

Appendix 2

**Approval Letter of
Planning Application No. A/YL-LFS/424**

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-LFS/424

By Post & Fax (2620 6022)

20 May 2022

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn.: Betty S.F. Ho)

Dear Sir/Madam,

Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds in "Green Belt" and "Village Type Development" Zones, Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2794 (Part), 2795 (Part), 2796 (Part), 2800 (Part), 2828, 2829, 2830, 2831, 2832 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843 and 2845 (Part) in D.D.129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, Yuen Long

I refer to my letter to you dated 29.4.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 6.5.2025 and is subject to the following conditions :

- (a) no operation from 10:00 p.m. to 10:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no public announcement system, any form of audio amplifier and loudspeaker, and whistle blowing is allowed to be used on the site at any time during the planning approval period;
- (c) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (d) the rectification of the existing drainage facilities, and the submission of a revised condition record of existing drainage facilities on the site within 6 months to the satisfaction of the Director of Drainage Services or of the TPB by 6.11.2022;

- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a revised fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.11.2022;
- (g) in relation to condition (f) above, the implementation of the revised fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.2.2023;
- (h) if any of the above planning condition (a), (b), (c) or (e) 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 condition (d), (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 portion of the site zoned "Green Belt" to an amenity area to the satisfaction of the Director of Planning or of the TPB.

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

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

This temporary permission will lapse on 7.5.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

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

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/694_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 6.5.2022 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 10.6.2022). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

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

If you have any queries regarding this planning permission, please contact Ms. Bonnie Lee of Tuen Mun & Yuen Long West District Planning Office at 2158 6288. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/YL-LFS/424)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	施穎琦女士 Ms. SY Wing Kei, Vicky	2300 1347	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775

Extracted from Confirmed Minutes of 694th Meeting of RNTPC held on 6.5.2022

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/424 Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds in “Green Belt” and “Village Type Development” Zones, Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2794 (Part), 2795 (Part), 2796 (Part), 2800 (Part), 2828, 2829, 2830, 2831, 2832 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843 and 2845 (Part) in D.D.129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, Yuen Long

(RNTPC Paper No. A/YL-LFS/424)

Presentation and Question Sessions

142. With the aid of some plans, Ms Bonnie K.C. Lee, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

143. Members had no question on the application.

Deliberation Session

144. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 10:00 p.m. to 10:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no public announcement system, any form of audio amplifier and loudspeaker, and whistle blowing is allowed to be used on the site at any time during the planning approval period;
- (c) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (d) the rectification of the existing drainage facilities, and the submission of a revised condition record of existing drainage facilities on the site within 6 months to the satisfaction of the Director of Drainage Services or of the TPB by 6.11.2022;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a revised fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.11.2022;
- (g) in relation to condition (f) above, the implementation of the revised fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.2.2023;
- (h) if any of the above planning condition (a), (b), (c) or (e) 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 condition (d), (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 portion of the site zoned "Green Belt" to an amenity area to the satisfaction of the Director of Planning or of the TPB."

145. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Appendix 3

**Approval Letter of Planning Department on
Revised Fire Services Installations Proposal
in the Previous Approved Planning Application
No. A/YL-LFS/424**

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓

**By Fax (2620 6022) and Post****Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

30 November 2022

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-LFS/424
電話號碼 Tel. No.: 2158 6290
傳真機號碼 Fax No.: 2489 9711

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn: Betty S.F. Ho)

Dear Sir/Madam,

Compliance with Approval Condition (f)
Planning Application No. A/YL-LFS/424

I refer to your submission dated 24.10.2022 regarding the submission of a revised fire service installations proposal for compliance with the subject approval condition. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find the departmental comments at **Appendix I**.
- ☐ Partially acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. CHOI Wai-lun (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Keith WONG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

Appendix I

A/YL-LFS/424 -- Compliance with approval condition (f)

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

1. You are advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) 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 the Director of Fire Services.

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓



By Fax (2620 6022) and Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

27 January 2023

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-LFS/424
電話號碼 Tel. No.: 2158 6290
傳真機號碼 Fax No.: 2489 9711

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn: Betty S.F. Ho)

Dear Sir/Madam,

Compliance with Approval Condition (g)
Planning Application No. A/YL-LFS/424

I refer to your submission dated 15.12.2022 regarding the implementation of the revised fire service installations proposal for compliance with the subject approval condition. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Partially acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHOI Wai-lun (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Keith WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.
D of FS (Attn: Mr. WONG Ho-yin)

Internal
CTP/TPB

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





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/19/31065(I)

Part I 第一部

1. 地址 Address : Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds, Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2794 (Part), 2795 (Part), 2796 (Part), 2800 (Part), 2828, 2829, 2830, 2831, 2832 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843 and 2845 (Part) in D.D.129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, Yuen Long, New Territories (Planning Application No.: A/YL-LFS/424)

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~~.

- 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

ST-g
16/1/2023

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) Century Fire Service Engineering Co. Ltd.

簽署 Signature

日期 Date

16 Kwak Chung Yin
16-01-2023

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

Appendix 4

**Approval Letter of Planning Department on
Existing Drainage Records
in the Previous Approved Planning Application
No. A/YL-LFS/424**

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓

**By Fax (2620 6022) and Post****Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

18 October 2022

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-LFS/424
電話號碼 Tel. No.: 2158 6290
傳真機號碼 Fax No.: 2489 9711

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn: Ms. Betty S. F. HO)

Dear Sir/Madam,

Compliance with Approval Condition (d)
Planning Application No. A/YL-LFS/424

I refer to your submission dated 3.8.2022 regarding the rectification of the existing drainage facilities, and the submission of a revised condition record of existing drainage facilities on the site for compliance with the subject approval condition. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Partially acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Ms. Vicky SY (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

(Keith WONG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department