目標的可能性			
	Very Low 非常低	Low 低	Medium 中等	High 高
Highly Probable 非常可能	Unlikely 很低機會	Somewhat likely 有機會	Likely 較大機會	Very likely 很大機會
Probable 相當可能	Unlikely 很低機會	Unlikely 很低機會	Somewhat likely 有機會	Likely 較大機會
Possible 有可能	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會	Somewhat likely 有機會
Improbable 不太可能	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會

Matrix 2: Risk rating matrix 風險評級組合

Likelihood of Failure and Impact 倒塌並影響的可能性	Consequences of Failure 倒塌後果			
	Negligible 微小	Minor 較小	Significant 重大	Severe 嚴重
Very likely 很大機會	Low 低	Moderate 中	High 高	Extreme 極高
Likely 較大機會	Low 低	Moderate 中	High 高	High 高
Somewhat likely 有機會	Low 低	Low 低	Moderate 中	Moderate 中
Unlikely 很低機會	Low 低	Low 低	Low 低	Low 低

Mitigation Measures 緩減措施

Target No. 目標編號	Tree Part 樹木部分	Mitigation Measures 緩減措施	Anticipated Completion Date 預算完成日期 (dd/mm/yyyy)	Residual Risk 剩餘風險

Notes, explanations, descriptions and supplementary Information 說明、註解、描述及補充資料

The overall health and structural conditions of tree is fair. Regular monitoring is suggested.

Overall tree risk rating 綜合樹木風險	Overall residual risk 綜合剩餘風險	Advanced assessment 進一步檢查	<input checked="" type="radio"/> No 否 <input type="radio"/> Yes 是 Please describe 請描述
		Inspection limitations 檢查限制	<input checked="" type="checkbox"/> None 沒有 <input type="checkbox"/> Inaccessible 難以接近 <input type="checkbox"/> Climbers 攀緣植物 <input type="checkbox"/> Root collar buried 根莖被埋 <input type="checkbox"/> Others _____
		Next inspection date 下次檢查日期	

Attached Information 附夾資料

Attachment Type	Attachment Name	Description
MAP 地圖 Profile	Tree Location Plan	Location of the tree
PHOTO 照片 Profile	Tree Photo Record	Photos of the tree

Add Rows 增加列

Delete Rows 刪除列

Declaration 聲明

I, the Inspection Officer for the above TRA Form 2, confirm that I have inspected the tree(s) at the specified date and time with due diligence, and the information given in the Form(s) is truly reflecting what I observed on site.

本人作為以上個別樹木風險評估(表格2)

的巡查人員，確認本人已在本表格所列日期及時間，謹慎小心完成有關樹木的風險評估，而本表格上填入的資料均真確無訛地反映本人在現場觀察所得。

My academic, professional, training records and work experience met the requirements of Inspection Officer (Form 2) in the TRAM Guidelines.

本人的學術、專業、培訓紀錄及相關工作經驗均符合「樹木風險評估及管理安排」指引中對巡查人員的要求。

Name of Inspection Officer:

Lau Ming Fung

巡查人員姓名

(請以英文正楷書寫。)

Date of Form 2 Completed:

28/10/2023

完成表格2日期

(dd/mm/yyyy)

(Please sign on the space provided if the Form 2 is submitted in paper form 若以文本形式遞交表格2, 請於以下空位簽名)

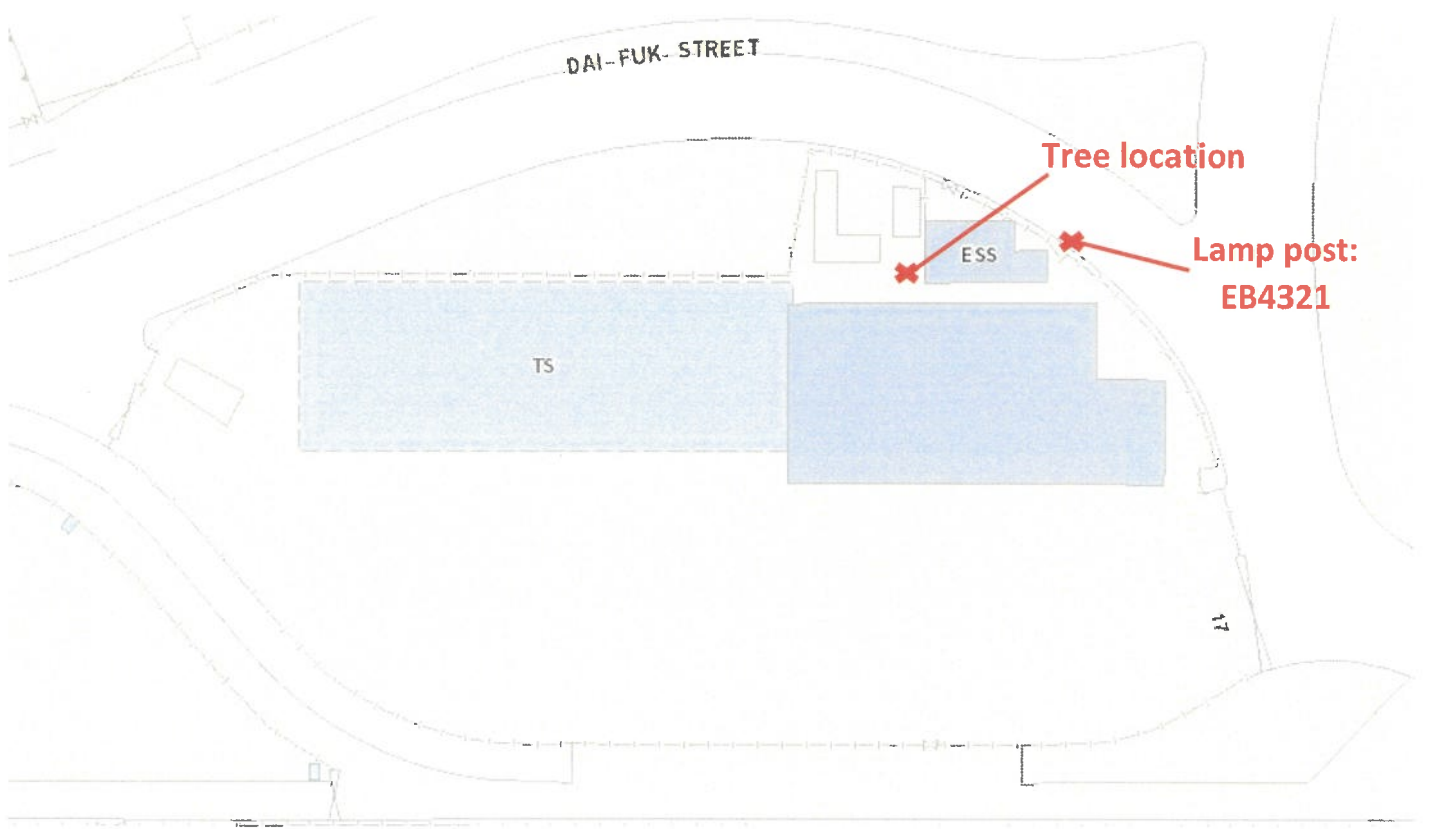
Signature of Inspection Officer:

巡查人員簽署:

End of Form 2

表格2完

Tree location plan



Tree Photo Record

Whole view 1



Whole view 2



Crown 1



Crown 2



Trunk 1



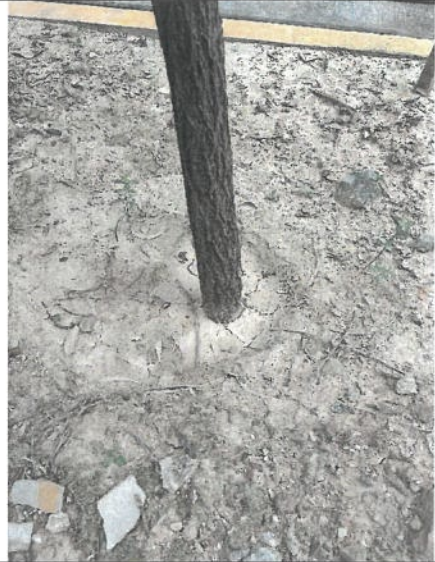
Trunk 2



Root 1



Root 2



Tree Risk Assessment Form 2 Individual Tree Risk Assessment 樹木風險評估表格2 個別樹木風險評估

General Information 基本資料

Dept. / Agency 部門 / 機構:	MTRC	Inspection Officer 巡查人員	Lau Ming Fung	Post 職位	CA
Project/Contract No. 工程/合約編號				File Ref. 檔案編號	
Date and Time of Inspection	28/10/2023	11	30	Last Inspection Date	
巡查日期及時間	(dd/mm/yyyy)	(hr)	(min)	上次巡查日期	(dd/mm/yyyy)
Inspection Time Spent 是次巡查所用時間				0.5 hr	
Inspection Frequency 巡查週期					

Tree Information 樹木資料

TMCP Tree ID TMCP樹木編號	Dept. Tree ID 部門樹木編號	T4	Tree Species 樹種	Tabebuia chrysantha (syn. Tabebuia chrysotricha) 黃鐘木(風鈴木)	Triage Colour 分流顏色	No 無
Tree Height(m) 樹高(米)	6	Crown Spread(m) 樹冠闊度(米)	2	No. of Trunk(s) 樹幹數目	1	
DBH of tree trunk(s)(mm) 每枝主幹胸徑(毫米)		1	2	3	4	5
	85					
Tree Status 樹木類別		<input type="checkbox"/> Old and Valuable Tree 古樹名木 (OVT No. 古樹名木登記冊編號:) <input checked="" type="checkbox"/> Other tree 其他樹木 <input type="checkbox"/> Stonewall Tree 石牆樹 (Tree Register No. 樹木登記編號:) <input type="checkbox"/> Brown Root Rot Disease Infected 受褐根病感染 <input type="checkbox"/> Mature Tree (DEB > 750mm) 成熟樹 (胸徑 > 750毫米)				

Location Information 位置資料

Masterzone Ref. 主區編號		Location (Chinese) 地點 (中文)	大埔工業邨大富街港鐵巴士廠
Subzone Ref. 副區編號		Location (English) 地點 (英文)	MTR Bus Depot, Dai Fu Street, Tai Po Industrial Estate
Coordinates 座標	X: 836509.000	Y: 835258.000	
Tree Risk Management Zone Category 樹木風險管理地區類別	Category I 第一類		
Location Type 地點類別	<input type="checkbox"/> Roadside landscaped area 路旁綠化地區 <input checked="" type="checkbox"/> Tree pit 樹穴 <input type="checkbox"/> Central divider 中央分隔帶 <input type="checkbox"/> Public park or recreation venue 公園或康樂場地 <input type="checkbox"/> Housing estate 屋邨 <input type="checkbox"/> Government compound 政府建築物 <input type="checkbox"/> Planter box 花盆 <input type="checkbox"/> SIMAR slopes 系統性維修責任的斜坡 <input type="checkbox"/> Others 其他 <input type="checkbox"/> Recreational site/facility inside country parks 郊野公園內康樂用地或設施 <input type="checkbox"/> Unleased or unallocated government land 未批租或未撥用政府土地		
Nearby Utility Post No. 就近公用設施編號:	Lamp post: EB4321		

Target Assessment 目標物評估 (Please identify no more than five (5) potential Target(s) in the sequence of severity of consequence 請依後果的嚴重性次序選取不多於五個目標物)

Target No. 目標物編號	Target Description 目標物的描述	Target Zone 目標物範圍	Occupancy rate 佔用率	Remove target? 可否移除目標物?	Restrict usage? 可否限制使用?
1	People (residents, students, working staff, etc) 人(居民、學生、員工等) Workers in Bus Depot	Within dripline 滴水線內	Frequent 經常	No	No
2					
3					
4					
5					

