

This document is received on - 9 FEB 2023  
The Town Planning Board will acknowledge the date of receipt of the application and receipt of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: [https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

\* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

^ Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-LPS/457
	Date Received 收到日期	- 9 FEB 2023

- The completed form and supporting documents, (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpp/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpp/>), 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 )

KONG Chun Ying (江振英)

## 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 )

Metro Planning &amp; Development Company Limited (都市規劃及發展顧問有限公司)

## 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)	Lots 1679 (Part), 1684 (Part) 1685 (Part) & 1690 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 5,600 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 3,725 ..... sq.m 平方米 <input type="checkbox"/> About 約	
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	910	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 Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Recreation' ("REC")
(f) Current use(s) 現時用途	Warehouse  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>\*</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
11/1/2023 (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知<sup>\*</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 12/1/2023 (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>\*</sup>

Others 其他

- ☐ others (please specify)  
其他 (請指明)

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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse for Storage of Water Pumps and Motors for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	1,935 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	3,665 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
Proposed domestic floor area 擬議住用樓面面積	NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 3,725 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 3,725 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1 & 3: Warehouse and site office (Not exceeding 8m, 1 storey for warehouse & 2 storeys for site office), Structure 2 & 4: Toilet (Not exceeding 3.5m, 1 storey), Structure 5: Electricity meter room (Not exceeding 3.5m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Deep Bay Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(c) 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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

1. The proposed development is the product of economy structuring which deserves sympathetic consideration. The application site was previously occupied for sauce factory and food processing workshop. The applicant is the owner of the application site since the operation of the sauce factory and food processing workshop at the application site. The sauce factory and food processing workshop has been in operation before 1989 with short term waiver issued by DLO/YL and the evidence demonstrated that it is an "Existing Use". In response to the closure of the sauce factory and food processing workshop at the application site due to relocation to mainland, the applicant has started to occupy the application site for storage of construction materials to sustain his livelihood.
2. Only water pumps and motor packed in cartons will be stored at the application site and they can be delivered by light goods vehicle.
3. The proposed development is significantly different from open storage and port back-up activities because it is clean and tidy within two 8m high warehouses.
4. The planning intention of the "Recreation" is unrealizable in the foreseeable future.
5. The application site is subject to a previous planning permission for warehouse use (TPB Ref.: A/YL-LFS/320 & 368).
6. The applicant has implemented the drainage proposal and landscape proposal and both of them were found acceptable for the last planning permission No. A/YL-LFS/368.
7. The "Recreation" ("REC") zone where the application site falls within is currently mainly filled with small scale open storage uses, rural workshops, factory, warehouses and vacant land with some houses and land with active agricultural activities. The height and size of the existing warehouses at the application site are about the same as the contiguous structure. The proposed development is compatible with the surrounding environment.
8. Minimal traffic impacts.
9. Minimal environmental impacts because the storage of water pumps and motors is clean and tidy and they are stored within two warehouses. No operation will be held during sensitive hours.
10. The applicant has provided fire service installations at the application site but the water supply by WSD is pending. WSD has agreed to provide water supply to the application site in principle and the water connection works will be commenced shortly.


11. The existing warehouses at the application site are covered by short term waiver from DLO/YL

**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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之資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

  
.....  
Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  
代表

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

Date 日期

12/1/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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。

<b>Gist of Application 申請摘要</b> (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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1679 (Part), 1684 (Part) 1685 (Part) & 1690 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.
Site area 地盤面積	5,600 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 910 sq. m 平方米 □ About 約)
Plan 圖則	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
Zoning 地帶	"Recreation" ("REC")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse for Storage of Water Pumps and Motors for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,725 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.67 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5-8 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1-2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	65.45 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 0 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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"/>
As-built drainage plan, site plan, location plan and landscape and tree preservation plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Estimated traffic generation		
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。



**Proposed Temporary Warehouse for Storage of Water Pumps and Motors  
for a Period of 3 Years**

at

**Lots 1679 (Part), 1684 (Part) 1685 (Part) & 1690 (Part) in D.D. 129 &  
Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.**

**Annex 1 Estimated Traffic Generation**

- 1.1 The ingress/egress at the northwestern part of the application site is abutting a vehicular track leading from Deep Bay Road. (Figure 2)
- 1.2 Only 5.5 tonnes light goods vehicle is required to deliver water pumps and motors in cartons to and from the application site.
- 1.3 The average and peak trip rates generated from and attracted to the site are shown below.

Type of vehicle	Average Traffic Generation Rate (pcu/lir)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Light goods vehicle	0.5	0.5	1.5	1.5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of light goods vehicle is taken as 1.5.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.4 In association with the proposed use, adequate space for manoeuvring and loading/unloading are available within the application site. By virtue of the fact that the application site is directly linked with Yuen Long Highway via Deep Bay Road, Lau Fau Shan Road, Tin Wah Road and Tin Ying Road and the traffic generated by the proposed development is insignificant, the proposed development being applied would not aggravate the traffic condition.

Project 項目名稱:

Proposed Temporary Warehouse for Storage of Water Pump and Motors for a Period of 3 Years at Lots 1679 (Part), 1684 (Part) 1685 (Part) & 1690 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖名:

Application Site

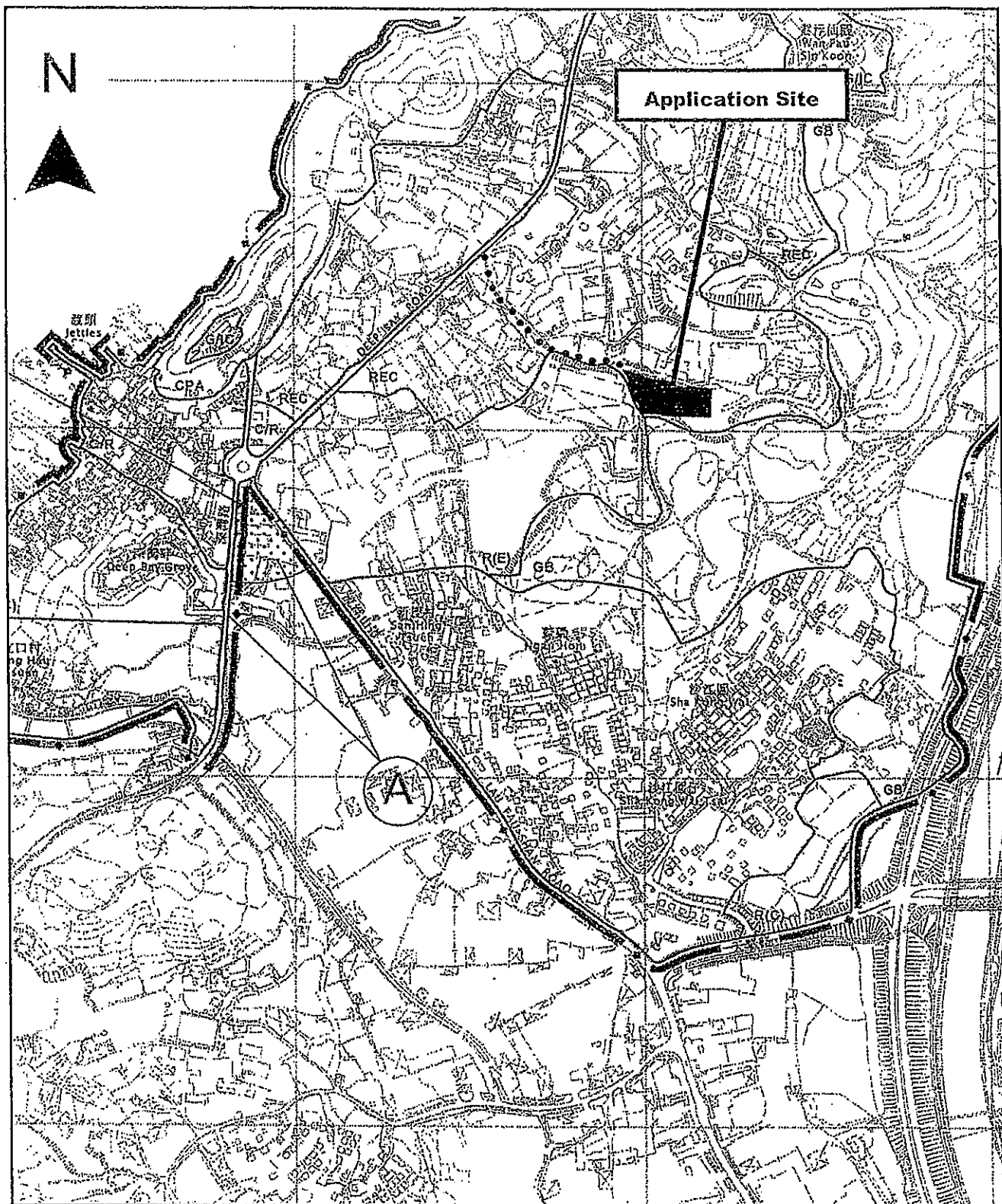
Remarks 備註:

Drawing No. 5126:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Water Pump and Motors for a Period of 3 Years at Lots 1679 (Part), 1684 (Part) 1685 (Part) & 1690 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖名:

Location Plan

Drawing No. 圖號:

Figure 2

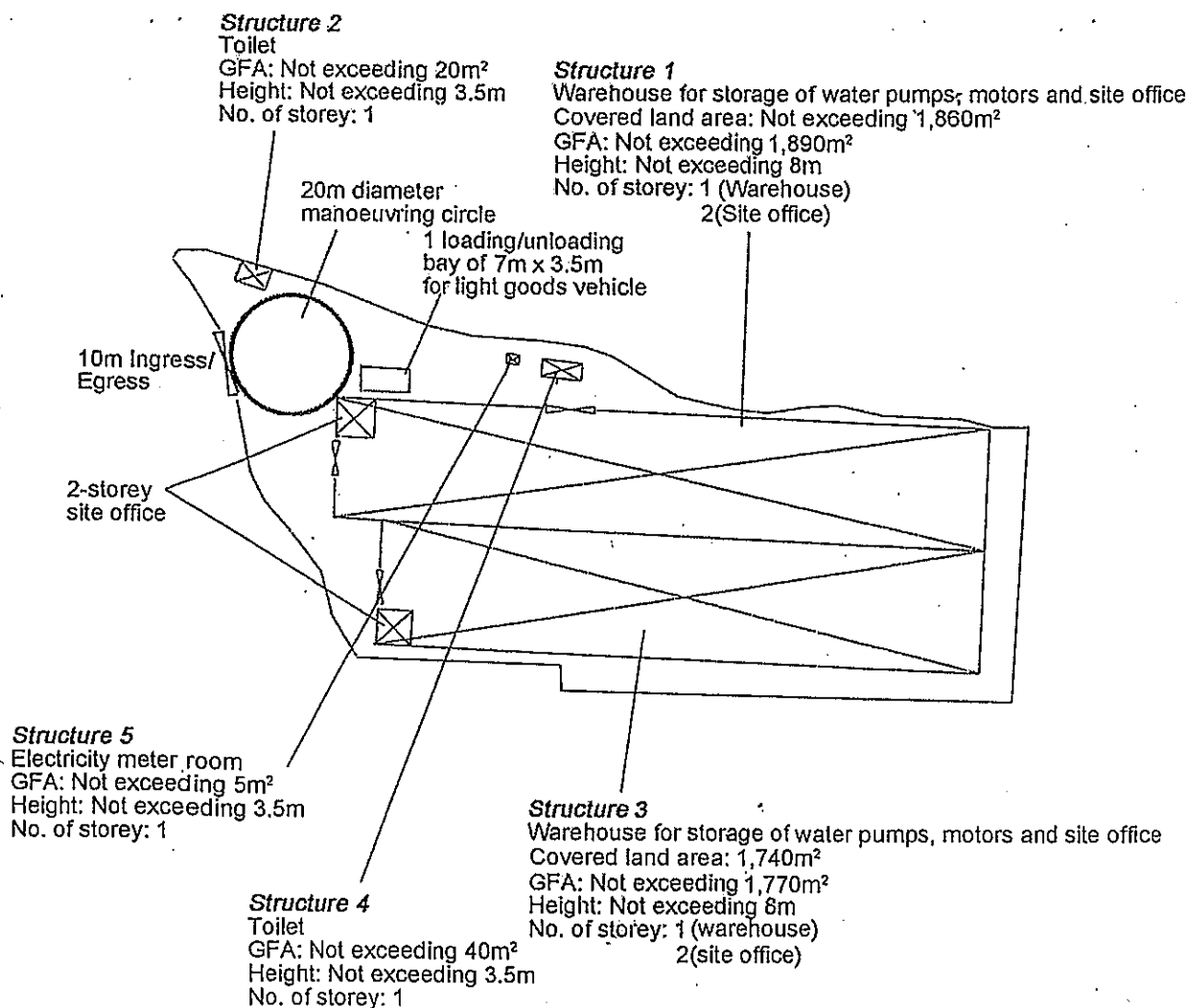
Remarks 備註:

●●● Vehicular access leading from Deep Bay Road

Scale 比例:

1:7500

N



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Water Pump and Motors for a Period of 3 Years at Lots 1679 (Part), 1684 (Part) 1685 (Part) & 1690 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