Site Conditions 場地狀況

Topography 地勢	<input checked="" type="checkbox"/> Flat 平地 <input type="checkbox"/> Natural terrain 天然山坡 <input type="checkbox"/> Man-made slope 人造斜坡 <input type="checkbox"/> Retaining wall 擋土牆 <input type="checkbox"/> Stonewall 石牆 <input type="checkbox"/> Others 其他:				
Site changes 場地改變	<input checked="" type="checkbox"/> None 沒有 <input type="checkbox"/> Grade change 地表改變 <input type="checkbox"/> Site clearing 場地平整 <input type="checkbox"/> Others 其他				
Soil conditions 土壤情況	<input checked="" type="checkbox"/> Normal 正常 <input type="checkbox"/> Compacted 土壤被擠壓 <input type="checkbox"/> Water logging 積水 <input type="checkbox"/> Others 其他				
Soil crack or crack behind lean 土壤裂縫或裂縫於傾斜部位背後	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有				

Restriction within dripline 滴水線範圍內有限制	<input type="radio"/> None 沒有 <input checked="" type="radio"/> 25% <input type="radio"/> 5-50% <input type="radio"/> 1-75% <input type="radio"/> 75%
Tree failure record 樹木倒塌記錄	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有
Brown Root Rot disease record 褐根病記錄	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有
Other observations 其他觀察	No other particular findings

General Conditions 總體概況

Tree vigor 茁壯程度	<input type="radio"/> Low 低 <input checked="" type="radio"/> Normal 正常 <input type="radio"/> High 高
Lean 傾斜	<input checked="" type="radio"/> No 沒有 <input type="radio"/> Yes 有 Angle from vertical 傾斜角度 <input type="text"/> <input type="checkbox"/> Natural due to phototropism 趨光性 <input type="checkbox"/> Self-corrected 已自然修正 <input type="checkbox"/> Recent Tilt 新近傾斜 <input type="checkbox"/> Response growth 反應生長
Wind exposure 受風情況	<input type="radio"/> Protected 受遮擋 <input checked="" type="radio"/> Partial 部份 <input type="radio"/> Exposed 暴露 <input type="radio"/> Wind funneling 風洞 <input type="radio"/> Others 其他
Wildlife or nesting site 野生動物或鳥巢	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有
Cable or brace 鋼索或支架	<input type="radio"/> None 沒有 <input checked="" type="radio"/> Yes 有
Pruning history 修剪歷史	<input checked="" type="checkbox"/> Cleaned 清理樹冠 <input type="checkbox"/> Thinned 疏減樹冠 <input type="checkbox"/> Raised 提升樹冠 <input type="checkbox"/> Reduced 縮減樹冠 <input type="checkbox"/> Structural pruning 結構修剪 <input type="checkbox"/> Topped 削頂 <input type="checkbox"/> Lion-tailed 獅尾 <input type="checkbox"/> Others 其他
Other observations 其他觀察	No other particular findings

Crown Conditions 樹冠狀況

Crown density 樹冠密度	<input checked="" type="radio"/> Normal 正常 <input type="radio"/> Sparse 稀疏 (<input type="radio"/> <25% <input type="radio"/> 25% - <50% <input type="radio"/> 50% <75%)	<input type="checkbox"/> Imbalanced crown 樹冠不對稱
Live crown ratio 活冠比	<input type="radio"/> <40% <input checked="" type="radio"/> 41 - 70% <input type="radio"/> >70%	Crown load 樹冠負荷 <input checked="" type="radio"/> Normal 正常 <input type="radio"/> Heavy 過重 <input type="radio"/> Declined 衰弱
Foliage 葉片	<input checked="" type="radio"/> Fallen leaf (Seasonal) 落葉(季節性) <input type="radio"/> Defoliation (Withered) 落葉(枯萎) <input type="radio"/> Normal 正常 <input type="radio"/> Chlorotic 萎黃 % <input type="radio"/> Necrotic 壞死 %	
Leaf size 葉片大小	<input checked="" type="radio"/> Normal 正常 <input type="radio"/> Smaller than normal 比正常細小	
Dieback twigs 枯枝	<input checked="" type="radio"/> <5% <input type="radio"/> 5 - <25% <input type="radio"/> 25 - 50% <input type="radio"/> >50%	<input type="checkbox"/> Epicormics 水橫枝 <input type="checkbox"/> Hanger 懸吊斷枝 <input type="checkbox"/> Pest and disease 病蟲害
Other observations 其他觀察	No other particular findings	

Branch Conditions 樹枝狀況

<input checked="" type="checkbox"/> Co-dominant branches 等勢枝	<input type="checkbox"/> Included bark 內夾樹皮	<input type="checkbox"/> Cross branches 疊枝	<input type="checkbox"/> Crooks or abrupt bends 不常規彎曲	<input type="checkbox"/> Sap flow 滲液
<input type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Decay or cavity 腐爛或樹洞	<input type="checkbox"/> Heavy lateral limb 重側枝	<input type="checkbox"/> Deadwood 枯木	
<input type="checkbox"/> Canker 潰瘍	<input type="checkbox"/> Galls 腫瘤	<input type="checkbox"/> Burls 節瘤	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損	
<input type="checkbox"/> Pest and disease 病蟲害：		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物：		
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體：		<input type="checkbox"/> Response growth 反應生長：		
Other observations 其他觀察	No other particular findings			

Trunk Conditions 主幹狀況

<input type="checkbox"/> Cavity 樹洞 #1 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #2 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #3 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #4 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____				
<input type="checkbox"/> Co-dominant stems 等勢幹	<input type="checkbox"/> Included bark 內夾樹皮	<input type="checkbox"/> Poor taper 不良漸尖生長	<input type="checkbox"/> Crooks or abrupt bends 不常規彎曲	
<input type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Abnormal bark crack 不正常樹皮裂紋	<input type="checkbox"/> Sap flow 滲液		
<input type="checkbox"/> Canker 潰瘍	<input type="checkbox"/> Galls 腫瘤	<input type="checkbox"/> Burls 節瘤	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損	
<input type="checkbox"/> Pest and disease 病蟲害：		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物：		
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體：		<input type="checkbox"/> Response growth 反應生長：		
Other observations 其他觀察	No other particular findings			

Root Conditions 根部狀況

<input type="checkbox"/> Root collar not visible 根脊不現	<input type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Exposed root 根部外露	<input type="checkbox"/> Root rot 根部腐壞
<input type="checkbox"/> Cut or pruned roots 根部經切割或截根	<input type="checkbox"/> Trunk girdling 纏繞樹幹	<input type="checkbox"/> Girdling root 纏繞根	<input type="checkbox"/> Dead surface roots 表根枯萎
<input type="checkbox"/> Root-plate movement 根基移位	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損		
<input type="checkbox"/> Pest and disease 病蟲害：		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物：	
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體：		<input type="checkbox"/> Response growth 反應生長：	
Other observations 其他觀察	No other particular findings		

Risk Categorisation 風險類別 (Please identify no more than three (3) important Target(s) for no more than three (3) Tree Part 請就不多於三個樹木部份選取不多於三個目標物)

Target No. 目標物編號	Tree Part 樹木部分	Condition(s) of Concern 關注狀況	Part Size (mm) 部位大小 (毫米)	Fall Distance (m) 下墜距離 (米)	Likelihood 可能性			Consequences 後果	Risk rating 風險評級 (Matrix 2: Risk rating matrix 風險評級組合)
					Failure 倒塌	Impact 影響	Failure and Impact 倒塌並影響 (Matrix 1: Likelihood matrix 可能性組合)		
1	Small branch (diameter 100mm or less) 小型枝條 (直徑 < 100毫米)	Breeding of ants near trunk	80	3	Possible 有可能	Low 低	Unlikely 很低機會	Minor 較小	Low 低

Matrix 1: Likelihood matrix 可能性組合

Likelihood of Failure 倒塌的可能性	Likelihood of Impacting Target 影響目標的可能性			
	Very Low 非常低	Low 低	Medium 中等	High 高
Highly Probable 非常可能	Unlikely 很低機會	Somewhat likely 有機會	Likely 較大機會	Very likely 很大機會
Probable 相當可能	Unlikely 很低機會	Unlikely 很低機會	Somewhat likely 有機會	Likely 較大機會
Possible 有可能	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會	Somewhat likely 有機會
Improbable 不太可能	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會

Matrix 2: Risk rating matrix 風險評級組合

Likelihood of Failure and Impact 倒塌並影響的可能性	Consequences of Failure 倒塌後果			
	Negligible 微小	Minor 較小	Significant 重大	Severe 嚴重
Very likely 很大機會	Low 低	Moderate 中	High 高	Extreme 極高
Likely 較大機會	Low 低	Moderate 中	High 高	High 高
Somewhat likely 有機會	Low 低	Low 低	Moderate 中	Moderate 中
Unlikely 很低機會	Low 低	Low 低	Low 低	Low 低

Mitigation Measures 緩減措施

Target No. 目標編號	Tree Part 樹木部分	Mitigation Measures 緩減措施	Anticipated Completion Date 預算完成日期 (dd/mm/yyyy)	Residual Risk 剩餘風險

Notes, explanations, descriptions and supplementary Information 說明、註解、描述及補充資料

The overall health and structural conditions of tree is fair. Regular monitoring is suggested.

Overall tree risk rating 綜合樹木風險	Overall residual risk 綜合剩餘風險	Advanced assessment 進一步檢查	<input checked="" type="radio"/> No 否 <input type="radio"/> Yes 是 Please describe 請描述
Low 低	None 沒有	Inspection limitations 檢查限制	<input checked="" type="checkbox"/> None 沒有 <input type="checkbox"/> Inaccessible 難以接近 <input type="checkbox"/> Climbers 攀緣植物 <input type="checkbox"/> Root collar buried 根脊被埋 <input type="checkbox"/> Others
		Next inspection date 下次檢查日期	

Attached Information 附夾資料

Attachment Type	Attachment Name	Description
MAP 地圖	Profile	Tree Location Plan Location of the tree
PHOTO 照片	Profile	Tree Photo Record Photos of the tree

Add Rows 增加列

Delete Rows 刪除列

Declaration 聲明

I, the Inspection Officer for the above TRA Form 2, confirm that I have inspected the tree(s) at the specified date and time with due diligence, and the information given in the Form(s) is truly reflecting what I observed on site.

本人作為以上個別樹木風險評估(表格2)的巡查人員，確認本人已在本表格所列日期及時間，謹慎小心完成有關樹木的風險評估，而本表格上填入的資料均真確無訛地反映本人在現場觀察所得。

My academic, professional, training records and work experience met the requirements of Inspection Officer (Form 2) in the TRAM Guidelines.

本人的學術、專業、培訓紀錄及相關工作經驗均符合「樹木風險評估及管理安排」指引中對巡查人員的要求。

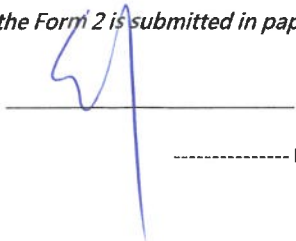
Name of Inspection Officer:

巡查人員姓名 (請以英文正楷書寫)

Date of Form 2 Completed:

完成表格2日期 (dd/mm/yyyy)

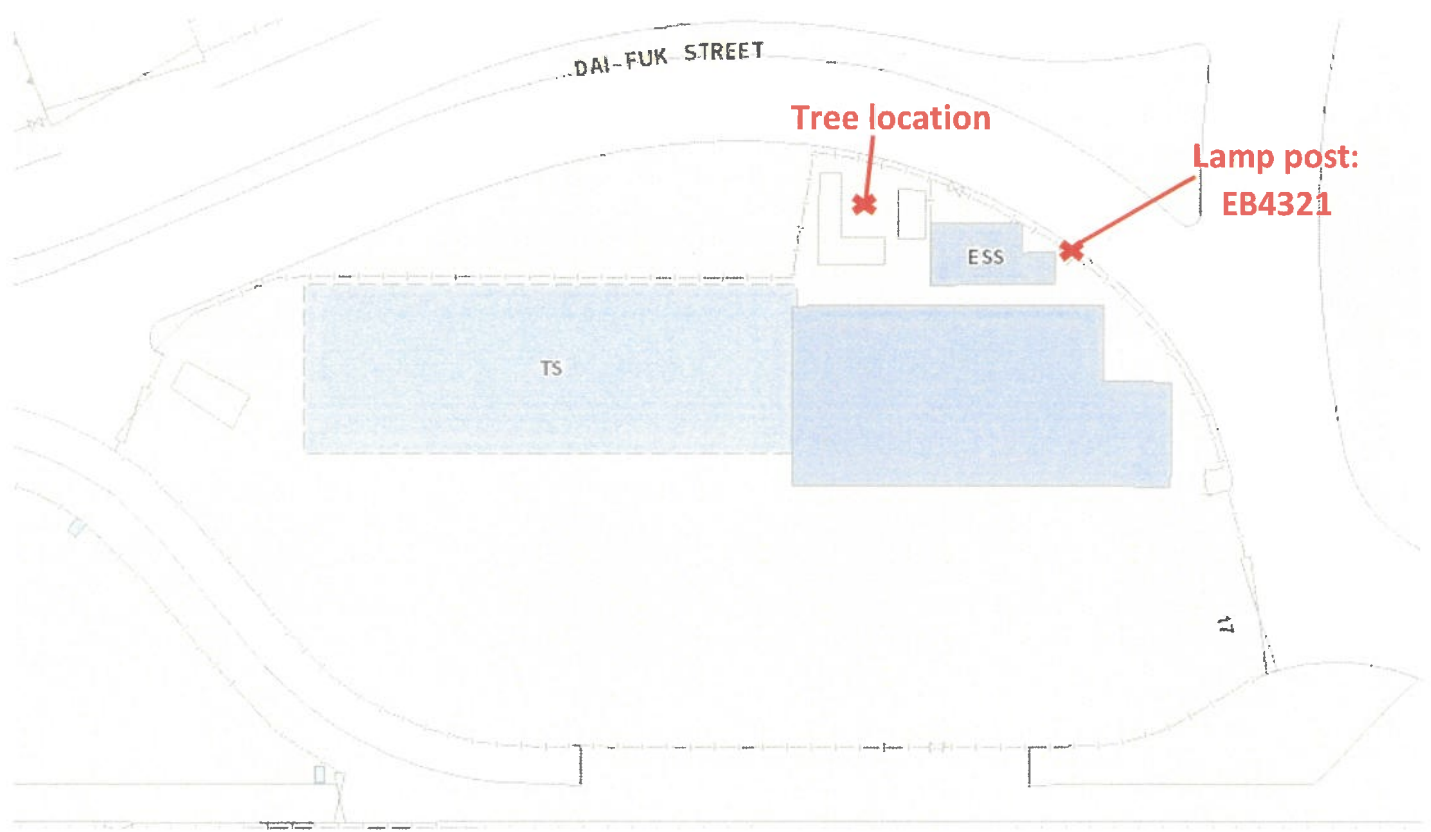
(Please sign on the space provided if the Form 2 is submitted in paper form 若以文本形式遞交表格2, 請於以下空位簽名)

Signature of Inspection Officer: 

巡查人員簽署：

----- End of Form 2 -----
表格2完

Tree location plan



Tree Photo Record

Whole view 1



Whole view 2



Crown 1



Crown 2



Trunk 1



Trunk 2



Root 1



Root 2



Appendix III

LATEST SET OF TREE MAINTENANCE
RECORD

經緯園藝有限公司
Melofield Nursery and Landscape Contractor Ltd.
Tel.2572 0048 Fax.2573 9099

香港鐵路公司
園藝保養維修記錄表

日期：30-1-2023 地點(範圍)：大埔(MTR)巴士維修廠

合約編號：MTR M1194-19(C)

主要工作：即日已完成施工

淋水
施肥
噴除蟲
扶樹
檢查植物
修剪植物
除雜草
更換新植物
清理垃圾

✓
✓
✓
✓

備註：

施工員工：

姓名：Lau Kwok abh

簽署：G

日期：30-1-2023

香港鐵路公司員工確認：

姓名：F-W Tsang

員工編號：201xxx

簽署及蓋印：

日期：

MTR
TPBMC
30-Jan-2023

經緯園藝有限公司
Melofield Nursery and Landscape Contractor Ltd.
Tel.2572 0048 Fax.2573 9099

香港鐵路公司
園藝保養維修記錄表

日期: 16-2-2023 地點(範圍): 大埔(MTR)巴士維修廠

合約編號: MTR M1194-19(C)

主要工作: 即日已完成施工

淋水
施肥
噴除蟲
扶樹
檢查植物
修剪植物
除雜草
更換新植物
清理垃圾

✓
✓
✓
✓

備註:

施工員工:

姓名: LAU KwK ubh

簽署: C

日期: 16-2-2023

香港鐵路公司員工確認:

姓名: Ew Tsang

員工編號: 301xxx

簽署及蓋印:



MTR

TPBMC

日期:

16-Feb-2023

經緯園藝有限公司
Melofield Nursery and Landscape Contractor Ltd.
Tel.2572 0048 Fax.2573 9099

香港鐵路公司
園藝保養維修記錄表

日期: 23-3-2023 地點(範圍): 大埔(MTR)巴士維修廠

合約編號: MTR M1194-19(C)


主要工作: 即日已完成施工

淋水	<input checked="" type="checkbox"/>
施肥	<input type="checkbox"/>
噴除蟲	<input type="checkbox"/>
扶樹	<input type="checkbox"/>
檢查植物	<input type="checkbox"/>
修剪植物	<input checked="" type="checkbox"/>
除雜草	<input checked="" type="checkbox"/>
更換新植物	<input type="checkbox"/>
清理垃圾	<input checked="" type="checkbox"/>

備註:

施工員工:

姓名: Lau Kwok Wah


簽署: 

日期: 23-3-2023

香港鐵路公司員工確認:

姓名: E-W Tsang

員工編號: 201 XXX

簽署及蓋印: 

日期: 23-March-2023

經緯園藝有限公司
Melofield Nursery and Landscape Contractor Ltd.
Tel.2572 0048 Fax.2573 9099

香港鐵路公司
園藝保養維修記錄表

日期：9-5-2023 地點(範圍)：大埔巴士廠

合約編號：MTR M1194-19(C)

主要工作：即日已完成施工

淋水
施肥
噴除蟲
扶樹
檢查植物
修剪植物
除雜草
更換新植物
清理垃圾

✓
✓

備註：

施工員工：

姓名：黃麗銀

簽署：銀

日期：9-5-2023

香港鐵路公司員工確認：

姓名：F-W-Tsang

員工編號：201541

簽署及蓋印：

日期：9-May-2023



經緯園藝有限公司
Melofield Nursery and Landscape Contractor Ltd.
Tel.2572 0048 Fax.2573 9099

香港鐵路公司
園藝保養維修記錄表

日期 2/6/2023、地點(範圍)大埔巴士廠

合約編號：MTR M1194-19(C)

主要工作： 即日已完成施工

淋水	<input checked="" type="checkbox"/>
施肥	<input type="checkbox"/>
噴除蟲	<input type="checkbox"/>
扶樹	<input type="checkbox"/>
檢查植物	<input type="checkbox"/>
修剪植物	<input type="checkbox"/>
除雜草	<input checked="" type="checkbox"/>
更換新植物	<input type="checkbox"/>
清理垃圾	<input checked="" type="checkbox"/>

備註：

施工員工：

姓名：雷良嘉

簽署：Lei

日期：2/6/2023

香港鐵路公司員工確認：

姓名：FW Tsang

員工編號：201444

簽署及蓋印：

日期：

02 Jun-2023



香港鐵路公司
園藝保養維修記錄表

日期：18-7-2023 地點(範圍)：大埔(MTR)巴士廠

合約編號：MTR M1194-19(C)

主要工作：即日已完成施工

淋水	<input checked="" type="checkbox"/>
施肥	<input type="checkbox"/>
噴除蟲	<input type="checkbox"/>
扶樹	<input type="checkbox"/>
檢查植物	<input type="checkbox"/>
修剪植物	<input checked="" type="checkbox"/>
除雜草	<input checked="" type="checkbox"/>
更換新植物	<input type="checkbox"/>
清理垃圾	<input checked="" type="checkbox"/>

備註：

施工員工：

姓名：Lau Kwok wah


簽署：G

日期：18-7-2023

香港鐵路公司員工確認：

姓名：F.W. Tsang

員工編號：201822

簽署及蓋印：

日期：18-July-2023

經緯園藝有限公司
Melofield Nursery and Landscape Contractor Ltd.
Tel.2572 0048 Fax.2573 9099

香港鐵路公司
園藝保養維修記錄表

日期：2023.8.9 地點(範圍)：大埔巴士厂

合約編號：MTR M1194-19(C)

主要工作：即日已完成施工

淋水
施肥
噴除蟲
扶樹
檢查植物
修剪植物
除雜草
更換新植物
清理垃圾

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

備註：

施工員工：

姓名：劉芷紅

簽署：31

日期：2023.8.9.

香港鐵路公司員工確認：

姓名：E-W-Tsang

員工編號：201222

簽署及蓋印：

日期：



9-Aug-2023

經緯園藝有限公司
Melofield Nursery and Landscape Contractor Ltd.
Tel.2572 0048 Fax.2573 9099

香港鐵路公司
園藝保養維修記錄表

日期：4-9-2023 地點(範圍)：大埔(MTR)巴士維修廠

合約編號：MTR M1194-19(C)

主要工作：即日已完成施工

淋水
施肥
噴除蟲
扶樹
檢查植物
修剪植物
除雜草
更換新植物
清理垃圾

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

備註：

施工員工：

姓名：Lau Kwok Wah

簽署：Ce

日期：4-9-2023

香港鐵路公司員工確認：

姓名：FOO TAI TAT

員工編號：225xxx

簽署及蓋印



日期：4-9-2023

經緯園藝有限公司
Melofield Nursery and Landscape Contractor Ltd.
Tel.2572 0048 Fax.2573 9099

香港鐵路公司
園藝保養維修記錄表

日期：9-11-2023 地點(範圍)：大埔(MTR)巴士維修廠

合約編號：MTR M1194-19(C)

主要工作： 即日已完成施工

淋水
施肥
噴除蟲
扶樹
檢查植物
修剪植物
除雜草
更換新植物
清理垃圾

✓
✓
✓
✓

備註：

施工員工：

姓名：黃麗銀

簽署：

日期：9-11-2023

香港鐵路公司員工確認：

姓名：FOO TAI TAT

員工編號：225967

簽署及蓋印：TT Foo, ABMS, TAT

日期：

9-11-2023



經緯園藝有限公司
Melofield Nursery and Landscape Contractor Ltd.
Tel.2572 0048 Fax.2573 9099

香港鐵路公司
園藝保養維修記錄表

日期：13-12-2023 地點(範圍)：大埔(MTR)巴士維修廠

合約編號：MTR M1194-19(C)

主要工作：即日已完成施工

淋水
施肥
噴除蟲
扶樹
檢查植物
修剪植物
除雜草
更換新植物
清理垃圾

✓
✓
✓
✓

備註：

施工員工：

姓名：Lau Kwok Kubin

簽署：Ce

日期：13-12-2023

香港鐵路公司員工確認：

姓名：傅大達

員工編號：225967

簽署及蓋印：

TAT



TPBMC

日期：13-12-2023

經緯園藝有限公司
Melofield Nursery and Landscape Contractor Ltd.
Tel.2572 0048 Fax.2573 9099

香港鐵路公司
園藝保養維修記錄表

日期：6-2-2024 地點(範圍)：大埔(MTR)巴士維修廠

合約編號：MTR M1194-19(C)

主要工作： 即日已完成施工

淋水
施肥
噴除蟲
扶樹
檢查植物
修剪植物
除雜草
更換新植物
清理垃圾

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

備註：

施工員工：

姓名：Lou Karok wai

簽署：le

日期：6-2-2024

香港鐵路公司員工確認：

姓名：傅大達

員工編號：225967

簽署及蓋印：



日期：6-2-2024

Appendix IV

APPROVED DRAINAGE PLAN

(12)

 MTR	
ORIGINATOR	 Meinhardt (Hong Kong) Ltd. Consulting Engineers 邁進(香港)工程顧問有限公司
CADD REF.	 KWAI YEE ASSOCIATES LIMITED 郭文達建築師事務所有限公司

Appendix V

LOCATION OF SENSITIVE USES

Appendix VI

EXTRACT OF APPROVED ENVIRONMENTAL
ASSESSMENT STUDY

Figure 2-1 Setback Distance from Dai Wah Street to the Fresh Air In-take Façade of Sensitive Use Room