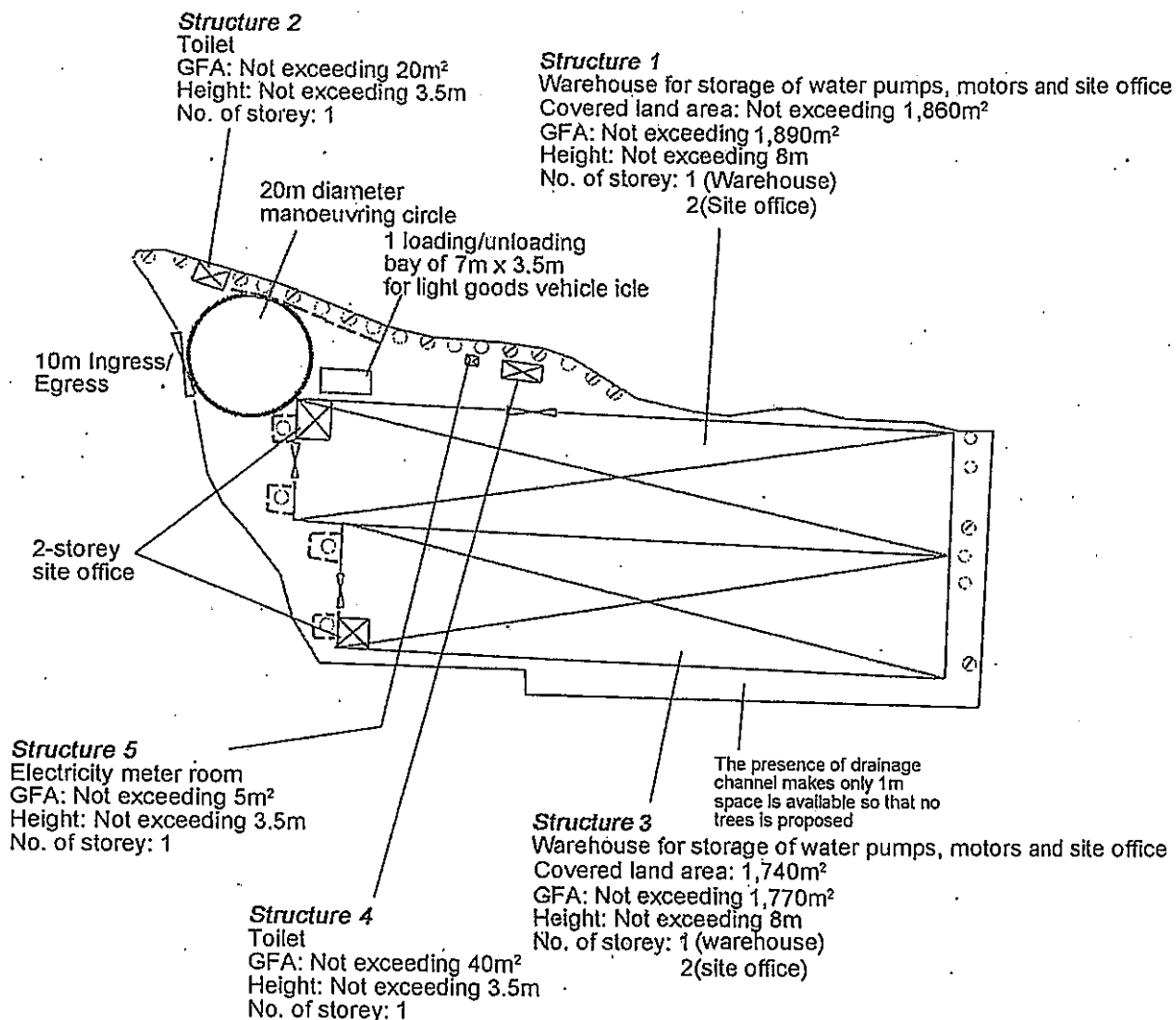
Figure 3

Scale 比例:

1:1000



Proposed Tree	Approximate Height	Spacing
○ <i>Melaleuca leucadendron</i> planted for A/YL-LFS/368	4m	4m
⊗ Existing tree mainly <i>Melaleuca leucadendron</i>	5m	NA



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Water Pump and Motors for a Period of 3 Years at Lots 1679 (Part), 1684 (Part) 1685 (Part) & 1690 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

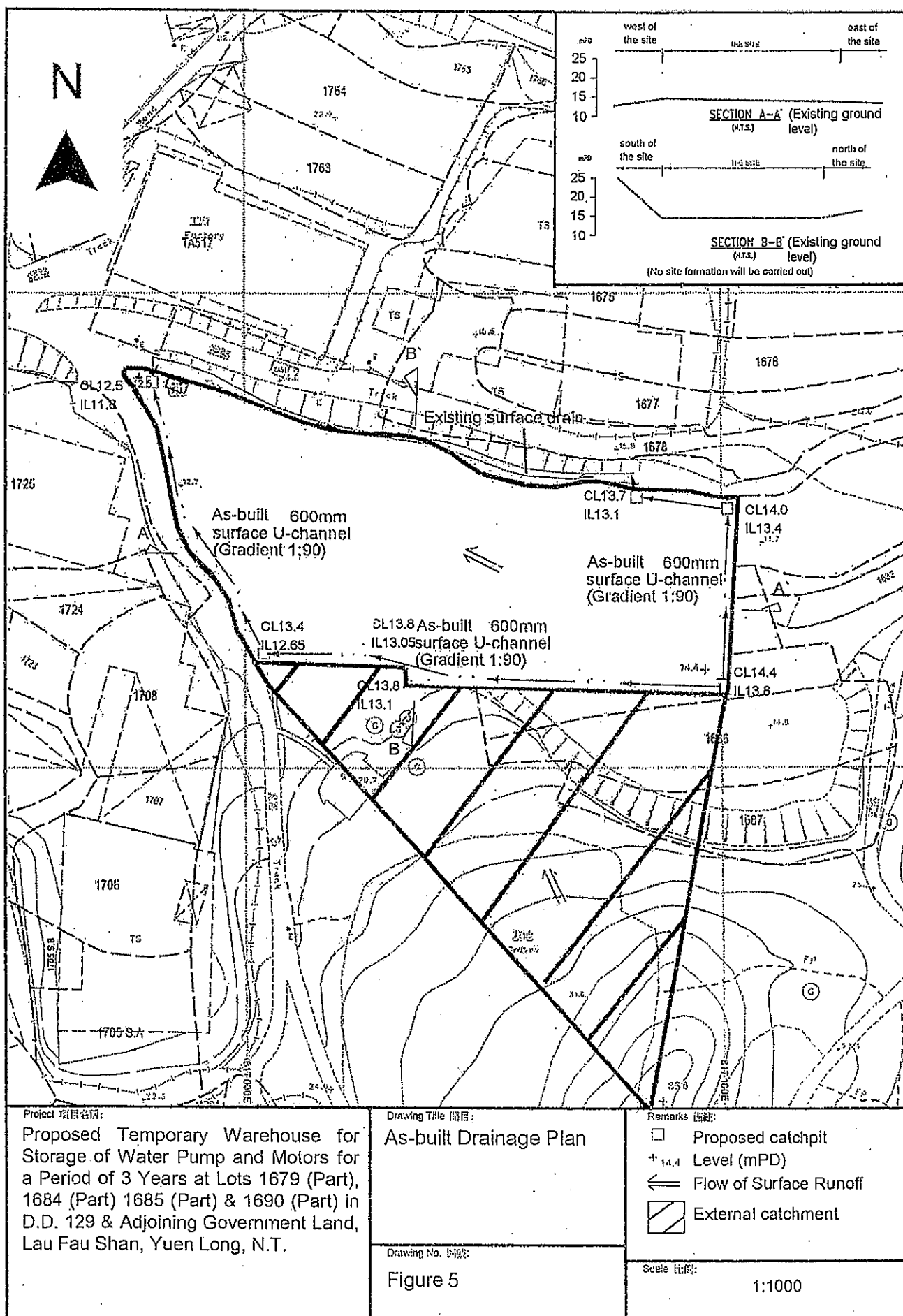
Figure 4

Remarks 備註:

-- Kerb at a minimum 1m distance away from the proposed trees

Scale 比例:

1:1000



Total: 2 pages  
Date: 15 February 2023

**Appendix Ia of RNTPC  
Paper No. A/YL-LFS/457**

TPB Ref.: A/YL-LFS/457

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Warehouse for Storage of Water Pumps and Motors for a Period of 3 Years at Lots 1679 (Part), 1684 (Part) 1685 (Part) & 1690 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.**

We are glad to submit the FSI proposal herewith for the consideration of the Director of Fire Services (D of FS).

The breakdown of GFA of site office (G/F and cockloft) and warehouse in Structure 1 and 3 is shown below:

	Structure 1	Structure 3
Site office (G/F)	30m <sup>2</sup>	30m <sup>2</sup>
Site office (cockloft)	30m <sup>2</sup>	30m <sup>2</sup>
Warehouse	1,830m <sup>2</sup>	1,710m <sup>2</sup>

The height of the 2-storey site office within Structure 1 and 3 is 6m high as shown in the FSI proposal. All the trees under the implemented landscape proposal of last planning permission No. A/YL-LFS/368 will be preserved and maintained by the applicant at his own expense.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

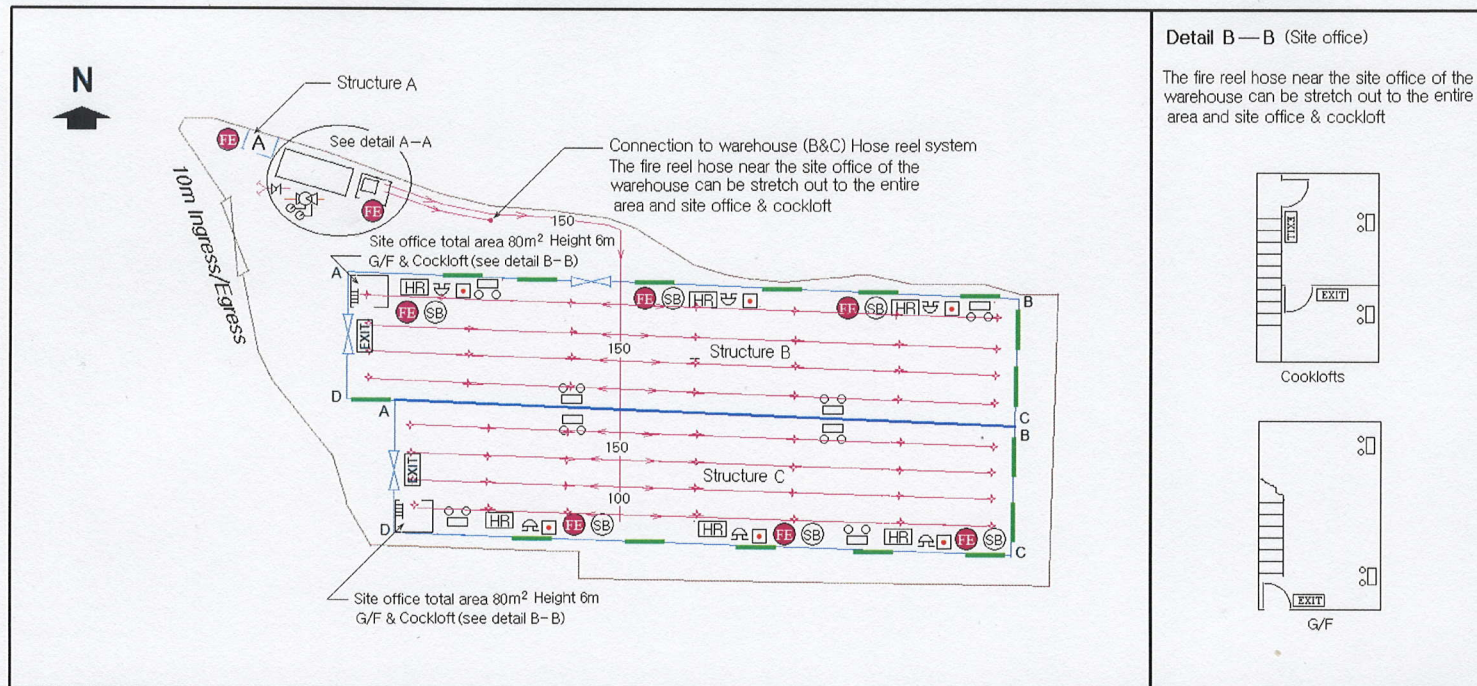
Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Keith WONG) – By Email



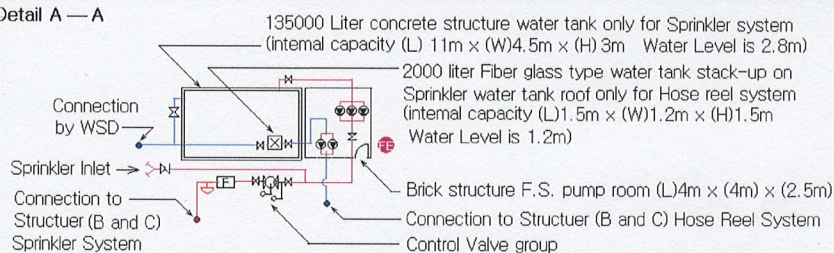


Structure B		Structure C	
Side	Distance in meters	Side	Distance in meters
A-B	91	A-B	84
B-C	17	B-C	17.5
C-D	91	C-D	84
D-A	17	D-A	17.5