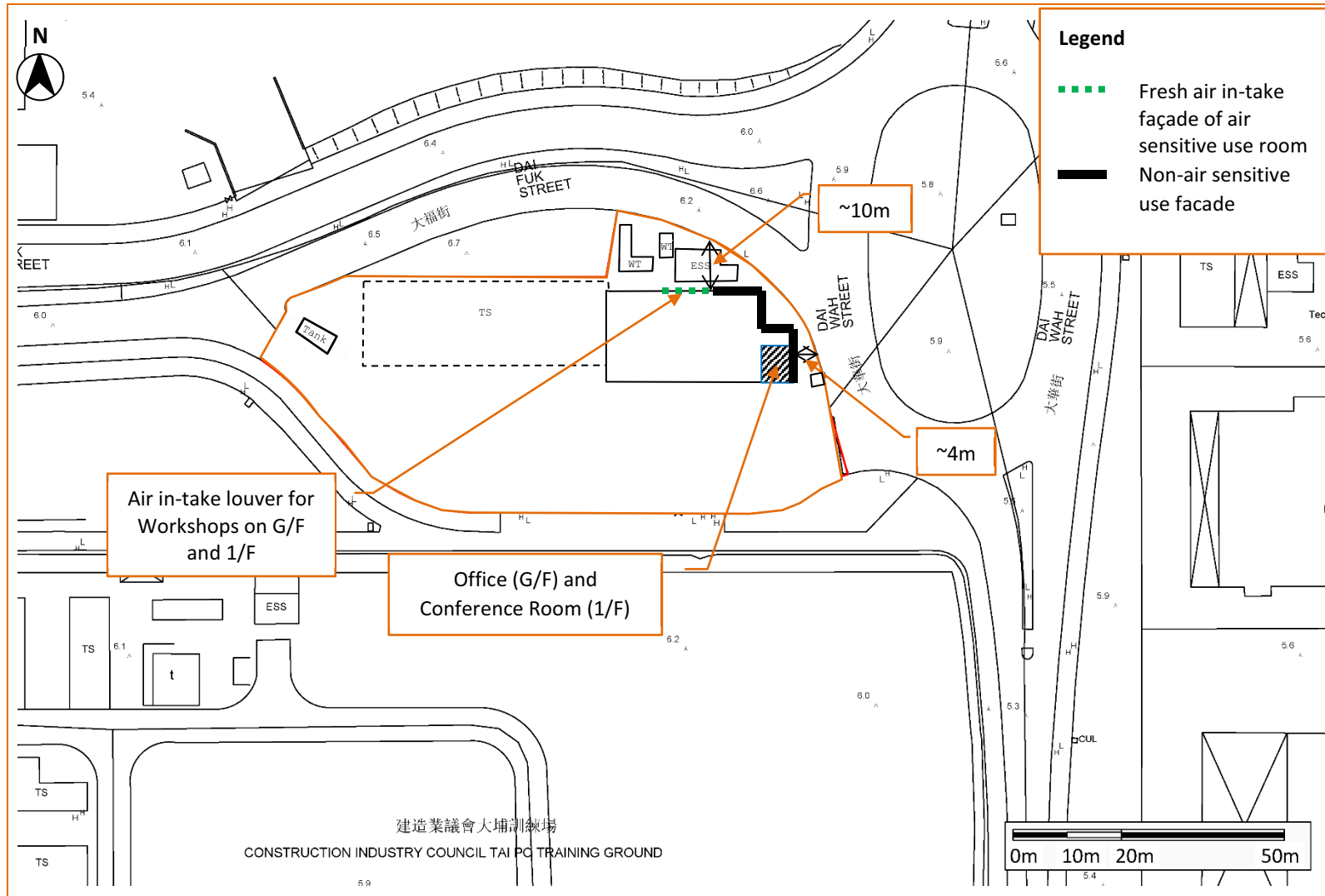


Figure 3-1 Locations of Representative Noise Sensitive Receivers

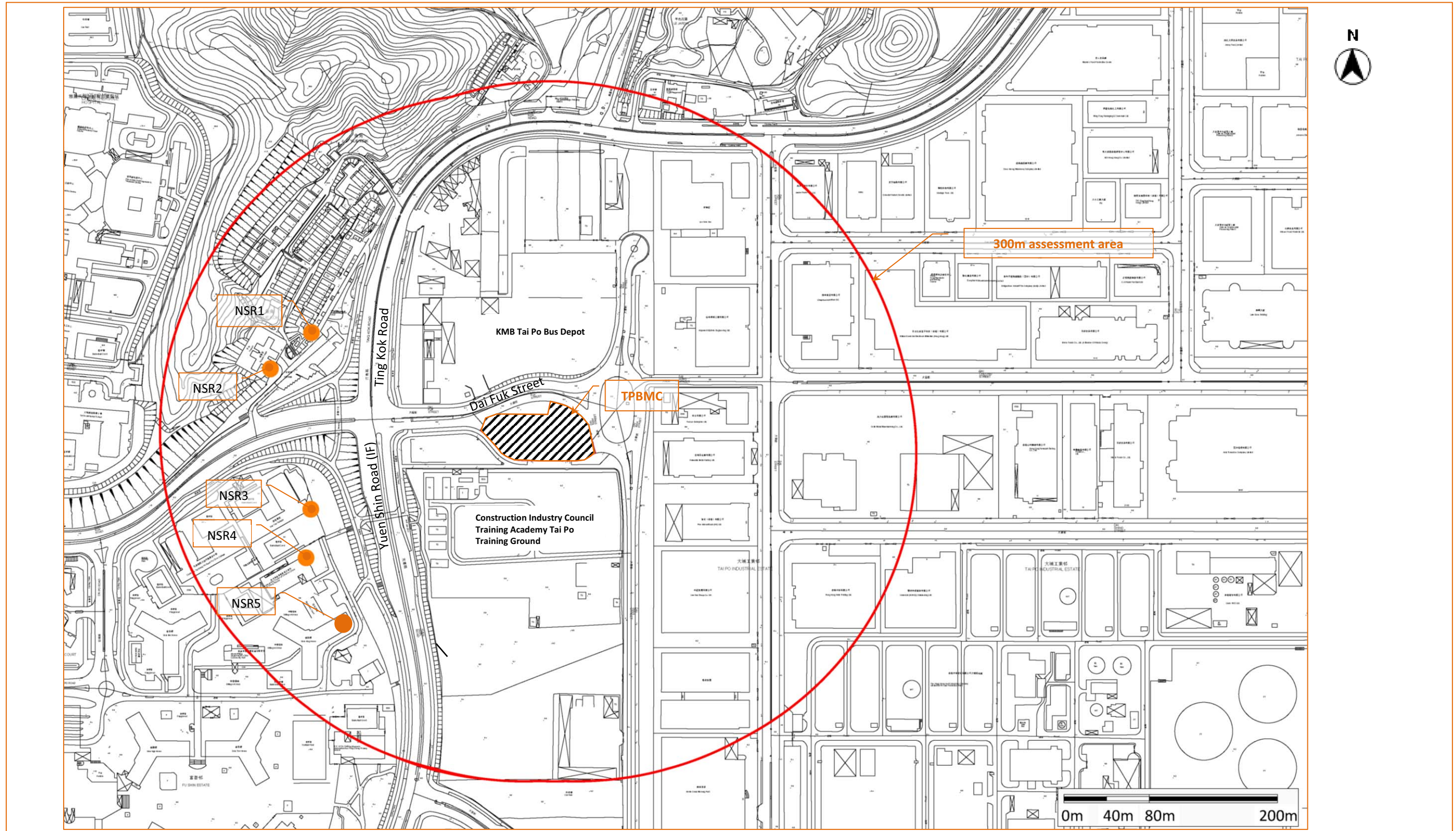


Figure 3-2 Locations of Fixed Noise Sources I

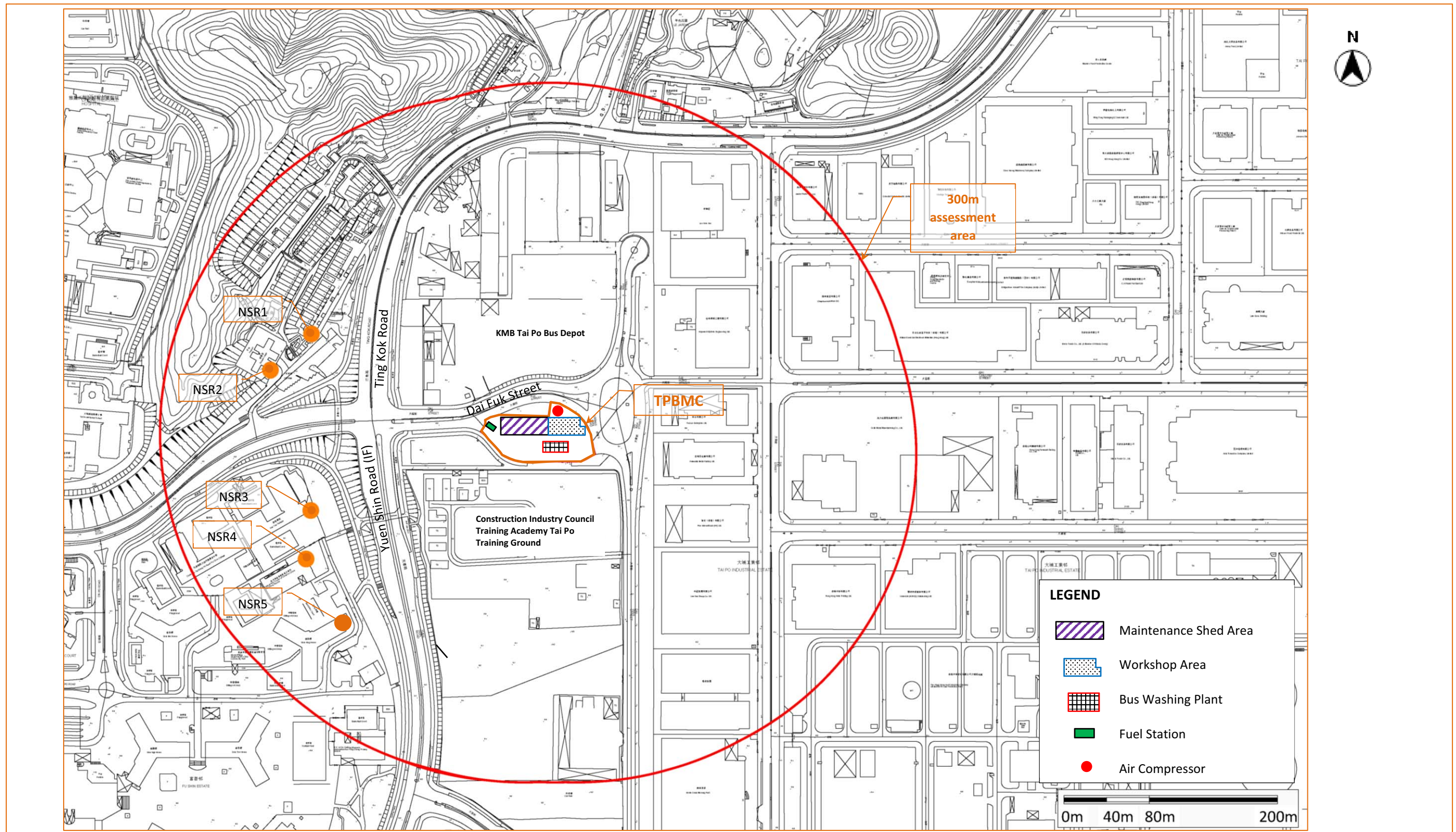
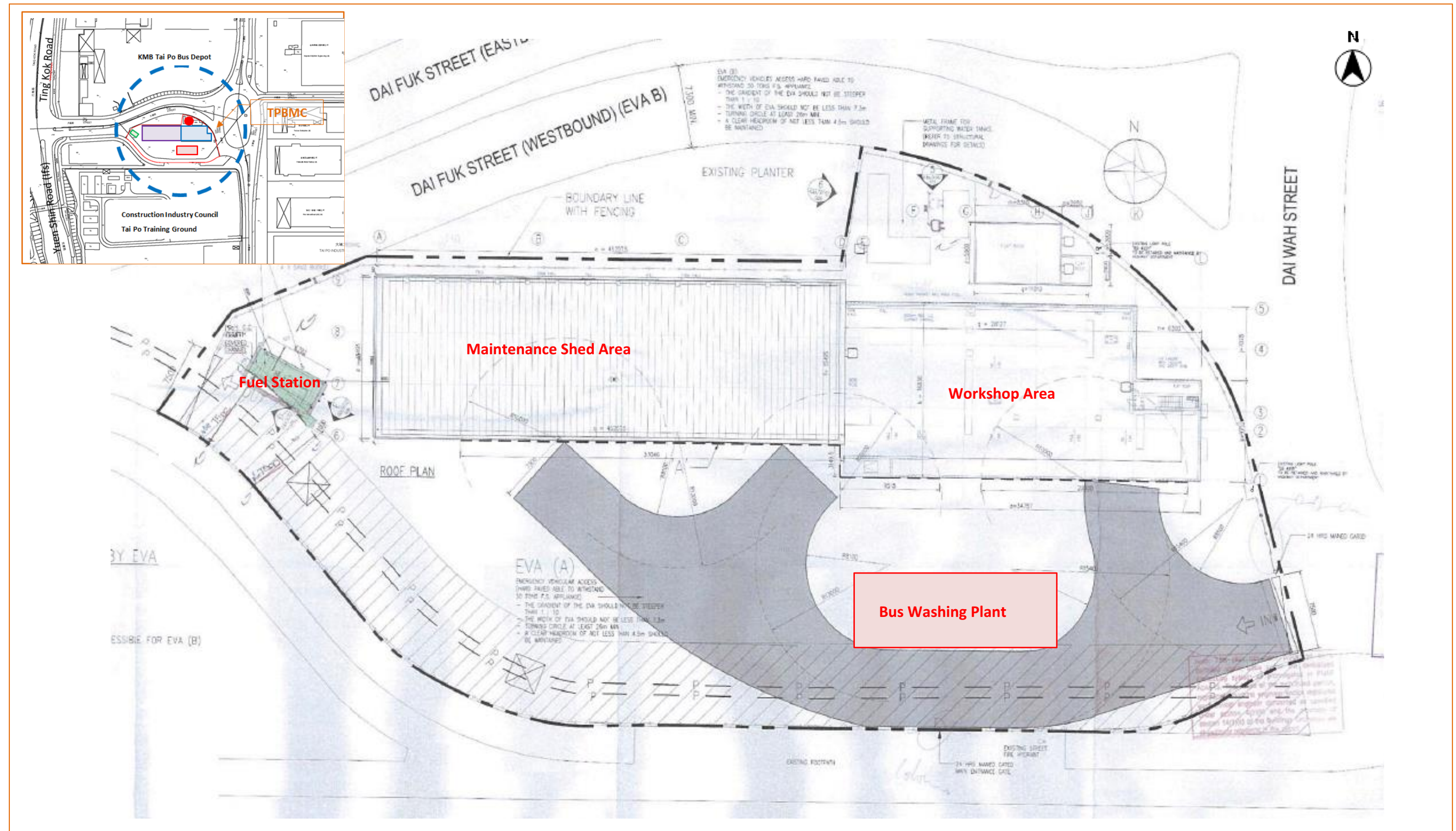