#### Pumps Schedule :

Designation	Flow Rate (Liter/min)	Discharge Head (Kpa)	Motor Rating (Kw)
SP 1 SP 2	2250/1350/1100	140/290/320	18.5
JP	60	450	2.2

#### Detail A — A



#### Nature of Occupancy:

Structure A	Structure B	Structure C
Toilet GFA: Not exceeding 20m <sup>2</sup> Height: Not exceeding 3.5m No. of storey: 1	Warehouse for storage of water pumps & motors and Site office Cover land area: Not exceeding 1,860 m <sup>2</sup> GFA: Not exceeding 1,890 m <sup>2</sup> Height: Not exceeding 8 m	Warehouse for storage of water pumps & motors and Site office Cover land area: Not exceeding 1,740 m <sup>2</sup> GFA: Not exceeding 1,770 m <sup>2</sup> Height: Not exceeding 8 m

#### Legends :

HR Hose Reel	EXIT Exit Sign	SB Sand Bucket	Water Alarm bell	Press gauge	Subsidiary valve/ Flow switch
Manual Fire Alarm call point	Emergency Light	Press switch	Non-return valve	Proving pipe assembly	Openable window
Fire Alarm bell	5 Kg Co2 Gase type Fire Extinguisher	Control valve group	Gate valve (normal close)	Flow meter	15 Kw Sprinkler pump
			Gate valve (with monitoring)	M- Sprinkler Inlet	2.2 Kw Jockey pump/ Hose reel pump

#### FSIs Notes :

- An automatic Sprinkler system shall be provided to the entire structure in accordance with LPC rules incorporating BS EN 12845: 2015 and FSD Circular Letter 5/2020
- The Sprinkler Water Tank, Sprinkler Pump Room, Sprinkler Inlet and Sprinkler Control Valve Group shall be clearly marked on Plan and
- The Hazard Class OH3 shall be provided to Structure "B" & 2-storey site office and Structure "C" & 2-storey site office in accordance with BS EN 12845: 2015 and FSD Circular Letter 5/2020
- The material are stored in Post-Pallet storage (ST2 & ST3). The maximum storage height is 3.5m. The storage blocks should be separated by aisles no less than 2.4m wide. Storage shall be confined to blocks not exceeding 50m<sup>2</sup> in plan area. When the ceiling is more than 4m above the height level of stored goods, intermediate level of in-rack sprinklers should be used.
- Storage should be confined to block not exceeding 50m<sup>2</sup> in plan area for category 1.
- Sufficient emergency Lighting shall be provided throughout the entire building and the site offer G/F & 1/F in accordance with BS 5266-1: 2016 and BS EN 1838: 2013 and FSD Circular Letter 4/2021
- Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- Sufficient portable fire extinguishers to be provided at location clearly indicated on plan and Sprinkler Pump room.
- The secondary Source of electrical supply should provided.
- Fire alarm system shall be provided throughout the entire structure in accordance with BS 5839: Part 1: 2002 + A2: 2008 and FSD Circular Letter 1/2009
- No Smoke extraction system will be provided for the structure as the aggregate exact area of openable windows for the Structure (B) is 116.25 m<sup>2</sup> (ie. 1,860 m<sup>2</sup> x 6.25% = 116.25 m<sup>2</sup>) and Structure (C) is 108.75 m<sup>2</sup> (ie. 1,740 m<sup>2</sup> x 6.25% = 108.75 m<sup>2</sup>) Which is greater than the required 6.25% of the compartment.
- The location of the openable windows shall also be delineated on plans.
- No Emergency Generator to be provided for serving the emergency power. Duplicated supplies for all Fire Service installation comprising a cable connected from electricity mains directly before the main switch of the structures.
- Hose Reel system to provided and installed for the structure in accordance with the Code of practice for minimum Fire service installation and equipment 2012.
  - There shall be sufficient Hose Reel to ensure that every part of the area can be reached by a length of not more than 30m of hose reel tubing.
  - An modified Hose Reel system with 2000 Liter F.S. Water Tank shall be provided. There shall be single end water supply will be feed from Town Main. The location of this F.S. Water Tank and F.S. Pump Room are clearly marked on plan.
  - No F.S. Inlet to provided in this area.
  - An instruction plate shall be provided next to the Break Glass unit for operation of Hose Reel.

Project: Temporary Warehouse for Storage of Water Pump and Motors for a Period of 3 Years at

Lots 1679 (Part), 1684 (Part), 1685 (Part) & 1690 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T

Drawing Title: Proposed Fire Service Installation Layout Plan

Drawing No. : YT-1402m/FS

Scale: 1:1000

Date: 14 Feb 2023





Date : 21 Mar 2023

Dear Sir /Madam,

Regarding planning number. A/YL-LFS/457 Application for fire protection and water supply.

Our company submits the application for fire protection and water supply for the above site on 4 Sep 2021.  
(please see our company 2021 water application form).

24 Nov 2021 Received a letter from the Water Supplies Department stating that there is no government fresh water main extending to the above premises, and the application for water supply cannot be approved.  
(please see the attached document from the Water Supplies Department on 24 Nov 2021)

I am also trying to apply to the Water Supplies Department for a water pipe (with a caliber of 25mm) to open a fork in the original fresh water pipe and connect it to the water supply at the previous site.  
(please see our payment & drawing 5 Feb 2022).

However, the Water Supplies Department did not accept it, so I had to apply for another drawing (with a 40mm caliber) and submit the above site to Water Supplies Department with a satisfactory pass letter from the Fire Department teas 2022.

On 6 Dec 2022, Mr. Du Sir the water supervisor (call appointment) will come to the site to discuss another water supply point.

4 Jan 2023 after receiving the return from the Water Supplies Department, the plumbing diagram needs to be corrected.  
(please see attachment 4 Jan 2023 Water Supplies Department, reply letter )and corrected plumbing diagram.

On 17 Feb 2023, Mr. Du Sir, the water supervisor, made another appointment to inspect the site (obstacles), and 6 photos of the scene.  
(please see our available payment 21 Feb 2023 & photos).

On the 16<sup>th</sup> of this month, Mr. Lung the water supervisor, Sent a text message to WhatsApp to locate the water supply point information, and also indicated that the approval partner would be issued in a short period of time (about two or three weeks).

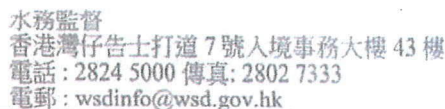
Yours faithfully,

Lee Kai Wing

消防花灑系統 / 消防喉轆供水申請的文件清單

項目 1.\* 2.\* : 正式簽署 WWO542/  
商業登記副本

本項目文件(包括表格) 總張數 : 2 張



申請書編號: \_\_\_\_\_ (水務監督專用)

致：水務監督

檔案編號 (如適用) : \_\_\_\_\_ 申請書編號 (如適用) : \_\_\_\_\_

**一. 申請用水樓宇地址** (請用英文填寫以便電腦處理資料)

			Lots 1679(Part), 1684(Part), 1685(Part) & 1690(Part) in D.D. 129	
室	樓	座	大廈名稱/地段號碼/丈量約份	
			Lau Fau Shan	
門牌號碼		街道名稱		
Yuen Long, N.T		屋邨名/村名/其他		
地區		* <del>香港/澳門</del> /新界		

## 二、申請人資料

先生來來中銀/案上/機構名稱(中文)：合興鋸木廠

(英文) (以正楷填寫) : HOP HING SAW MILL

身份證上的中文商用電碼 (如適用):

\* ~~身份證號碼/身份證明文件號碼/商業登記證號碼~~ (請提供證明文件之副本, 詳情可參考附註 8): 56332906-000-09-21-3

用水樓宇電話： \_\_\_\_\_ 日間聯絡電話： \_\_\_\_\_ 手提電話： \_\_\_\_\_

傳真： 電子郵箱：

通訊地址(若與用水樓宇地址不同): (請用英文填寫以便電腦處理資料):

室			樓			座		
[REDACTED]			[REDACTED]			[REDACTED]		
門牌號碼			街道名稱					
[REDACTED]			[REDACTED]					
地區			大廈名稱/地段號碼/丈量約份					
[REDACTED]			[REDACTED]					
[REDACTED]			屋邨名稱/村名/其他					
[REDACTED]			* 香港/澳門/新界					

我/我們欲收到以 \*中文/英文印發的水費及排污費帳單。

~~我/我們 願意/不願意以電郵方式收取電子水費及排洪費通知。~~

### 三. 申請供水的類別 (請於適當空格「☐」內填上「✓」號, 可選多於一格。)

(a) <input type="checkbox"/> 新建樓宇 *食水 / 沖廁用水 / 消防用水	(e) <input type="checkbox"/> 水管及裝置 *同位 / 異位更換 *食水 / 沖廁用水 / 消防用水
(b) <input type="checkbox"/> 村屋 *食水 / 沖廁用水 / 消防用水  <input type="checkbox"/> 自設化糞池/污水處理系統 (附註 2)	(f) <input type="checkbox"/> 地盤臨時供水
(c) <input type="checkbox"/> 分拆水錶  (現有水錶編號: _____)	(g) <input type="checkbox"/> 改用鹹水沖廁  (現有臨時淡水沖廁水錶編號: _____)
(d) <input type="checkbox"/> 重新接駁水錶 (處所應已安裝內部供水系統)  (處所必須曾有用水帳戶及水錶記錄, 請提供原有 *用戶/水錶編號: _____)	(h) <input type="checkbox"/> 搬移錶位  (現有水錶編號: _____)
(i) <input type="checkbox"/> 加大水錶  (現有水錶編號: _____)	
(j) 其他  <input type="checkbox"/> 灌溉系統 <input type="checkbox"/> 清洗用途 <input type="checkbox"/> 餐飲業 / 運水煙罩 <input type="checkbox"/> 飲水機 <input checked="" type="checkbox"/> 折衷式消防花灑系統 / 消防喉轆 / <del>消防栓</del> <input type="checkbox"/> 游泳池 / 人工水景 <input type="checkbox"/> 淡水冷卻塔 <input type="checkbox"/> 用作系統性沖洗的臨時水錶 <input type="checkbox"/> 其他 (請註明: _____)	

### 四. 水錶用戶的種類編碼 (請於適當空格「☐」內填上「✓」號。)

我/我們現聲明此項供水服務屬: (附註 3)

☐ 住宅供水

☐ 非住宅供水 (附註 4)

☐ 工商業污水附加費行業 (請參照"水錶用戶分類"列表中的 30 種行業、業務或製造業, 例如餐館業、麵包製品業等。)

☐ 其他

種類編碼 (附註 5 至 7)	說明	預計水錶數目
預計水錶總數 =		



## 五. 擬建供水系統設計師資料

名稱: Lee kai Wing 公司: YEE TUNG ENGINEERING CO., LIMITED 日間聯絡電話: [REDACTED]  
通訊地址: [REDACTED]

## 六. 申請人的保證及同意書

我/我們完全明白及同意遵守下列的保證及同意書(A)-(E)項內容, 以及根據本保證書規定繳交按金(如適用)(附註9)。

### 保證及同意書

(A) 申請人同意:

- (i) 若本申請包括消防供水系統, 註冊成為該消防供水系統的用戶;
- (ii) 若本申請包括內部供水系統(包括食水和/或沖廁供水), 註冊成為該內部供水系統的用戶; 及
- (iii) 若本申請包括公用供水系統(指在同一處所內超過一名用戶共同使用的消防供水系統或內部供水系統的部份), 註冊成為該公用供水系統的代理人。

(B) 根據《水務設施條例》(香港法例第 102 章)第 7 及 19 條, 申請人現保證:

— (適用於擬成為消防供水/內部供水系統用戶的申請)

按照《水務設施條例》(香港法例第 102 章)及《水務設施規例》(香港法例第 102 A 章)的規定, 向香港特別行政區政府繳付有關該處所消防供水/內部供水系統所規定應繳納的任何費用及按金(附註9)。申請人並保證負責保管及保養該處所的上述的消防供水/內部供水系統和保管所裝設的任何水錶(附註10)。

— (適用於擬成為公用供水系統代理人的申請)

按照《水務設施條例》(香港法例第 102 章)及《水務設施規例》(香港法例第 102 A 章)的規定, 向香港特別行政區政府繳付有關該處所公用供水系統所規定應繳納的任何費用及按金(附註9)。申請人並保證負責保管及保養該處所的上述公用供水系統和保管所裝設的任何水錶(附註10)。