Figure 3-3 Locations of Fixed Noise Sources II



6 CONCLUSIONS AND RECOMMENDATIONS

6.1.1 An Environmental Assessment has been conducted to support the S16 Planning Application for the existing Tai Po Bus Maintenance Centre (located in Area 33 of Tai Po, New Territories (the Site)). TPBMC is not to be a Designated Project (DP) under the Environmental Impact Assessment Ordinance (EIAO).

6.1.2 As the TPBMC has already been constructed and is in operation, the assessment has focused only on the continuing operation of the TPMC. It is the conclusion of this EAS that no adverse environmental impacts are anticipated due to the continuing operation of TPBMC. Specific conclusions for air quality, noise, water quality and waste management are as follows:

Air Quality

6.1.3 No major activities have been identified during the operation of the TPBMC that will cause any off-site adverse air quality impacts. No adverse air quality impact on the air sensitive uses from vehicle emissions or chimney emissions is anticipated. As such, no adverse air quality impact is anticipated arising from the continuing operation of TPBMC.

Noise

6.1.4 The fixed noise levels are estimated to comply with the noise criteria while the noise contribution due to TPBMC range from 0.0 to 0.7dB(A), which are less than 1.0dB(A). As such, no adverse noise impact is anticipated arising from the continuing operation of TPBMC.

Water Quality

6.1.5 MTR will continue to properly operate and maintain the on-site WWTP to ensure in compliance with the Discharge Licence. No adverse water quality impact is anticipated due to the continuing operation of TPBMC.

Waste and Land Contamination

6.1.6 Just under 30kg/day of general refuse may be generated by staff at TPBMC, which is insignificant compared to the 10,159 tonnes of MSW that was disposed of at Hong Kong's landfills each day in 2015. Based on a review of historical land use and site inspection, there is no reason to suspect the presence of contaminated land, either from past use of the Site or from the continuing operation of TPBMC. As such, no adverse waste management impacts or land contamination are anticipated due to the continuing operation of TPBMC.

Appendix VII

LATEST SETS OF FS251 CERTIFICATES

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處檔號

Serial Number

30037 000029

Name of Client 顧客姓名

MTR Corporation Limited.

Address 地址

MTR Tai Po Maintenance Centre, Tai Po Industrial Estate, No. STT1615 Dai Fuk Street, Tai Po, NT

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

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	2X 75kg Dry Powder F.E.	at Fueling Station.	Conforms with FSD requirements	19/01/2024	18/01/2025
25	1X Sand Bucket	at Fueling Station.	Conforms with FSD requirements	19/01/2024	18/01/2025

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
24	2X 5kg CO2 F.E.	at Fueling Station.	To replace	Conforms with FSD requirements	19/01/2024
25	3X Sand Bucket	at Fueling Station.	To replace	Conforms with FSD requirements	19/01/2024

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

Remark 備註

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

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

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized

Signature:

受權人簽署

Name:

姓名

Joseph Lai Man Chung

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

RC3 / 0037 RC /

Lai Man Chung,

Joseph

Telephone:

聯絡電話

Date:

日期

23840138

01/02/2024

For FSD
use only

Inspected

Key-in

Verified

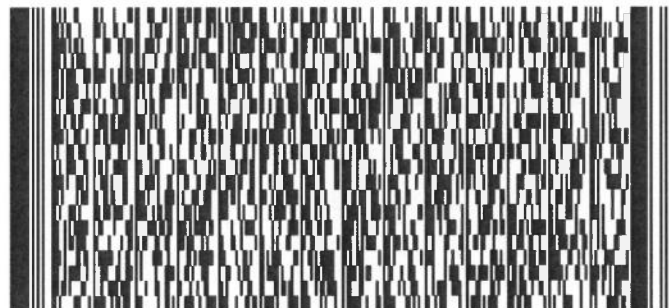
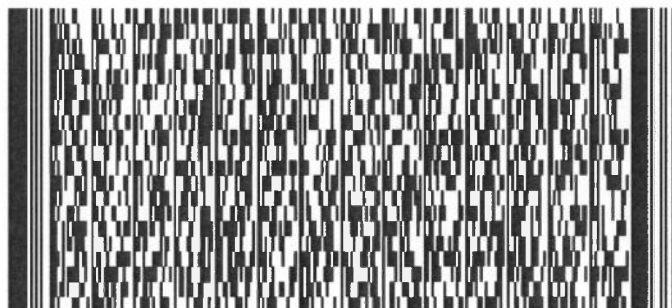
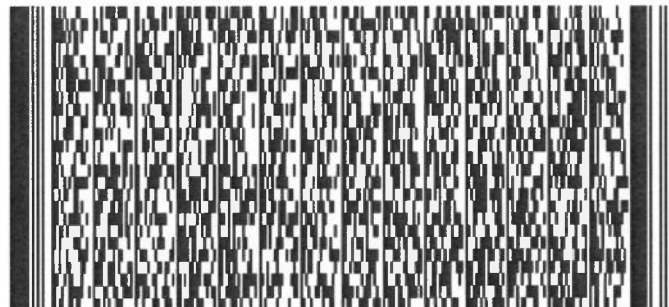
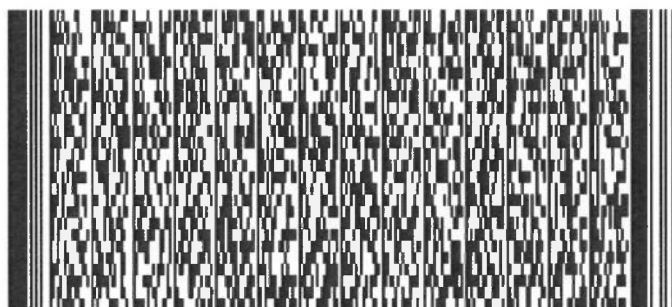
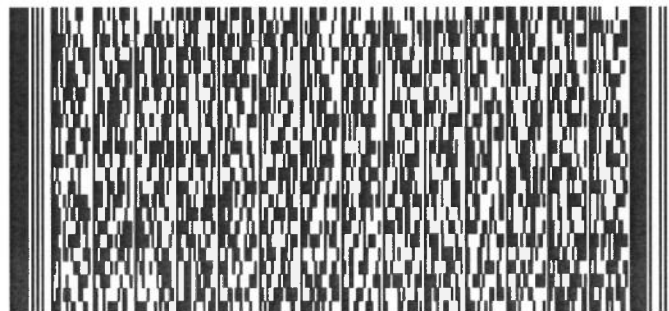
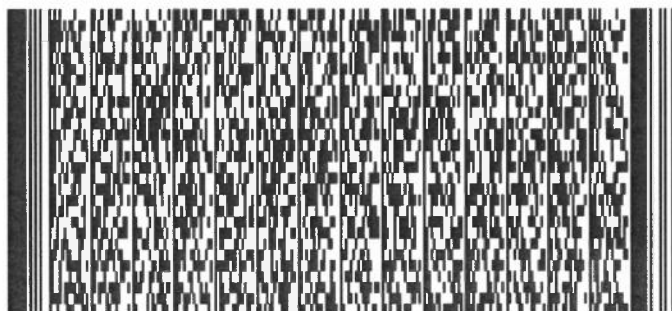
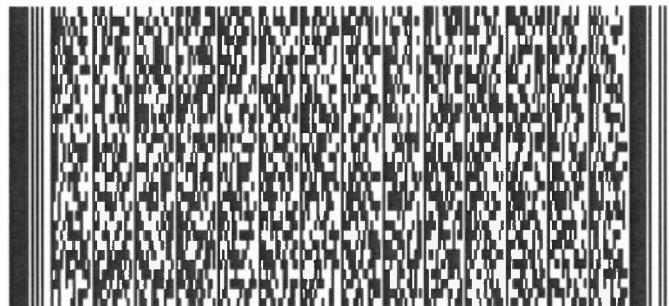
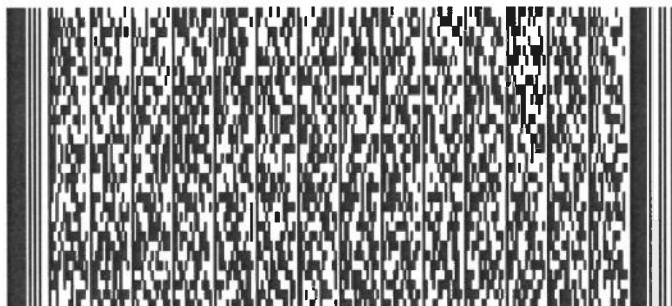


Serial Number

30037 000029

Name of Client 顧客姓名

MTR Corporation Limited.