請注意, 用戶或代理人或須按照《污水處理服務條例》(香港法例第 463 章)及該條例屬下的任何規例, 繳付費用及附加費(包括但不限於排污費及工商業污水附加費)。

- (C) 申請人同意遵照《水務設施條例》(香港法例第 102 章)、《水務設施規例》(香港法例第 102A 章)及《污水處理服務條例》(香港法例第 463 章)及屬下的任何規例的全部規定。
- (D) 申請人同意向香港特別行政區政府繳納水務監督因經由此表格所申請事項而需進行的工程及水務監督認為需就此申請而進行的任何相關工程的費用, 包括根據任何成文法則、規例或則例的規定, 而須就或為進行有關工程所支付的一切成本、費用, 並包括《土地(雜項條文)條例》(香港法例第 28 章)附表 3 所訂明, 根據該條例為進行有關工程而簽發的挖掘准許證的任何費用及經濟成本、工資、材料及監工費在內。申請人必須在收到水務監督發出的繳費通知書的 14 天內繳付相關費用。
- (E) 申請人完全明白及同意水務監督可把從申請人收集所得與本申請有關的資料, 用於處理本申請、或用於與這些方面有直接關連的事宜、或與水務監督須執行的工作、及與水務設施或上述消防供水/內部供水系統/公用供水系統的一般行政及管理有關的事宜。如申請人沒有提供足夠資料, 水務監督可能無法處理其申請。申請人同意收集的資料可轉交其他政府決策局及部門和任何其他相關人士作上述用途。申請人亦同意從申請人收集所得的資料(包括申請人的姓名及處所的地址), 都可能會向公眾公開(例如於互聯網發布相同資料)。申請人明白可向香港灣仔告士打道 7 號入境事務大樓 48 樓水務署部門秘書要求查閱及更正個人資料。

日期: 4 Sep 2021

申請人簽署/  
獲授權人士簽署及公司印鑑:



**附註：**

1. 本申請表格必須由欲申請成為相關用水處所的擬建消防供水系統/內部供水系統/公用供水系統的用戶/代理人的申請人填妥。如欲為現有供水系統申請用戶或代理人轉名，請填寫表格編號 WWO1，本表格並不適用。
2. 根據污水處理服務條例第 5 條規定，任何用戶/代理人的處所如接駁公共污水渠，便須繳付排污費及工商業污水附加費(如適用)。如有疑問，請向排水事務監督查詢。
3. 供水服務分為"住宅用水"和"非住宅用水"，必須選擇其中一項。
4. 若選擇了"非住宅用水"，必須選擇"工商業污水附加費行業"或"其他"。
5. 若選擇了"非住宅用水"，必須填寫六位數字的"種類編碼"(商業種類編碼)和行業說明。
6. 若填寫的種類編碼與行業說明不符，則以種類編碼為準。有關種類編碼與行業說明已載列於「水務用戶分類」小冊子。申請人可在本署網頁 <http://www.wsd.gov.hk/tc/application-public-forms/waterworks-form-wwo-542/index.html> 下載 或到本署客戶諮詢中心索取該本小冊子。
7. 日後如你的業務變更而令種類編碼有所改變，請向水務監督及排水事務監督呈報新的種類編碼及行業說明。
8. 如以公司名義申請，請提供一份商業登記證影印本連同申請表格交回；如以個人名義申請，請提供一份身份證或其他身份證明文件(例如護照)的影印本連同申請表格交回供本署查證申請人身份。本署在查證後會立刻將身份證及身份證明文件的影印本銷毀。
9. 根據本保證書規定繳交的按金，不得轉讓，而水務監督亦可隨時運用該筆按金支付任何費用。
10. 根據《水務設施條例》(香港法例第 102 章)第 20 條及《污水處理服務條例》(香港法例第 463 章)第 5 條，本保證書規定用戶/代理人要繼續承擔其責任直至
  - (a) 水務監督認可由另一用戶/代理人替代其位；或
  - (b) 水務監督取消其保證，即使有下列情況亦無影響
    - (i) 用戶/代理人已不再佔用該處所；
    - (ii) 用戶/代理人不再負責管理該處所或其任何部分；或
    - (iii) 水務監督根據水務設施條例(香港法例第 102 章)第 8、9、10 或 19(2)條行使任何權力。如用戶/代理人欲撤銷保證及同意書，必須盡快通知水務監督。
11. 排水事務監督地址：香港薄扶林道 2A 號西區裁判法院地下；電話：2834 9432 / 傳真：3104 6433 / 電郵：[customer\\_services@dssd.gov.hk](mailto:customer_services@dssd.gov.hk)

水務監督專用	申請書編號：	用戶編號：
收表日期：		檔號：
批核人員：		身份證/商業登記證覆核人員：
繳款通知單編號：		是否需要從政府總水管接駁供水：是/否



繳款後，請沿虛線剪下並將有效商業登記證展示於營業地點。  
Please cut along the dotted line after making payment and display the valid business branch registration certificate at the business location.

正 本 ORIGINAL		表格 2 FORM 2 《商業登記條例》(第 310 章) BUSINESS REGISTRATION ORDINANCE (Chapter 310) 《商業登記規例》 BUSINESS REGISTRATION REGULATIONS		[第 5 條] [regulation 5]
XXXXXX XXXXXX		商業 XXXX 登記證 Business XXXX Registration Certificate		
業務 / 法團所用名稱 Name of Business/ Corporation		合興鋸木廠 HOP HING SAW MILL		
業務 / 分行名稱 Business/ Branch Name		***** *****		
地 址 Address				
業務性質 Nature of Business		CONST MATERIAL		
法律地位 Status		INDIVIDUAL		
生效日期 Date of Commencement	屆滿日期 Date of Expiry	登記證號碼 Certificate No.	登記費及徵費 Fee and Levy	
19/09/2021	18/09/2022	56332906-000-09-21-3	\$250	
			(登記費 FEE = \$ 0)	
			(徵費 LEVY = \$250)	
請注意下列《商業登記條例》的規定： Please note the following requirements of the Business Registration Ordinance:				
<div>1. 第 6(6)條規定任何業務獲發商業登記證或分行登記證，並不表示該業務或經營該業務的人或受僱於該業務的僱員已遵從有關的任何法律規定。 2. 第 12 條規定各業務須將其有效的商業登記證或有效的分行登記證於每一營業地點展示。</div> <div>1. Section 6(6) provides that the issue of a business registration certificate or a branch registration certificate shall not be deemed to imply that the requirements of any law in relation to such business or to the persons carrying on the same or employed therein have been complied with. 2. Section 12 provides that valid business registration certificate or valid branch registration certificate shall be displayed at every address where business is carried on.</div>				
繳款時請將此商業 XXXX 登記證及繳款通知書完整交出。在付款後，本繳款通知書方成為有效的商業 / XXXX 登記證。(請參閱背頁繳款辦法所載內容。) Please produce this certificate and demand note intact at time of payment. This demand note will only become a valid business/XXXX registration certificate upon payment. (Please see payment instructions overleaf.)				
機印所示登記費及徵費收訖。RECEIVED FEE AND LEVY HERE STATED IN PRINTED FIGURES.				

20201 30/08/21 268UT 000115 CHQ

\$250.00 5

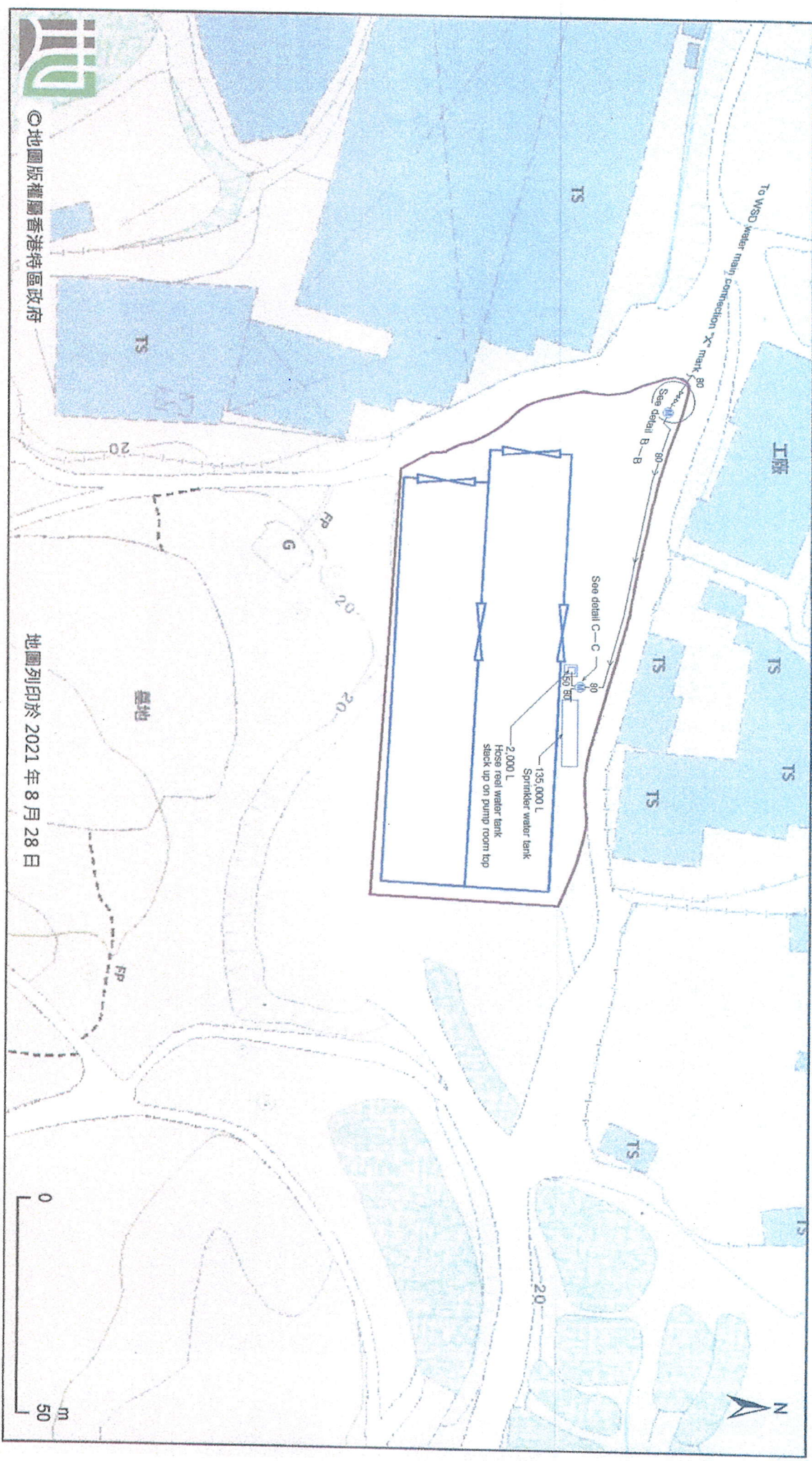
消防花灑系統 / 消防喉轆供水申請的文件清單

項目 3：地盤位置平面圖 — 比例不小於 1:1000

本項目文件(包括圖則) 總張數： 1 張



Panning Application No. A/VL-LFS/368 Lots 1679(Part), 1684(Part), 1685(Part) & 1690(Part) in D.D. 129 & Adjoining government Land, Lau Fau Shan, Yuen Long, N.T.



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地圖列印於 2021 年 8 月 28 日

由「地理資訊地圖」網站提供: <https://www2.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

## 消防花灑系統 / 消防喉轆供水申請的文件清單

項目 5.6.8.9: 水管平面圖/  
垂直水管路線圖/  
水錶箱位置圖/  
水錶箱細節和水錶位置安排細節

本項目文件(包括圖則) 總張數 : 1 張







水務署  
Water Supplies Department

總部 Headquarters

香港灣仔告士打道七號入境事務大樓 43 樓

43/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong

本署檔號 : 9173864228 of 9173864694  
Our ref.  
來函檔號 :  
Your ref.

電話 : 2824 5000  
Tel.  
傳真 : 2802 7333  
Fax.

李介榮



申請書編號 : 6486916992

先生/女士 :

**用水樓宇 : LOTS 1679(PART), 1684(PART), 1685(PART)  
& 1690(PART) IN DD 129, LAU FAU SHAN  
YUEN LONG, NEW TERRITORIES**

有關閣下 為上述處所申請消防供水一事，現特回覆。

由於沒有政府食水總喉管伸延至上述處所附近，故現階段無法批准有關供水申請。

如有查詢，請致電 3701 5217 與本署新界西區申請供水組公共聯絡經理曾愷茵女士或 3701 5222 與本署水務督察李嘉敏女士聯絡。來函請註明本署檔案編號。

水務監督



(王 麒珪 代行)

寄： 合興鏢木廠  
副本送： 李介榮

2021年11月24日



怡東工程有限公司

Yee Tung Engineering Co., Ltd

香港政府 水務署註冊  
機電工程署註冊  
工程認可承辦商

水務監督

香港灣仔告士打道 7 號入境事務大樓 43 樓

電話: 2824 5000

傳真: 2802 7333

電郵: [wsdinfo@wsd.gov.hk](mailto:wsdinfo@wsd.gov.hk)

敬啟者:

是緣有關申請消防供水

水務署申請書編號: 6486916992 水務署檔號: 9173864228 of 9173864694

用水樓宇: Lots 1679(Part), 1684(Part), 1685(Part) & 1690(Part) in D.D. 129,  
Lau Fau Shan, Yuen Long, N.T.

24 <sup>Nov</sup> ~~Sep~~ 2021 恭接水務署來函, 沒有政府食水總喉管伸延至上述處所附近.  
經業主同意(合興鋸木廠)可以在其原有食水錶(M19-261715 見付圖)前  
向水務署申請在政府喉段開叉接駁至上址消防用水處所.