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9352072

MP415A/EAL

FSD Ref.: _____

消防處檔號

Name of Client:

顧客姓名

MTR Corporation Limited

Name of Building:

樓宇名稱

MTR Tai Po Bus Maintenance Centre

Street No./Town Lot:

門牌號數/市地段

Area 33

Street/Road/Estate Name:

街道/屋苑名稱

The Junction of Dai Fuk Street &

Dai Wah Street

Block:

座

District:

分區

Tai Po

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)
13	Fire Alarm System	Whole Building	Conforms with FSD requirements	22-May-24	21-May-25
15	Fire Detection System	"	"	"	"
16	FH/HR System	"	"	"	"
28	Sprinkler System	"	"	"	"

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)
	NA				

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
	NA			

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

FSD/RC No.:

消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

Wong Chiu Hei

RC1/0341 & RC2/0496

Link-Foong Engineering Services Limited

2356-7108

30-May-24

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10390 132000

Name of Client 顧客姓名

MTR Corporation Limited

Address 地址

Tai Po Bus Maintenance Centre, Area 33, Dai Fuk Street & Dai Wah Street, Tai Po

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	Emergency Lighting	G/F, 1/F, R/F	Conforms with FSD requirement	19/02/2024	18/02/2025
12	Exit Sign	G/F, 1/F, R/F	Conforms with FSD requirement	19/02/2024	18/02/2025

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

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

Part 3 第三部 Defects 損壞事項

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

Remark 備註

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized
Signature:
受權人簽署Name:
姓名

Lam Tung Chiu

FSD/RC No.:
消防處註冊號碼

RC1 / 0390 RC2 / 0555

Company Name:
公司名稱Best Engineering
Services LimitedTelephone:
聯絡電話

23647768

Date:
日期

20/02/2024

For FSD
use only

Inspected

Key-in

Verified

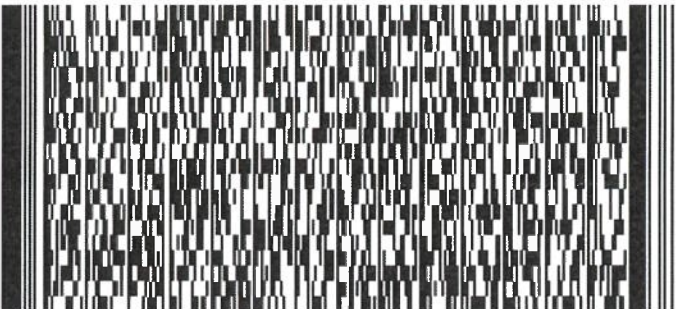
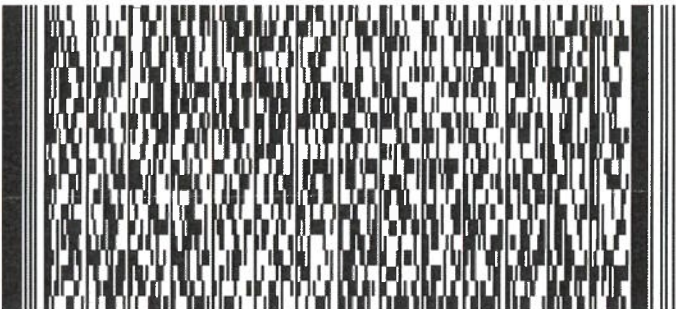
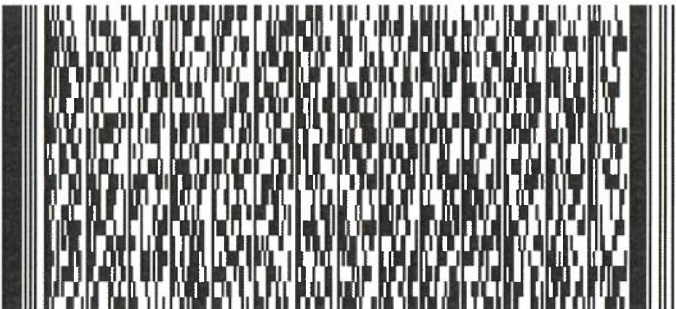
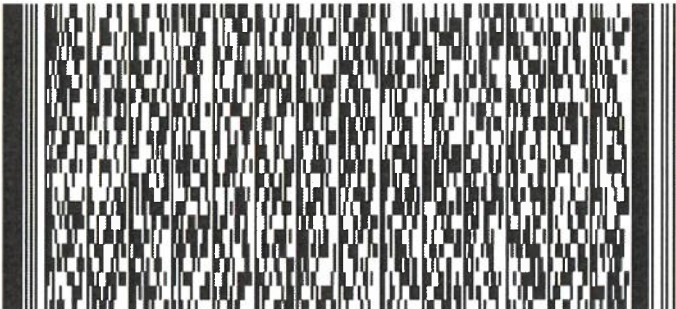
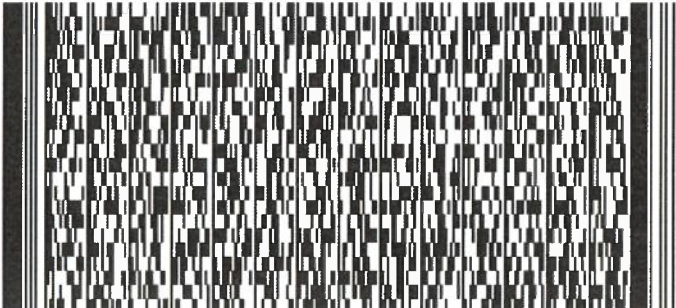
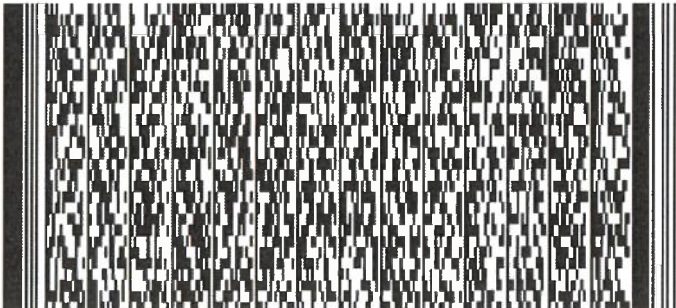
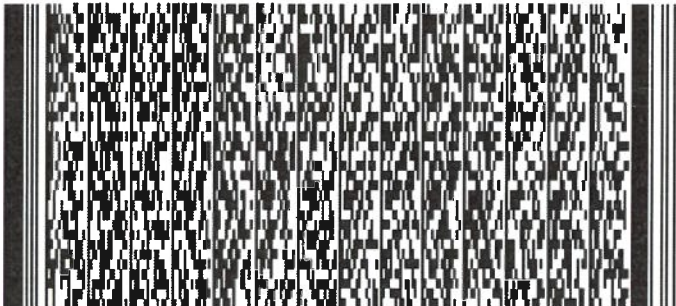
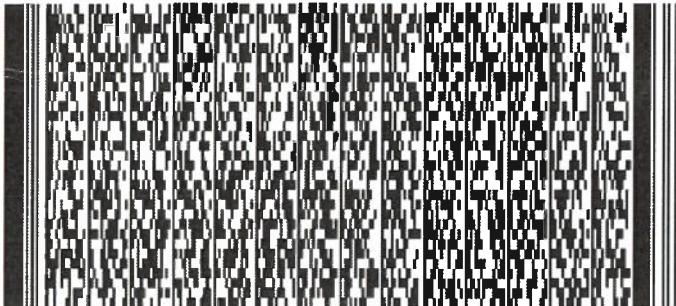


Serial Number

10390 132000

Name of Client 顧客姓名

MTR Corporation Limited



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10390132050

Name of Client 顧客姓名

MTR Corporation Limited

Address 地址

MTR Tai Po Bus Maintenance Centre, Dai Fuk Street & Dai Wah Street, Phase Area 33, Tai Po

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

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

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

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
21	Gas Detection System	BATTERY CHARGING ROOM	Inspection 1 Set Gas Detection System	Conforms with FSD requirement	27/01/2024
22	Gas Extraction System	BATTERY CHARGING ROOM	Inspection 1 Set Gas Extraction System	Conforms with FSD requirement	27/01/2024

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

Remark 備註

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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

Lam Tung Chiu

FSD/RC No.:
消防處註冊號碼

RC1 / 0390 RC2 / 0555

Company Name:
公司名稱Best Engineering
Services LimitedTelephone:
聯絡電話

23647768

Date:
日期

30/01/2024

For FSD
use only

Inspected

Key-in

Verified

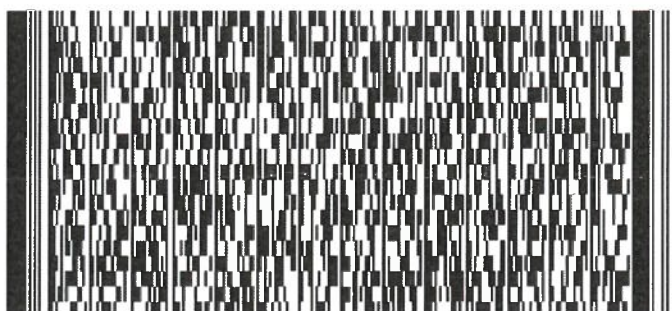
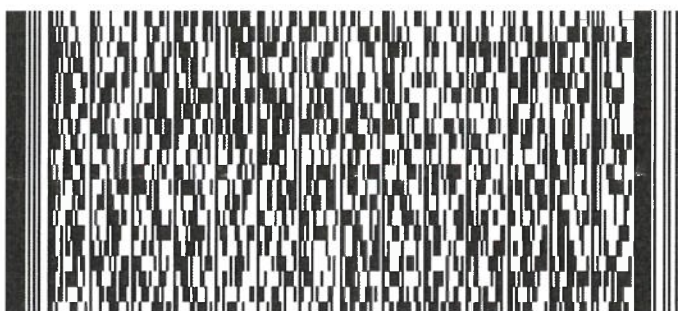
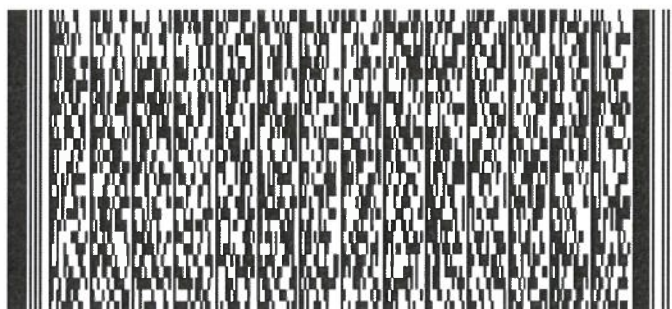
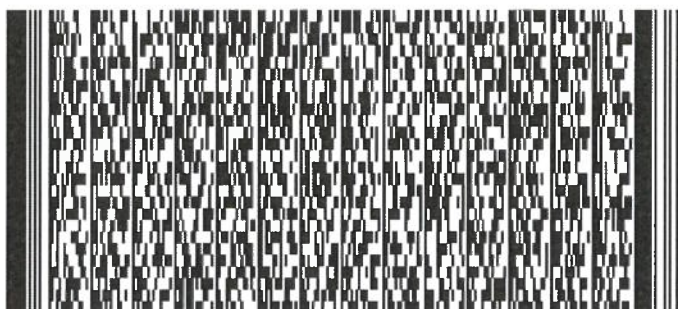
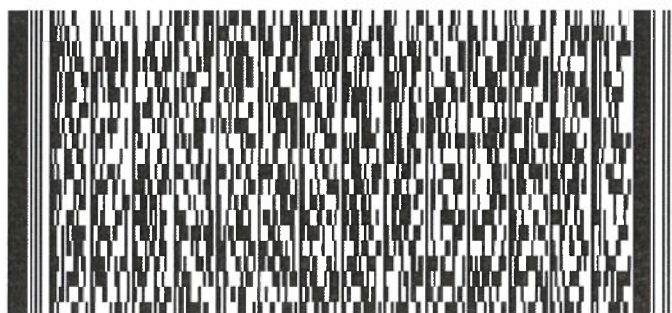
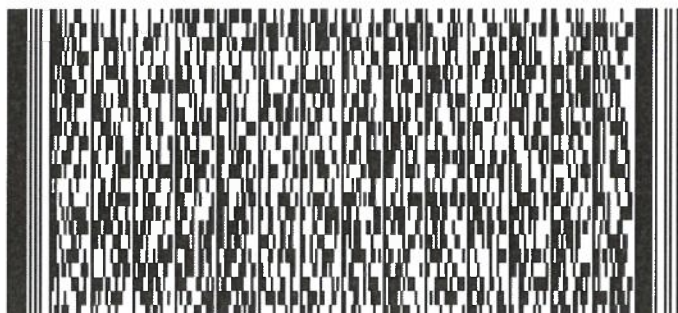
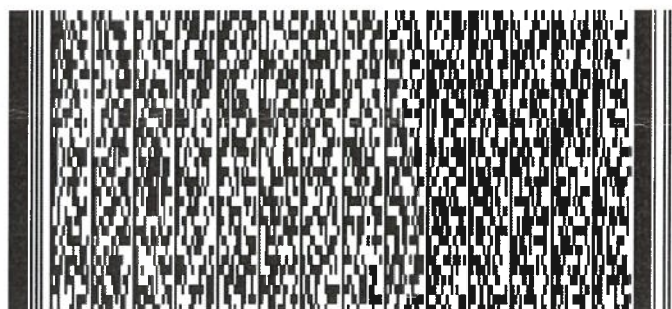
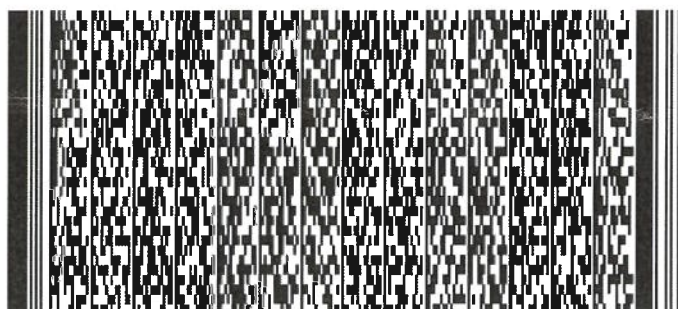