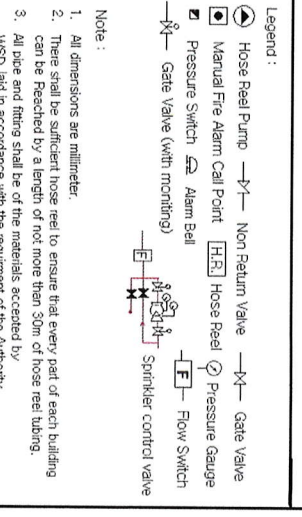
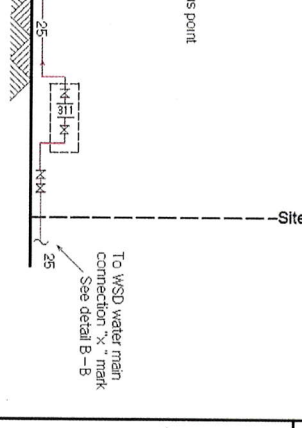
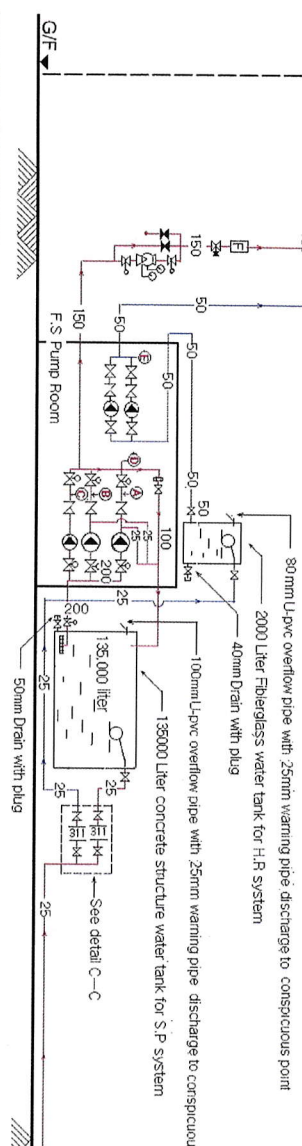
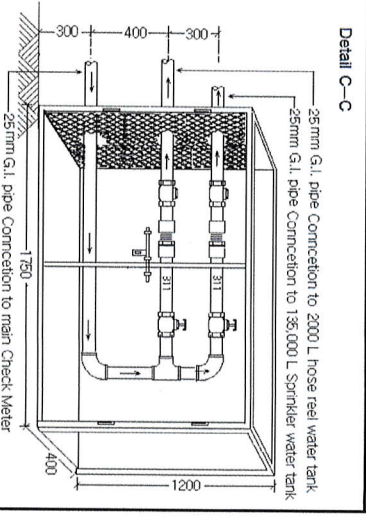
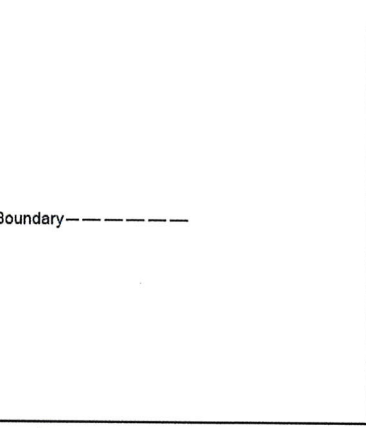
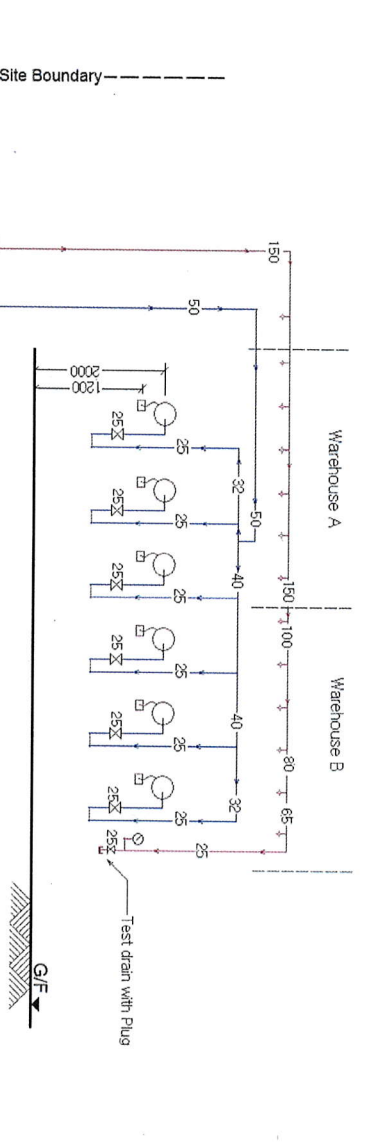
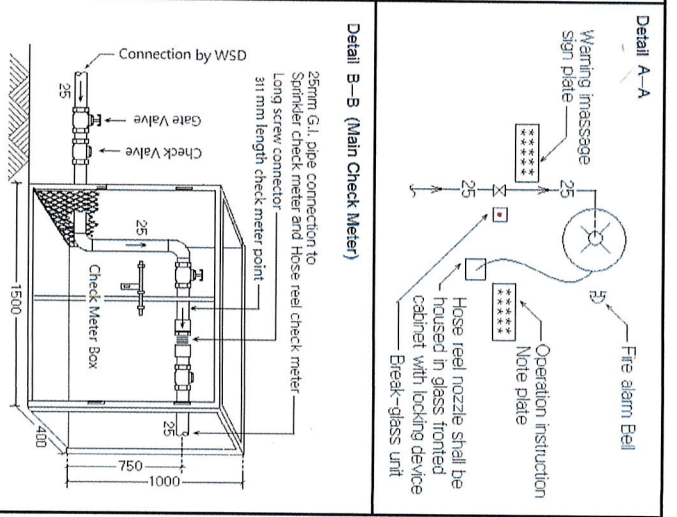
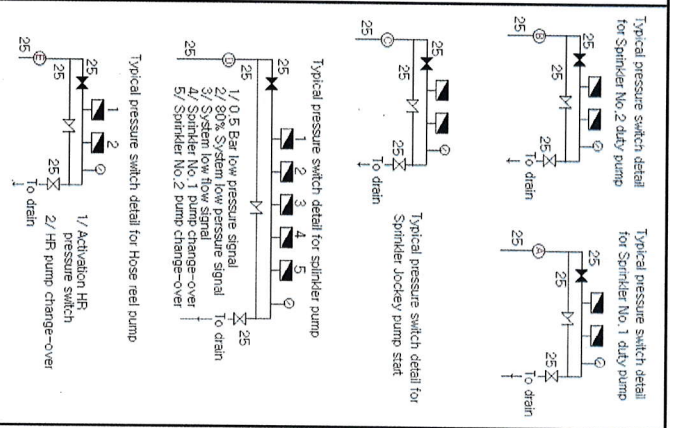
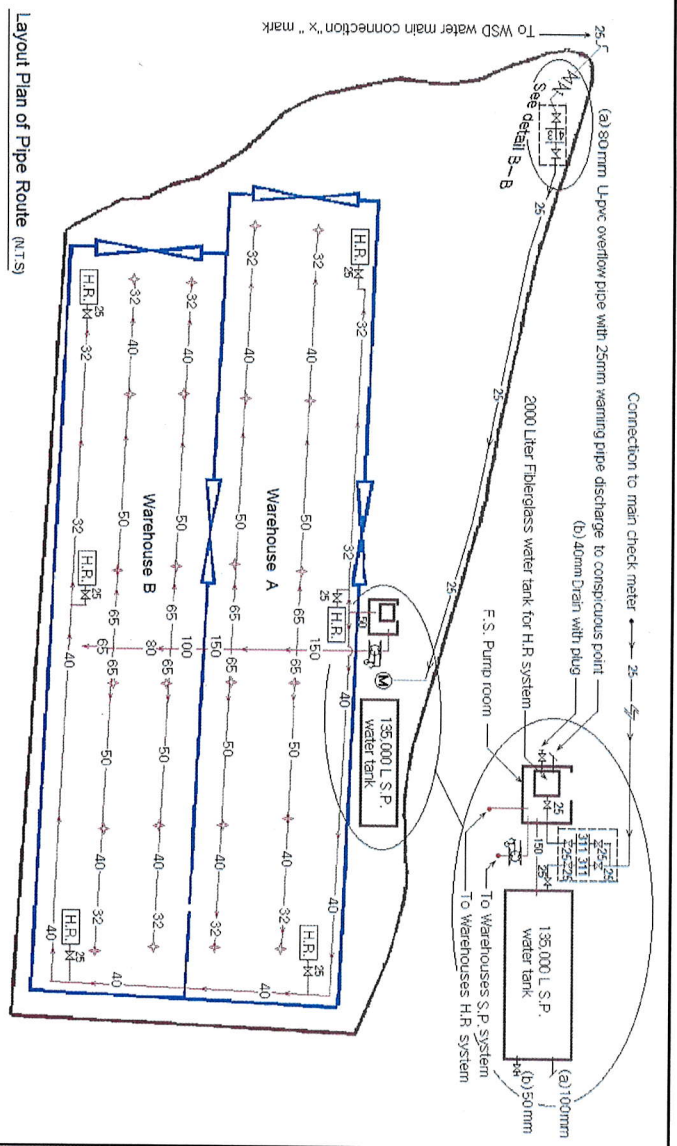
事必不得已, 懇請批准. 謝謝!

恭請 鈞安

水喉匠: 李介榮

日期 : 5 Feb 2022





Planning Application No. AY/L-IFS/368 Lots 1679(Part), 1684(Part), 1686(Part) & 1690(Part) in D.D. 129 Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title: Fire Service Installation Layout Plan

Scale: As Show

Drawing by: K.W. Lee

Date: 5 Feb 2022

Drawing No. LOP-502m/WSD

Legend:

- Hose Reel Pump → Non Return Valve → Gate Valve
- Manual Fire Alarm Call Point [H.R.] Hose Reel Pressure Gauge
- Pressure Switch Alarm Bell
- Gate Valve (with monitoring) Sprinkler control Valve

Note:

- All dimensions are millimeter.
- There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
- All pipe and fittings shall be of the materials accepted by WSD laid in accordance with the requirement of the Authority.
- All the fire service water supply system with G.I. steel tubes B.S EN 10255:2004 (Class medium).
- All the underground laying the fire service water supply system must use G.I. steel tubes B.S EN 10255:2004 (Class Heavy).
- Whole the pipe work assembly use screw threaded jointing.



怡東工程有限公司

Yee Tung Engineering Co., Ltd

香港政府 水務署註冊  
機電工程署註冊  
工程認可承辦商

水務監督

香港灣仔告士打道 7 號入境事務大樓 43 樓

電話: 2824 5000

傳真: 2802 7333

電郵: [wsdinfo@wsd.gov.hk](mailto:wsdinfo@wsd.gov.hk)

敬啟者:

有關申請消防供水

水務署申請書編號: 6486916992 水務署檔號: 9173864228 of 9173864694

用水樓宇: Lots 1679(Part), 1684(Part), 1685(Part) & 1690(Part) in D.D. 129,  
Lau Fau Shan, Yuen Long, N.T.

7 April 2022 恭接水務署來函, 有關的消防供水駁喉必須為獨立喉管與有關大廈或發展項目內的其他供水系統完全分開。事迫不得已, 故要再向水務署申請上址消防供水, 抱謙 隨函呈上修正供水平面圖和垂直水喉圖乙份, 懇請準賜。謝謝

上址消防裝置/設備和消防監督到場測試全部合格滿意; 遺憾未有消防供水証明, 目前消防署必須要有水務署提供的水務全部完工的第五部份, 才視作是項消防工程完結。(附帶呈上消防署到場測試報告乙份作參考用)

事迫不得已, 懇請批准。謝謝!

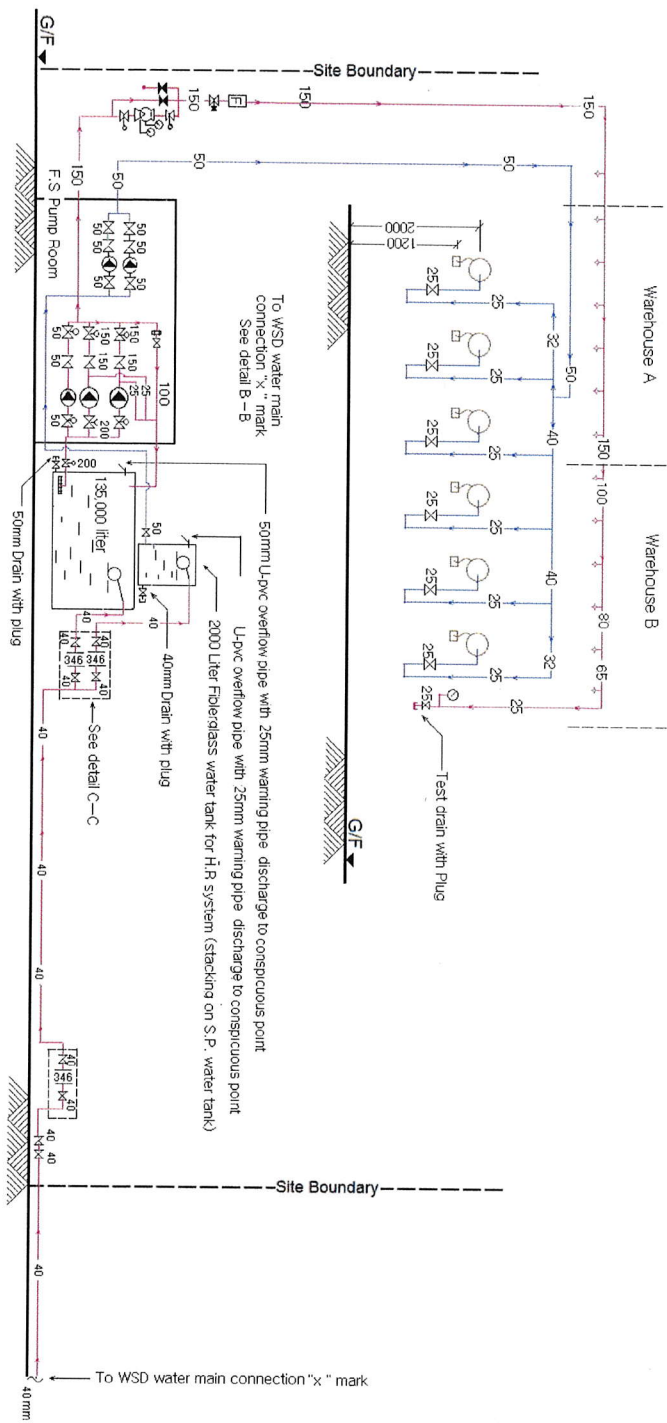
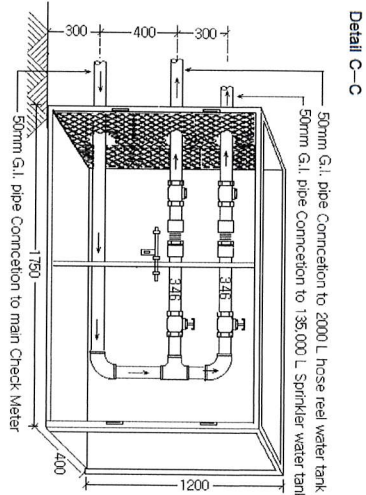
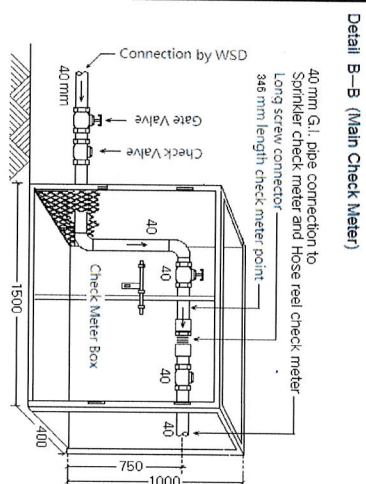
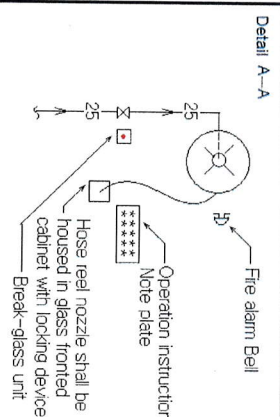
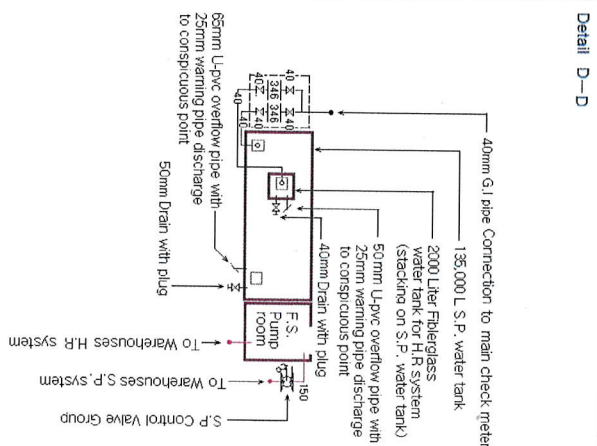
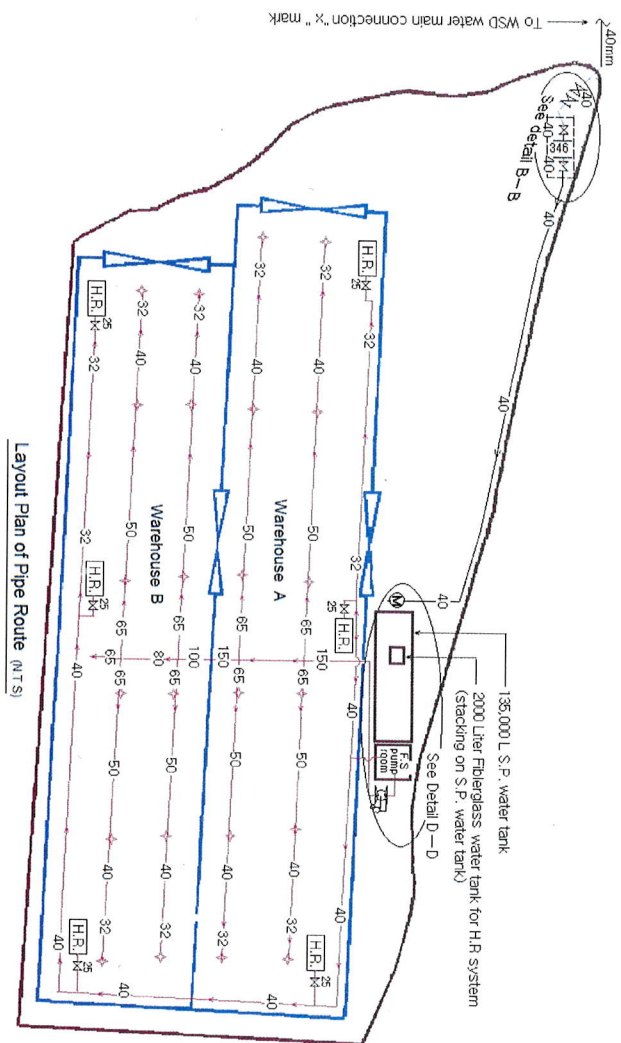
恭請 鈞安

水喉匠: 李介榮

日期 : 7 October 2022

Tel: [REDACTED] Fax No: [REDACTED] Mobile: [REDACTED]  
E-Mail: [REDACTED]





- Legend:
- Hose Reel Pump → Non Return Valve → Gate Valve
  - Manual Fire Alarm Call Point → Hose Reel → Pressure Gauge
  - Pressure Switch → Alarm Bell
  - Gate Valve (with monitoring) → Flow Switch
  - Sprinkler control valve
- Note:
- All dimensions are millimeter.
  - There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
  - All pipe and fittings shall be of the materials accepted by WSD laid in accordance with the requirement of the Authority.
  - All the fire service water supply system with G.I. steel tubes B.S EN 10255: 2004 (class medium)
  - All the underground laying fire service water supply system must use G.I. steel tubes B.S EN 10255: 2004 (Class Heavy)
  - Whole the pipe work assemblage use screw threaded jointing





消防處消防設備專責隊伍  
Fire Service Installations Task Force (FSITF)

消防裝置檢查及測試 \* 初檢 / 覆檢 報告

Initial / Re-inspection Report on Fire Service Installation Inspection and Testing

檔案編號 File No. FP/19/28991A(I)

Part I 第一部

1. 地址 Address : Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years, Lots 1679 (Part), 1684 (Part), 1685 (Part) and 1690 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories (Planning Application No.: A/YL-LFS/368)

2. 檢查及測試結果 Inspection and Test Result : (由檢查官員發現不妥的項目 Defects noted by Inspection Officer) :

At the time of inspection, FSIs in the attached FS251 were checked and the inspection result was satisfactory / not satisfactory.

(i) The FS251/251X6 (part V) should be provided.

● 續下頁 To be continued (共 Total 1 頁包括本頁 sheets including this one)

3. \* 信件 / 便箋確認以上不妥項目 \* 將會 / 不會發出。

A letter / memo confirming the above defects will / will not be sent.

檢查官員 Inspection Officer (HUI Ka-shing) BSI/FSITF3

簽署 Signature

日期 Date

29/8/2022

Part II 第二部

4. 本人確認以上不妥項目經已向本人陳明。

I confirm that the defects as stated above have been brought to my attention.

註冊消防裝置承辦商 Registered Fire Service Installation Contractor  
(或代表 or representative) 利利消防工程有限公司

簽署 Signature

日期 Date

LEE KAI WING  
29 AUG. 2022

註  
Note:

(1) 當以上不妥項目修妥後，請以電話向消防設備專責隊伍助理消防區長(電話:3961 5014)預約覆檢。除有書面要求外，沒有須要重新申請約檢。Appointment for re-inspection should be made by telephone to Assistant Divisional Officer (telephone no. 3961 5014) after the above defects have been remedied. Fresh application for inspection is not necessary unless it is so required in a refusal letter / memo.

(2) 如果閣下發覺本報告不值或希望對任何項目提出上訴，請聯絡消防設備專責隊伍消防區長(電話:3961 5002)。If you found this inspection report to be unjustified or wish to appeal any points made in this report, please contact Divisional Officer of Fire Service Installations Task Force at telephone no. 3961 5002.

\* 刪去不適用 Delete not applicable





怡東工程有限公司

Yee Tung Engineering Co., Ltd

水務署註冊  
香港政府 機電工程署註冊  
工程認可承辦商

水務監督

香港灣仔告士打道7號入境事務大樓43樓

電話: 2824 5000

傳真: 2802 7333

電郵: [wsdinfo@wsd.gov.hk](mailto:wsdinfo@wsd.gov.hk)

敬啟者:

有關申請消防供水

水務署申請書編號: 6486916992 水務署檔號: 9173864228 of 9173864694

用水樓宇: Lots 1679(Part), 1684(Part), 1685(Part) & 1690(Part) in D.D. 129,  
Lau Fau Shan, Yuen Long, N.T.

7 April 2022 恭接水務署來函, 有關的消防供水駁喉必須為獨立喉管與有關大廈或發展項目內的其他供水系統完全分開。事迫不得已, 故要再向水務署申請上址消防供水, 抱謙 隨函呈上修正供水平面圖和垂直水喉圖乙份, 懇請準賜。謝謝

上址消防裝置/設備和消防監督到場測試全部合格滿意; 遺憾未有消防供水証明, 目前消防署必須要有水務署提供的水務全部完工的第五部份, 才視作是項消防工程完結。(附帶呈上消防署到場測試報告乙份作參考用)

事迫不得已, 懇請批准。謝謝!

恭請 鈞安

水喉匠: 李介榮

日期 : 7 October 2022

Tel: [REDACTED] Fax No: [REDACTED] Mobile: [REDACTED]  
E-Mail: [REDACTED]



怡東工程有限公司

Yee Tung Engineering Co., Ltd

水務署註冊  
香港政府 機電工程署註冊  
工程認可承辦商

水務監督

香港灣仔告士打道7號入境事務大樓43樓

電話: 2824 5000

傳真: 2802 7333

電郵: [wsdinfo@wsd.gov.hk](mailto:wsdinfo@wsd.gov.hk)

敬啟者:

有關申請消防供水

ASN : 6295677533 CCID : 3166222529 of 0015427304

用水樓宇: Lots 1679(Part), 1684(Part), 1685(Part) & 1690(Part) in D.D. 129,  
Lau Fau Shan, Yuen Long, N.T.

31 Oct 2022 恭接水務署來函,茲呈上修正供水平面圖/垂直水喉圖乙份 和  
接駁(屋界外)消防供水,經過私人土地喉管敷設路線圖乙份,  
懇請審閱準賜. 謝謝

隨函呈上

上址消防裝置/設備和消防監督到場測試全部合格滿意;遺憾未有消防供水証明,  
目前消防署必須要有水務署提供的水務全部完工的第五部份,才視作是項  
消防工程完結.(附帶呈上消防署到場測試報告乙份作參考用)  
事迫不得已,懇請批准. 謝謝!

恭請 鈞安

水喉匠: 李介榮

日期 : 8 Nov 2022





消防處消防設備專責隊伍  
Fire Service Installations Task Force (FSITF)

消防裝置檢查及測試 \* 初檢 / 覆檢 報告  
Initial / Re-inspection Report on Fire Service Installation Inspection and Testing  
檔案編號 File No. FP/19/28991A(I)

Part I 第一部

1. 地址 Address : Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years, Lots 1679 (Part), 1684 (Part), 1685 (Part) and 1690 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories (Planning Application No.: A/YL-LFS/368)

2. 檢查及測試結果 Inspection and Test Result : (由檢查官員發現不妥的項目 Defects noted by Inspection Officer) :

At the time of inspection, FSIs in the attached FS251 were checked and the inspection result was satisfactory / not satisfactory.

(i) The FSCA/WD046 (part v) should be provided.

● 續下頁 To be continued (共 Total 1 頁包括本頁 sheets including this one)

3. \* 信件 / 便箋確認以上不妥項目 \* 將會 / 不會發出。

A letter / memo confirming the above defects will / will not be sent.