Serial Number

10390132050

Name of Client 顧客姓名

MTR Corporation Limited



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

FSD Ref.:
消防處檔號

Serial Number
10390 132136

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

Name of Client 顧客姓名

MTR Corporation Limited

Address 地址

MTR Tai Po Bus Maintenance Centre, Dai Fuk Street & Dai Wah Street, Phase Area 33, Tai Po, NT



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

Part 1 Annual Maintenance
ONLY

第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
10	Emergency Generator	MTR Tai Po Bus Maintenance Centre	Conforms with FSD requirements	23/02/2024	22/02/2025

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

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

Part 3 第三部 Defects 損壞事項

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

Remark 備註

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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:

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

Lam Tung Chiu

RC1 / 0390 RC2 / 0555

Best Engineering
Services Limited

23647768

27/02/2024

For FSD
use only

Inspected

Key-in

Verified

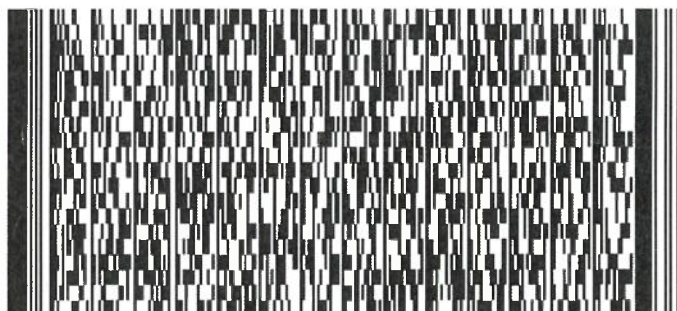
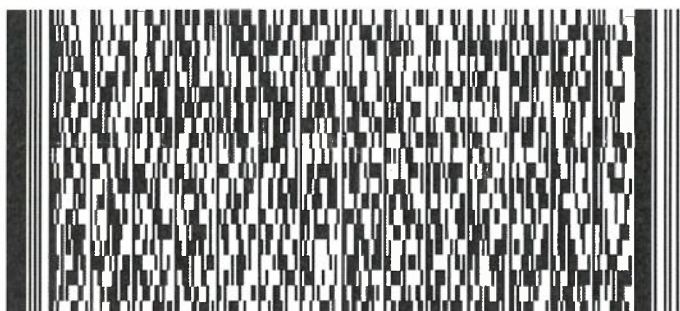
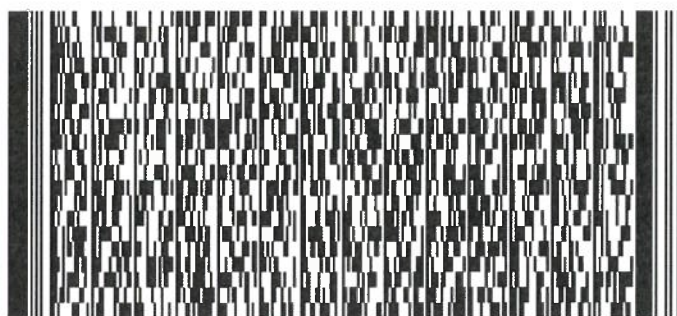
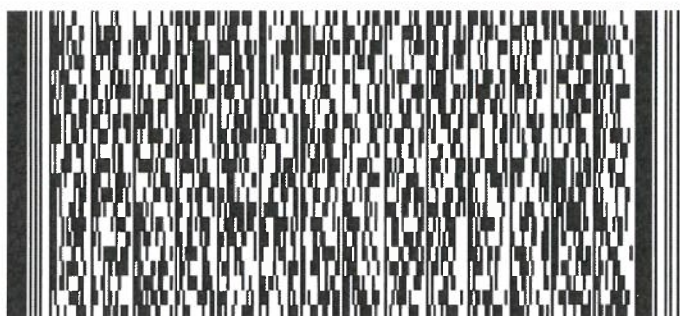
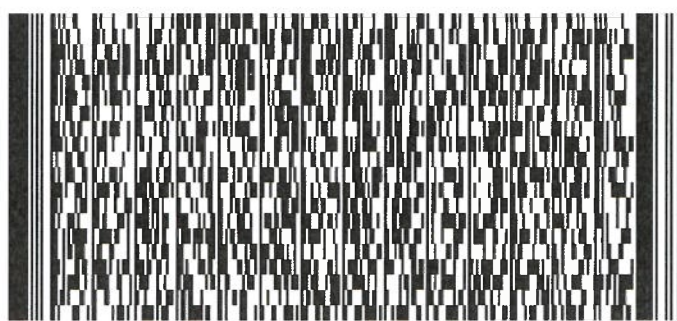
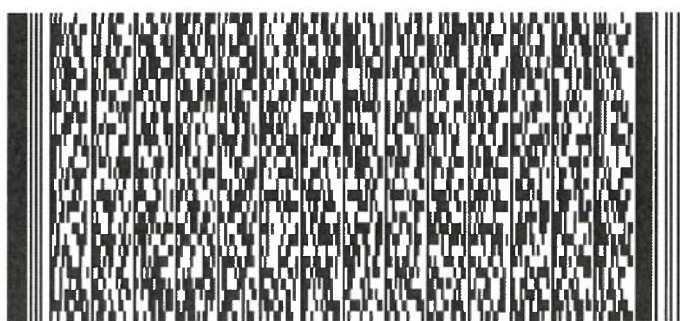
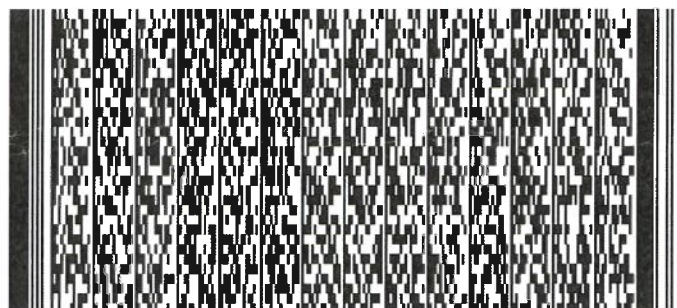
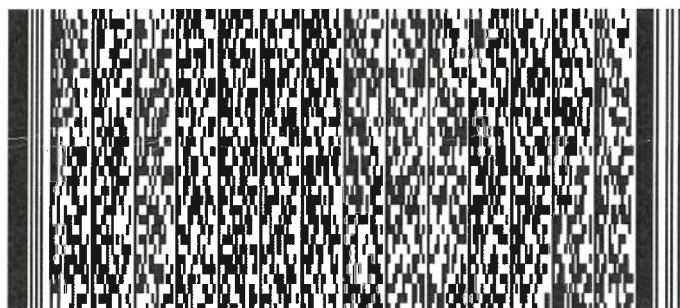


Serial Number

10390 132136

Name of Client 顧客姓名

MTR Corporation Limited



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9419020

FSD Ref.:

消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client: MTR Corporation Limited

顧客姓名

Name of Building: MTR Tai Po Bus Maintenance Centre

樓宇名稱

Street No./Town Lot: Area 33

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

The Junction of Dai Fuk Street
and Dai Wah Street

Block:

座

District:

分區

Tai Po

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

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	5kg CO2 x29nos.	G/F & 1/F	Conforms with FSD requirements	12-Mar-2024	11-Mar-2025
19	29.4kg FM200 Fireboy x1no.	Battery Charging Room	"	"	"
35	68kg Powder Trolley x2nos.	G/F	"	"	"

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)
			N/A		

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
			N/A	

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

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期



Yau Kwok Wong

RC3/506

Chubb Hong Kong
Ltd.

2746 9602

12-Mar-2024

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

CERTIFIED TRUE COPY

FSD Ref.:

消防處權號

Serial Number

10039 006229

Name of Client 顧客姓名

MTR Corporation Limited

Address 地址

Tai Po Bus Maintenance Centre, At the junction of Dai Fuk Street and Dai Wah Street, Area 33, STT 1615, Tai Po, NT

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

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
31	Ventilation / Air Conditioning Control Systems	Whole building	Conforms with FSD requirements	22/09/2023	21/09/2024

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

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

Part 3 第三部 Defects 損壞事項

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

Remark 備註

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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

Cheung Chi Kin

FSD/RC No.:

消防處註冊號碼

RC1 / 0039 RC2 / 0122

Company Name:

公司名稱

REC Engineering Company Limited

Telephone:

聯絡電話

26198891

Date:

日期

29/09/2023

For FSD use only

Inspected

Key-in

Verified



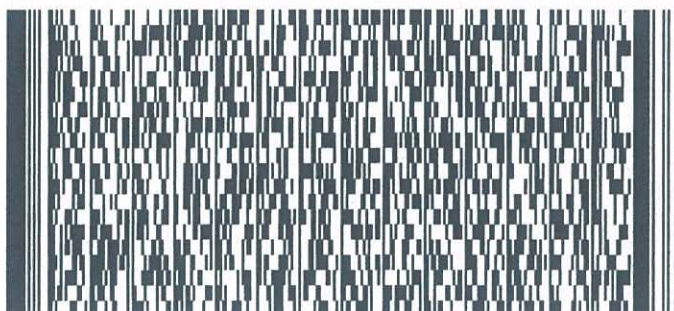
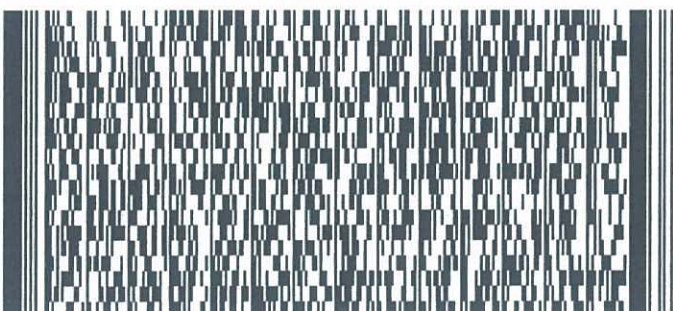
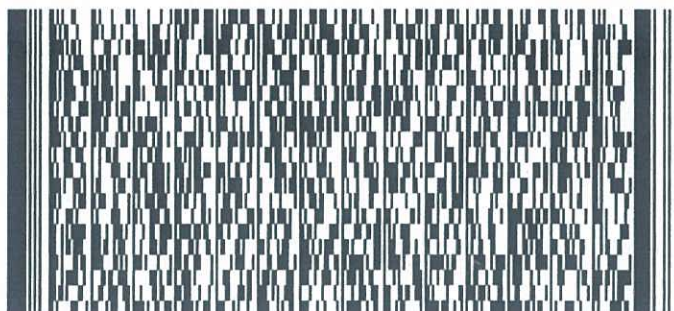
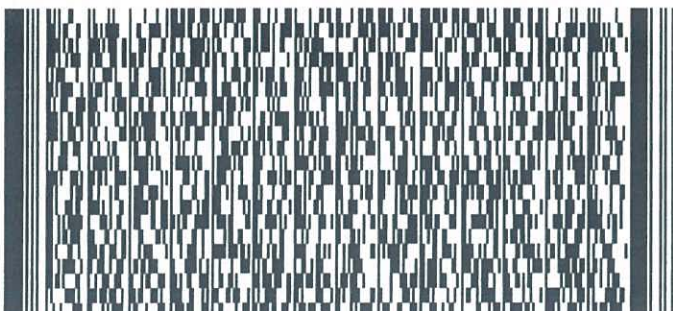
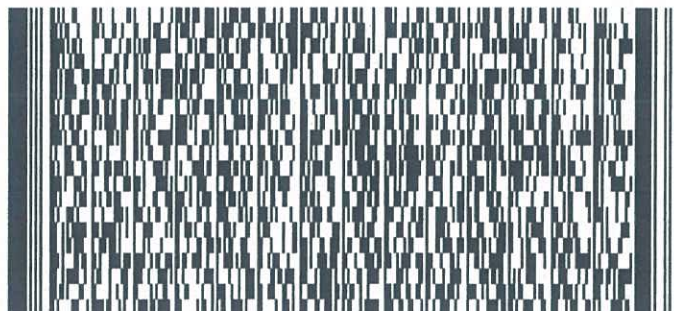
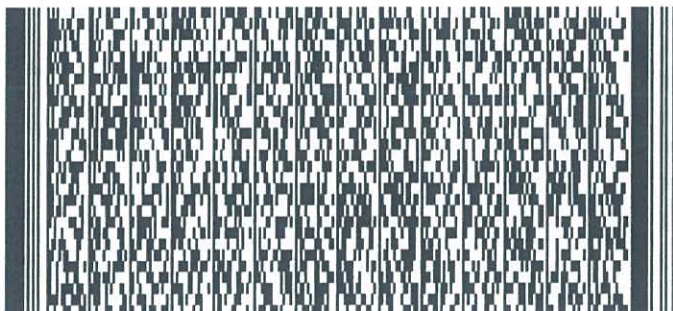
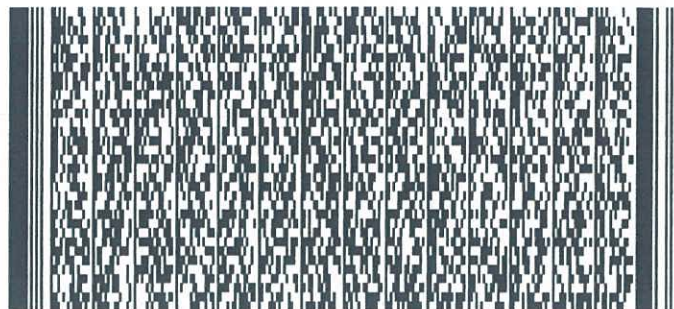
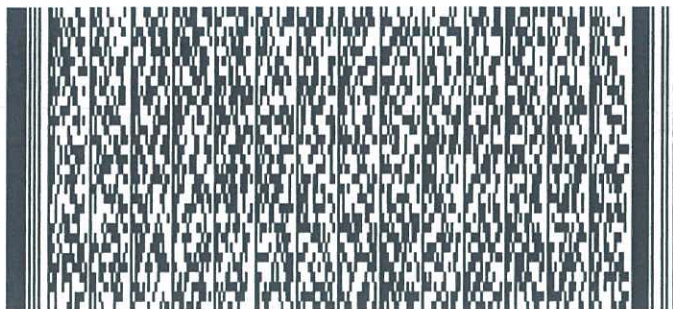
LKMW / tsrk

Serial Number

10039006229

Name of Client 顧客姓名

MTR Corporation Limited



Appendix VIII

LETTERS FOR COMPLIANCE WITH
CONDITIONS (d), (e), (f) AND (g)

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓

**Planning Department**

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/TP/637
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806/2696 2377

By Post & Email (YMCHING@mtr.com.hk)
(2 pages + Attachment)

4 June 2018

MTR Corporation Limited
MTR Headquarters Building,
Telford Plaza, Kowloon Bay,
Kowloon, Hong Kong
(Attn: Mr. CHING Yat Man)

Dear Sir,

**Compliance with Approval Condition (d)
Temporary Bus Maintenance Centre
for a Period of 7 Years in an area shown as 'Road',
Government Land at the junction of Dai Fuk Street and Dai Wah Street, Tai Po
(Planning application No. A/TP/637)**

I refer to your submission dated 18.5.2018 for compliance with approval condition (d) on the submission of a landscape and tree preservation proposal under the captioned application.

Our Chief Town Planner/Urban Design and Landscape (CTP/UD&L) has been consulted on your submission and advises that your proposal is acceptable from landscape planning perspective. I am pleased to inform you that approval condition (d) as stated in the Town Planning Board's letter (Ref. TPB/A/TP/637) dated 22.12.2017 has been fully complied with. Please proceed to implement the approved proposal as soon as practicable for compliance with approval condition (e) and note the CTP/UD&L's comments at **Appendix I**. Upon completion of the implementation works, please submit a set of photo records (2 copies in total) showing the completed works and an updated plan marked with viewing angles for our consideration. You are reminded to strictly observe the time limit for complying with the planning condition and to allow sufficient time for relevant department to carry out compliance checking.

Should you have any queries, please contact Mr. Ryan HO (Tel: 2158 6225) of the Sha Tin, Tai Po and North District Planning Office.

Yours faithfully,

(Ms. Jessica CHU)

for and on behalf of Director of Planning

C.C.

Secy., TPB

DLO/TP, LandsD

(Fax No. 2650 9896)

Internal

CTP/UD&L

(Attn.: Mr. Alan YU)

(Fax No. 2117 0773)

Site Record

JC/KC/RH/VT/mt

Application No. A/TP/637
Compliance with Approval Condition (d)

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

Contact: Mr. Alan YU (Tel: 2231 4349)

The applicant should refer to the below document on tree planting and preservation promulgated by the Development Bureau:

- *Pictorial Guide for Tree Maintenance* (護 養 樹 木 的 簡 易 圖 解)
(https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf) promulgated by the Development Bureau;
- *Proper Planting Practices* (正 確 種 植 方 法)
(https://www.greening.gov.hk/tc/tree_care/practices.html)

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference

本署檔號 Our Reference TPB/A/TP/637

電話號碼 Tel. No. : 2158 6220

傳真機號碼 Fax No. : 2691 2806/2696 2377

By Post and Email (YMCHING@mtr.com.hk)

(2 pages)

23 October 2018

MTR Corporation Limited
MTR Headquarters Building
Telford Plaza, Kowloon Bay
Kowloon, Hong Kong
(Attn: Mr. CHING Yat Man)

Dear Sir,

**Compliance with Approval Condition (e)
Temporary Bus Maintenance Centre for a Period of 7 Years in area shown as 'Road',
Government land at the junction of Dai Fuk Street and Dai Wah Street,
Tai Po, New Territories
(Planning application No. A/TP/637-2)**

I refer to your submission received by this office on 7.9.2018 for compliance with approval condition (e) on the implementation of the landscape and tree preservation proposal by 8.12.2018 under the captioned application.

Our Chief Town Planner/Urban Design and Landscape (CTP/UD&L) has been consulted on your submission and considers the submission acceptable from landscape planning perspective. Hence, I am pleased to inform you that the requirement of approval condition (e) as stated in the approval letter (Ref: TPB/A/TP/637-2(EOT)) dated 6.9.2018 has been complied with. Please maintain the trees in good conditions at all times during the approval period. Reference can be made to "Handbook on Tree Management" (樹木管理手冊) (https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html) and "Pictorial Guide for Tree Maintenance" (護養樹木的簡易圖解) (https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf) promulgated by the Development Bureau.

Should you have any queries, please contact Mr. Ryan HO (Tel: 2158 6225) of the Sha Tin, Tai Po and North District Planning Office.

Yours faithfully,

(Ms. Jessica CHU)

for and on behalf of Director of Planning

c.c.

Secy., TPB

DLO/TP, LandsD

(Fax: 2650 9896)

Internal

CTP/UD&L

(Attn: Mr. Alan YU)

(Fax: 2117 0773)

Site Record

JC/KC/RH/rh

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/TP/637
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806/2696 2377

By Post & Email (YMCHING@mtr.com.hk)

(2 pages)

4 July 2018

MTR Corporation Limited
MTR Headquarters Building,
Telford Plaza, Kowloon Bay,
Kowloon, Hong Kong
(Attn: Mr. CHING Yat Man)

Dear Sir,

**Compliance with Approval Condition (f)
Temporary Bus Maintenance Centre
for a Period of 7 Years in an area shown as 'Road',
Government Land at the junction of Dai Fuk Street and Dai Wah Street, Tai Po
(Planning application No. A/TP/637-1)**

I refer to your submission dated 18.5.2018 for compliance with approval condition (f) on the submission of a water supplies for fire fighting and fire service installations proposal by 8.9.2018 under the captioned application.

The Fire Services Department (FSD) has been consulted on your submission and advises that your proposal is acceptable. I am pleased to inform you that approval condition (f) as stated in the approval letter (Ref. TPB/A/TP/637-1 (EOT)) dated 8.6.2018 has been fully complied with. Please proceed to implement the approved proposal as soon as practicable for compliance with approval condition (g). You are reminded to strictly observe the time limit for complying with the planning condition and to allow sufficient time for relevant department to carry out compliance checking.

Should you have any queries on the water supplies for fire fighting and fire service installations proposal, please contact Mr. AU Ting-hin (Tel: 2733 7739) of the Fire Services Department. Should you have any other planning queries, please contact Mr. Ryan HO (Tel: 2158 6225) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,

(Ms. Kathy CHAN)

for and on behalf of Director of Planning

C.C.

Secy., TPB

DLO/TP, LandsD

(Fax No. 2650 9896)

FSD

(Attn.: Mr. AU Ting - hin)

(Fax No. 2739 8775)

Internal

Site Record

KC/RH/VT/vt

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

35

來函檔號 Your Reference

本署檔號 Our Reference TPB/A/TP/637

電話號碼 Tel. No.: 2158 6220

傳真機號碼 Fax No.: 2691 2806/2696 2377

By Post & Email (YMCHING@mtr.com.hk)

(1 page)

20 July 2018

MTR Corporation Limited
MTR Headquarters Building,
Telford Plaza, Kowloon Bay,
Kowloon, Hong Kong
(Attn: Mr. CHING Yat Man)

Dear Sir,


**Compliance with Approval Condition (g)
Temporary Bus Maintenance Centre
for a Period of 7 Years in an area shown as 'Road',
Government Land at the junction of Dai Fuk Street and Dai Wah Street, Tai Po
(Planning application No. A/TP/637-1)**

I refer to your submission dated 9.7.2018 for compliance with approval condition (g) on the implementation of the water supplies for fire fighting and fire service installations proposal by 8.9.2018 under the captioned application.

The Fire Services Department (FSD) has been consulted on your submission and advises that approval condition (g) is complied with. I am pleased to inform you that approval condition (g) as stated in the approval letter (Ref. TPB/A/TP/637-1 (EOT)) dated 8.6.2018 has been fully complied with.

Should you have any queries, please contact Mr. Ryan HO (Tel: 2158 6225) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,


(Ms. Jessica CHU)

for and on behalf of Director of Planning

c.c.

Secy., TPB

DLO/TP, LandsD

D of FS

(Attn.: Mr. AU Ting - hin)

(Fax No. 2650 9896)

(Fax No. 2739 8775)

Internal

Site Record

JC/RH/VT/M