檢查官員 Inspection Officer (HUI Ka-shing) BSI/FSITF3

簽署 Signature

日期 Date

5/8  
29/8/2022

Part II 第二部

4. 本人確認以上不妥項目經已向本人陳明。

I confirm that the defects as stated above have been brought to my attention.

註冊消防裝置承辦商 Registered Fire Service Installation Contractor  
(或代表 or representative) 利消防工程公司

簽署 Signature

日期 Date

LEE KAI WING  
29.8.2022

註 Note: (1) 當以上不妥項目修妥後，請以電話向消防設備專責隊伍助理消防區長(電話: 3961 5014)預約覆檢。除有書面要求外，沒有須要重新申請約檢。 Appointment for re-inspection should be made by telephone to Assistant Divisional Officer (telephone no. 3961 5014) after the above defects have been remedied. Fresh application for inspection is not necessary unless it is so required in a refusal letter / memo.  
(2) 如果閣下發覺本報告不值或希望對任何項目提出上訴，請聯絡消防設備專責隊伍消防區長(電話: 3961 5002)。 If you found this inspection report to be unjustified or wish to appeal any points made in this report, please contact Divisional Officer of Fire Service Installations Task Force at telephone no. 3961 5002.

\* 刪去不適用 Delete not applicable



水務署

Water Supplies Department

總部 Headquarters

香港灣仔告士打道七號入境事務大樓 43 樓

43/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong

本署檔號 : 2928683414 of 0015427304

Our ref.

來函檔號 :

Your ref.

電話 : 2824 5000

Tel.

傳真 : 2802 7333

Fax.

李介榮



申請書編號 : 6295677533

先生／女士 :

用水樓宇 : **LOTS 1679(PART) 1684(PART) 1685(PART) & 1690(PART) IN DD 129, LAU FAU SHAN YUEN LONG, NEW TERRITORIES**

本署於2022年11月15日收到你所聘用的持牌水喉匠李介榮先生的來信及已修訂的垂直水喉圖／平面水喉圖則。

隨後本署同事杜先生與持牌水喉匠李介榮先生在2022年12月6日於上述地址現場視察及商談圖則更改事宜，發現閣下建議的駁喉喉管路線被障礙物阻塞。請你建議其他接駁水管的路線，再次呈交一份已更正的垂直水管路線圖及駁喉平面圖給本署作進一步審批。

現請你在此函發出的日期起計一個月或之前遞交上述資料。

請注意：未經水務監督書面許可，請勿進行喉管裝置工程。

如有查詢，請致電3701 5217與本署新界西區申請供水組公共聯絡經理曾愷茵女士或3701 5222與本署水務督察李嘉敏女士聯絡。來函請註明本署檔案編號。

水務監督

(文祥光 代行)

寄： 合興鋸木廠

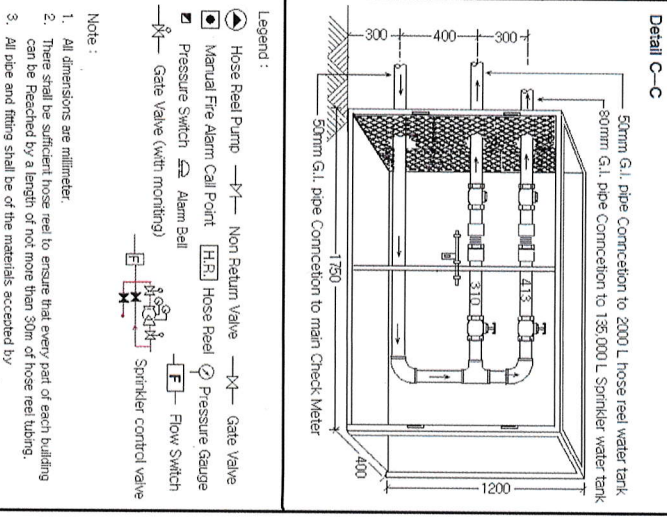
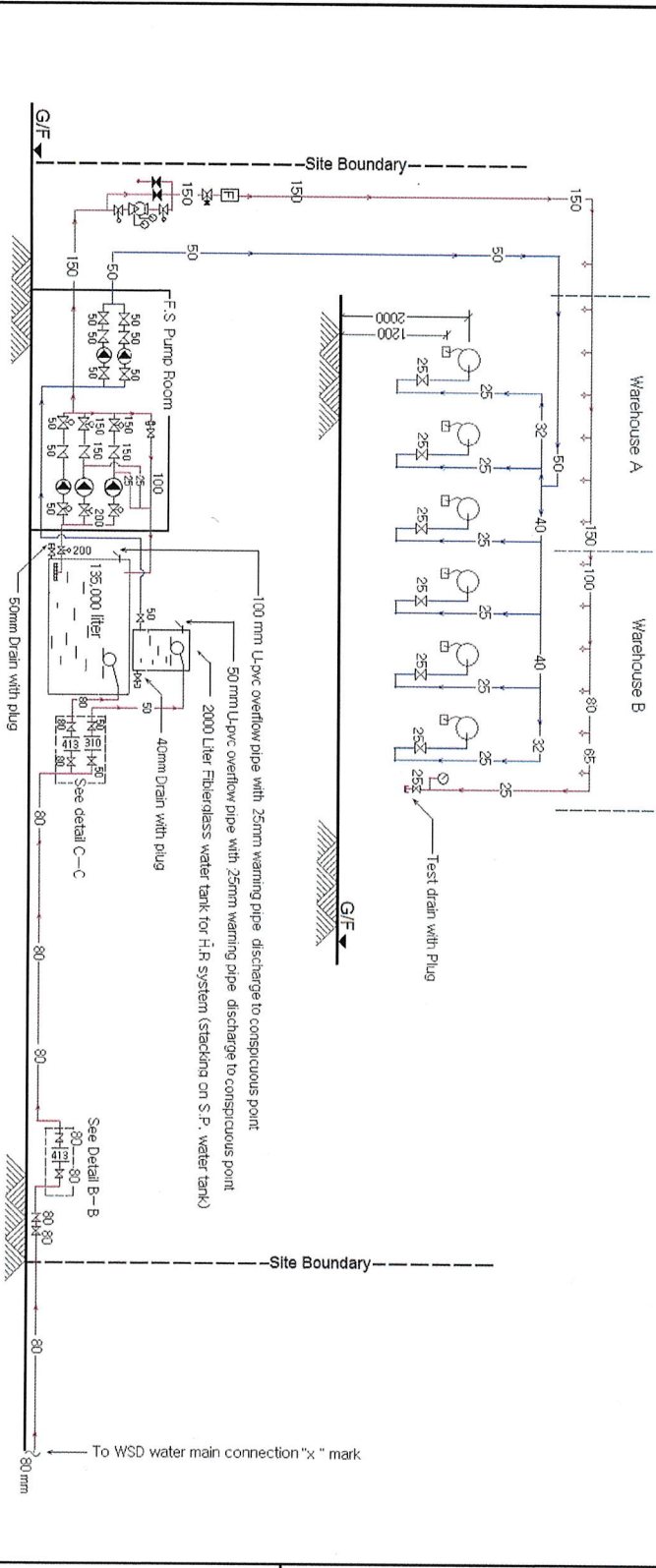
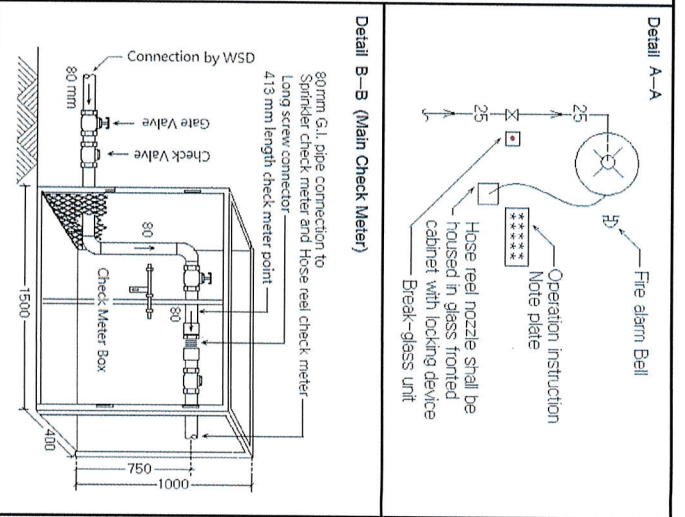
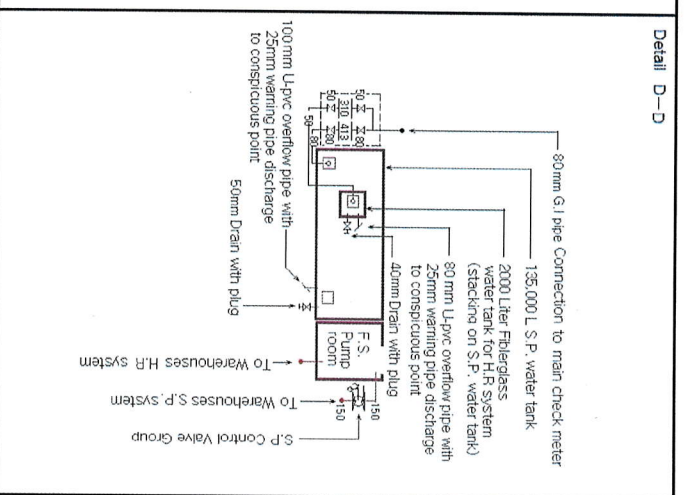
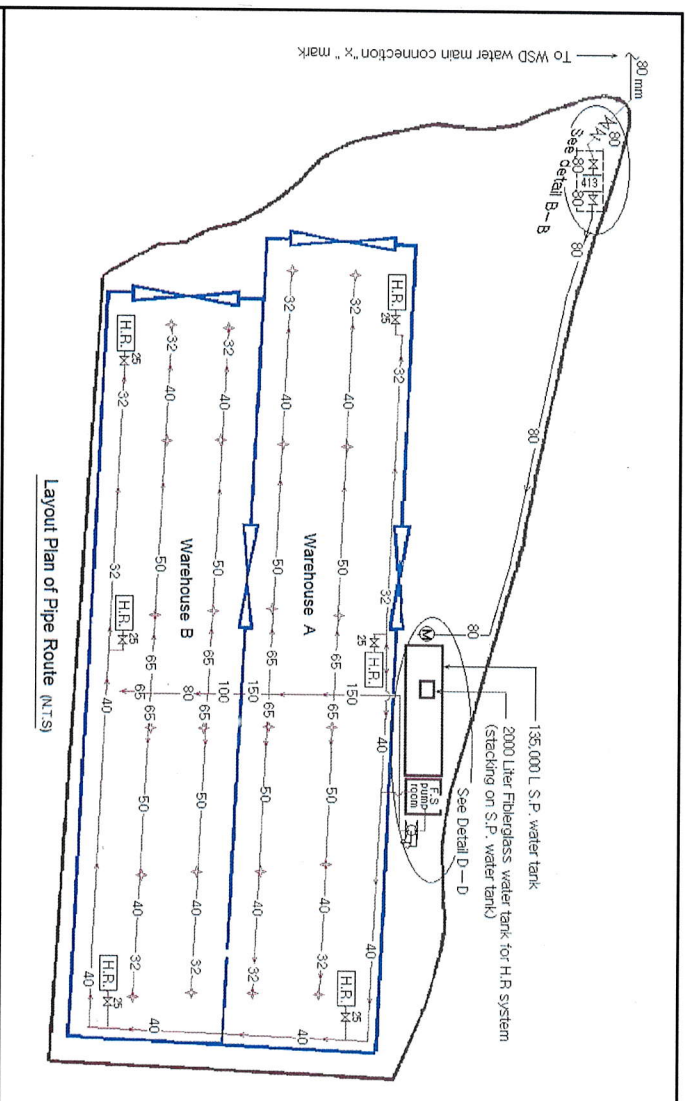
副本送： 李介榮

2023年1月4日

WWO 1082 (c) (1/2017)

[20230105000766-001/001-1/1]







怡東工程有限公司

Yee Tung Engineering Co., Ltd

水務署註冊  
香港政府 機電工程署註冊  
工程認可承辦商

水務監督

香港灣仔告士打道 7 號入境事務大樓 43 樓

電話: 2824 5000

傳真: 2802 7333

電郵: [wsdinfo@wsd.gov.hk](mailto:wsdinfo@wsd.gov.hk)

敬啟者:

有關申請消防供水

ASN : 6295677533 CCID : 3166222529 of 0015427304

用水樓宇: Lots 1679(Part), 1684(Part), 1685(Part) & 1690(Part) in D.D. 129,  
Lau Fau Shan, Yuen Long, N.T.

7 Feb 2023 恭接水務署來函 (編號: 2928683414)事宜,

茲在 17 Feb 2023 與水務監督杜先生到(擬駁水)現場視察,擬敷設喉管通道暢通無阻,  
障礙物乃臨時防盜門,隨時拆卸(門上付有聯絡電話: [REDACTED]).

隨函付上現場照片 6 幀及申請圖紙乙份,敬請審核,批准 謝謝.

恭請 鈞安

水喉匠: 李介榮

日期 : 21 Feb 2023











通道 (已拆除障礙物)



通道前端消防龍頭







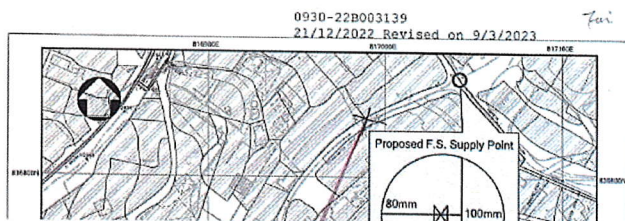
水务处梁生望后石

最後上線時間為昨天上午9:13



晚上10:21

星期四



Counter proposal for D3  
CCID0015427304.pdf

1 頁 • 1.00 MB • PDF

圓圈為大喉供水點，交差為80毫米消防駁水點，申請人或你需延伸私人水管至駁水點，如果不接受，則未能供水，可導致被取消。另外該段喉管，需行pipe trench 或明喉。請儘早覆我接受與否？

下午2:41

知道,我同業主商量再確定,謝謝你

下午3:43 ✓✓



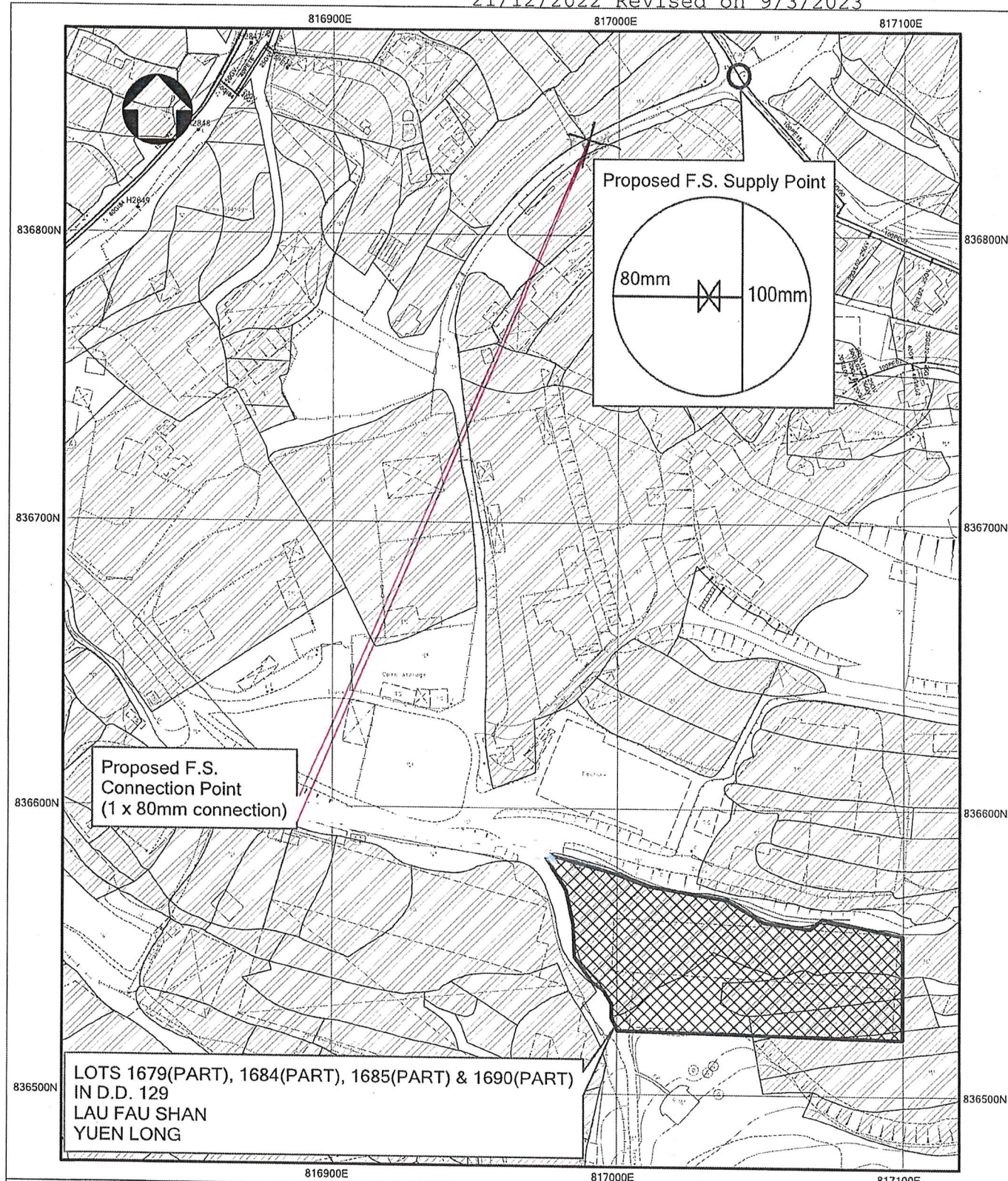
下午4:51



訊息







- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
  2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
  3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
  4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
  5. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
  6. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

PRIVATE LOT  
BOUNDARY  
(FOR REF. ONLY)



有車及開口阻擋

Not feasible

STLA  
100PE  
3P

X: 817 051  
Y: 836 542

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)  
Replied CS on 15/3/23.  
W67880/2-SW-22A & 22C

REF. CODE: 40W21M

SHEET 1 OF 1

SCALE 1:1800



水務署  
Water Supplies Department

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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-LFS/320	Temporary Warehouse for Storage of Documents (3 years)	REC	6.7.2018 (Revoked on 6.10.2020)
2	A/YL-LFS/368	Temporary Warehouse for Storage of Construction Materials (3 years)	REC	4.9.2020 (Revoked on 4.2.2023)

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/99	Temporary Warehouse and Open Storage of Construction Materials (3 Years)	REC	4.7.2003 (on Review)	(1) & (2)

**Rejection Reasons**

1. Not in line with the planning intention.
2. Setting undesirable precedent.

**Similar s.16 Applications within the same “Green Belt” Zone  
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-LFS/321	Proposed Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet (3 years)	REC	6.7.2018 (Revoked on 6.12.2020)
2	A/YL-LFS/361	Renewal of Planning Approval for Temporary Warehouse for Storage of Animal Feed (3 years)	REC	12.6.2020
3	A/YL-LFS/392	Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet (3 years)	REC	14.5.2021
4	A/YL-LFS/410	Proposed Temporary Warehouse for Storage of Hardware Accessories (3 years)	REC	29.10.2021

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
5	A/YL-LFS/438	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	9.9.2022
6	A/YL-LFS/441	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	23.9.2022
7	A/YL-LFS/442	Proposed Temporary Warehouse for Storage of Construction Materials (3 Years)	REC	11.11.2022
8	A/YL-LFS/445	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	25.11.2022
9	A/YL-LFS/449	Temporary Storage of Construction Materials and Engineering Machineries with Ancillary Workshop (3 Years)	REC	3.2.2023
10	A/YL-LFS/455	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	17.3.2023

### **Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/332	Proposed Temporary Warehouse for Storage of Scrap Metal (3 years)	REC	1.2.2019	(1), (2) & (3)

### **Rejection Reasons**

1. Not in line with the planning intention.
2. Insufficient information to demonstrate no adverse traffic impact.
3. Undesirable precedent.

**Government Departments' General Comments**

**1. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as the applied use does not involve operation of heavy vehicles.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past 3 years.

**2. Landscaping**

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

- (a) She has no comment on the application from the landscape planning perspective.
- (b) The Site is situated in area of miscellaneous rural fringe predominated by temporary structures, open storages, graveyards and scattered tree groups.
- (c) It is noted that no tree felling would be undertaken for the applied use, and all the existing trees are proposed to be preserved. Further significant landscape impact on existing landscape resources at the Site is not anticipated. Also, similar applications are approved within same "REC" zone. Therefore, the applied use is considered not incompatible to the landscape character of the surrounding area.

**3. Drainage**

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) According to the applicant's submission, the existing drainage facilities which was implemented under the last previous application No. A/YL-LFS/368 will be maintained for the applied use. Should the Board consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to maintain the existing drainage facilities and submit a condition record of the existing drainage facilities to the satisfaction of his department.
- (c) The applicant should be reminded of the advisory comments at **Appendix IV**.

**4. Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.



- (b) He considers the submitted fire service installations proposal acceptable.
- (c) The applicant should be reminded of the advisory comments at **Appendix IV**.

## **5. Building Matters**

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

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should be reminded of the advisory comments at **Appendix IV**.

## **6. Geotechnical**

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

The planning application covers unallocated Government Land and parts of two registered man-made slopes (Features No. 2SW-C/C111 and 2SW-C/C117). He has no adverse comment on the application.

## **7. Water Supply**

Comments of Director of Water Supplies (DWS):

- (a) He has no comment on the application.
- (b) Application for water supply for fire services for the Site was received. The proposed water connection point by the licence plumber is not feasible as the proposed pipe routing is blocked by parking of vehicles and private gates. A counter proposal was given to the licence plumber and his reply is pending.

## **8. District Officer's Comments**

Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

His office has not received any feedback from locals.

## **9. Other Departments' Comments**

The following Government departments have no comment on the application:

- (a) Chief Engineer/Land Works (CE/LW), CEDD;
- (b) Project Manager (West) (PM(W)), CEDD;
- (c) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (d) Commissioner for Transport (C for T);
- (e) Commissioner of Police (C of P); and
- (f) Director of Agriculture, Fisheries and Conservation (DAFC).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would not be given to any further application unless under very special circumstances;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:-
  - (i) the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) Lot 1679 in D.D.129 is covered by a Short term Waiver (STW) No. 1176 for the purposes of “A Soy Sauce and Preserved Food Factory”;
  - (iii) there are unauthorized building works and/or uses on Lots 1684, 1685 and 1690 all in D.D.129 which are already subject to lease enforcement actions. The lot owner(s) should remedy the lease breaches as demanded by LandsD;
  - (iv) no permission is given for occupation of GL (about 910m<sup>2</sup> subject to verification) include in the Site. Any occupation of GL without Government’s prior approval is not allowed; and
  - (v) the STW holder will need to immediately apply to LandsD for modification of the STW conditions where appropriate and the owner(s) of the lots without STW will need to immediately apply to this office for permitting the structures to be erected or to regularize any irregularities on site, if any. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent and fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department’s purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by

HyD. HyD should not be responsible for maintaining any access connecting the Site and Deep Bay Road;

- (f) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the drainage plan approved under planning application No. A/YL-LFS/368;
- (h) to note the comments of the Director of Fire Services (D of FS) that the installation/maintenance/modification/repair work of fire service installations (FSIs) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to D of FS. The applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the application;
  - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
  - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses that are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.



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



A/YL- LFS/457 DD 129 Recreation  
08/03/2023 02:25

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

Dear TPB Members,

320 – Approved 6 July 2018

REVOKED ON 6.10.2020:

As the applicant had failed to comply with **conditions (i), (k), (l) & (n)** satisfactorily by 6.10.2020, the planning permission for the subject application had already been revoked on the same date.

368 - Approved 4 Sept 2020 **Conditions never fulfilled**

How can possibly approve a further roll over when it is quite clear than conditions will not be fulfilled.

And how can the administration continue to allow 900sq.mt+ of government land to be used for an operation that poses considerable hazards both to the workers and the nearby community?

Mary Mulvihill

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Thursday, 13 August 2020 2:19 AM CST  
Subject: A/YL- LFS/368 DD 129 Recreation

Dear TPB Members,

Minutes 6 July 2018 Approved

**The temporary use was not entirely in line with the planning intention of the “Recreation” zone, however there was no known development proposals to implement the zoned use.** Also, the temporary use was not incompatible with and would unlikely cause adverse impact on the surrounding areas. Approval of the application on a temporary basis would not frustrate the planning intention.

In view of a number of recent JRs, members must ask questions.

What is THE PLAN for this district?

What steps are being taken to realize the planning intention?

The site includes 910sq.m Government Land and has clearly been used as a warehouse for many years.

Members must also consider the current Audit Commission Report and question the STT

The Audit Commission has slammed the Lands Department for failing to oversee short-term tenancies of government land in Hong Kong, saying 82 per cent of such plots had not changed hands after being allocated to tenants for more than seven years without any formal justification.

Mary Mulvihill

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**From:** [REDACTED]

**To:** "tpbpd" <tpbpd@pland.gov.hk>

**Sent:** Wednesday, June 13, 2018 2:42:12 AM

**Subject:** A/YL- LFS/320 DD 129 Recreation

A/Y L- LFS/320

Lots 1679 (Part ), 1684 (Part ), 1685 (Part ) and 1690 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan,

Site area : About 5,600m<sup>2</sup> Includes Government Land of about 910m<sup>2</sup>

Zoning : "Recreation"

Applied Use : Document Storage / 1 Vehicle Parking

Dear TPB Members,

Application 99 for storage was rejected on 7 Feb 2003 so it appears that for 15 years since then there have been unapproved brownfield operations.

The current application to legitimize these operations is totally inappropriate as the planning intention of the "REC" zone is to encourage the development of active and/or passive recreation and tourism/eco-tourism.

Members must reject this application as approval would reward illegal operations and create an undesirable precedent.

Mary Mulvihill