

2021年 10月 0 8日

此文件在 收到。城市規劃委員會
原在收到所有必要資料及文件後才正印及發出
申請的日期。

Appendix I of RNTPC
Paper No. A/FLN/27

8 OCT 2021

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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/FLN/27
	Date Received 收到日期	8 OCT 2021

- 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/tpb/>. 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/tpb/>), 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)

石湖新村(河北段)街坊會

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)

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)	Government Land adjacent to Lot No. 517RP in D.D. 51 and near Shek Wu San Tsuen, Fanling 粉嶺近石湖新村毗鄰丈量約份第51約地段第517號餘段 的政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 615 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 306 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	615 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	S/NE-FTA/16 S/FLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR, OU(Amenity Area), ROAD
(f) Current use(s) 現時用途	空置土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^{***}.
已取得 名「現行土地擁有人」^{***}的同意。

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

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

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

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

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

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

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

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

Others 其他

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

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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 Institutional Use (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	309 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	306 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1 Not Applicable 不適用
Proposed domestic floor area 擬議住用樓面面積	306 sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	306 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	306 sq.m <input checked="" 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) 構築物：辦公室、會議室、貯物室及洗手間(3米高)(層數一層)	
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	NA
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
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	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	NA
Medium Goods Vehicle Spaces 中型貨車車位	NA
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 星期一至星期六 早上9時至中午12時 午膳時間:12:00-1:00 星期日及公眾假期早上9:30至5:00 星期一至六 下午1時至6時 及 晚上7時至9時半 (選擇性開放)			
(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))	
	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) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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>.....</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。

我會石湖新村(河北段)街坊會因現時還沒有會址，就過去數年時間時就會址事項諮詢民政事務處及地政署，均沒有正面的回覆，只有地政署要求我們先諮詢 貴會。

我們現時所有會議和活動，只能暫時使用信箱側空地，基於過往的社會運動和疫情問題減少了很多活動；由於我們沒有會址，我們一群幾位熱心的街坊舉辦如村會、派發物資、簡單訓練班、體檢活動 只有在一塊空地上舉行。

我們有的物資<照明的燈、櫈等>只有暫放在街坊的家中，十分不方便，因公眾開放地方有的蛇、蟲、鼠、蟻、蚊等等，正大大影響我們的營運，還有遇上風雨天，我們的活動必會受到影響，街坊會的行政/營運文件只能暫放在委員的家中，對街坊會的運作有相當的影響。

我會有的活動和對外的聯繫，申請到的物資暫存，因沒有會址影響下，限制了我們很多活動。

還有我們構思的活動和事項，請見附頁。見附件五

本會已2018年10月11日在警務處牌照課登記為註冊社團 (附件一)

本會亦於2020年3月17日在稅務局登記成為公共性質的慈善機構(附件二)

本會過去曾舉辦的活動----- (附件三)

會章----- (附件四)

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的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

LEUNG Tat Tung

梁達東

Name in Block Letters
姓名（請以正楷填寫）

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

總幹事

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

石湖新村(河北段)街坊會

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

Date 日期

7/10/2021

(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。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Government Land adjacent to Lot No. 517RP in D.D. 51 and near Shek Wu San Tsuen, Fanling 粉嶺近石湖新村毗鄰文皇鄉份第51的地段第517號餘段 的政府土地
Site area 地盤面積	615 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 615 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE-FTA/16 S/FLN/2
Zoning 地帶	AGR, OU(Amenity Area), ROAD
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 Institutional Use

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	306 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 <div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		1 <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	50 % <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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		/
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		/

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input 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) 位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓', 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

地段索引圖 LOT INDEX PLAN

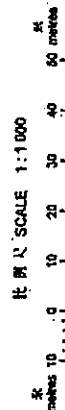
地圖說明：本地段索引圖在其附屬的地形圖上標示了在香港永久和短期所有的土地的地段外圍。這些土地包括私人地段、政府地段、短期租約的地段，以及其用途有待規定的土地。請注意：(1)本索引圖上的資料僅供參考，並不構成任何法律責任；(2)本索引圖的資料僅供參考，並不構成任何法律責任；(3)本索引圖上的資料僅供參考，並不構成任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the background. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that (1) the information shown on this plan is subject to update without prior notice; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purposes only and interpretation of their accuracy and reliability requires the advice from professional land surveyors. Disclaimer: The Government shall not be responsible for any loss or damage, howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

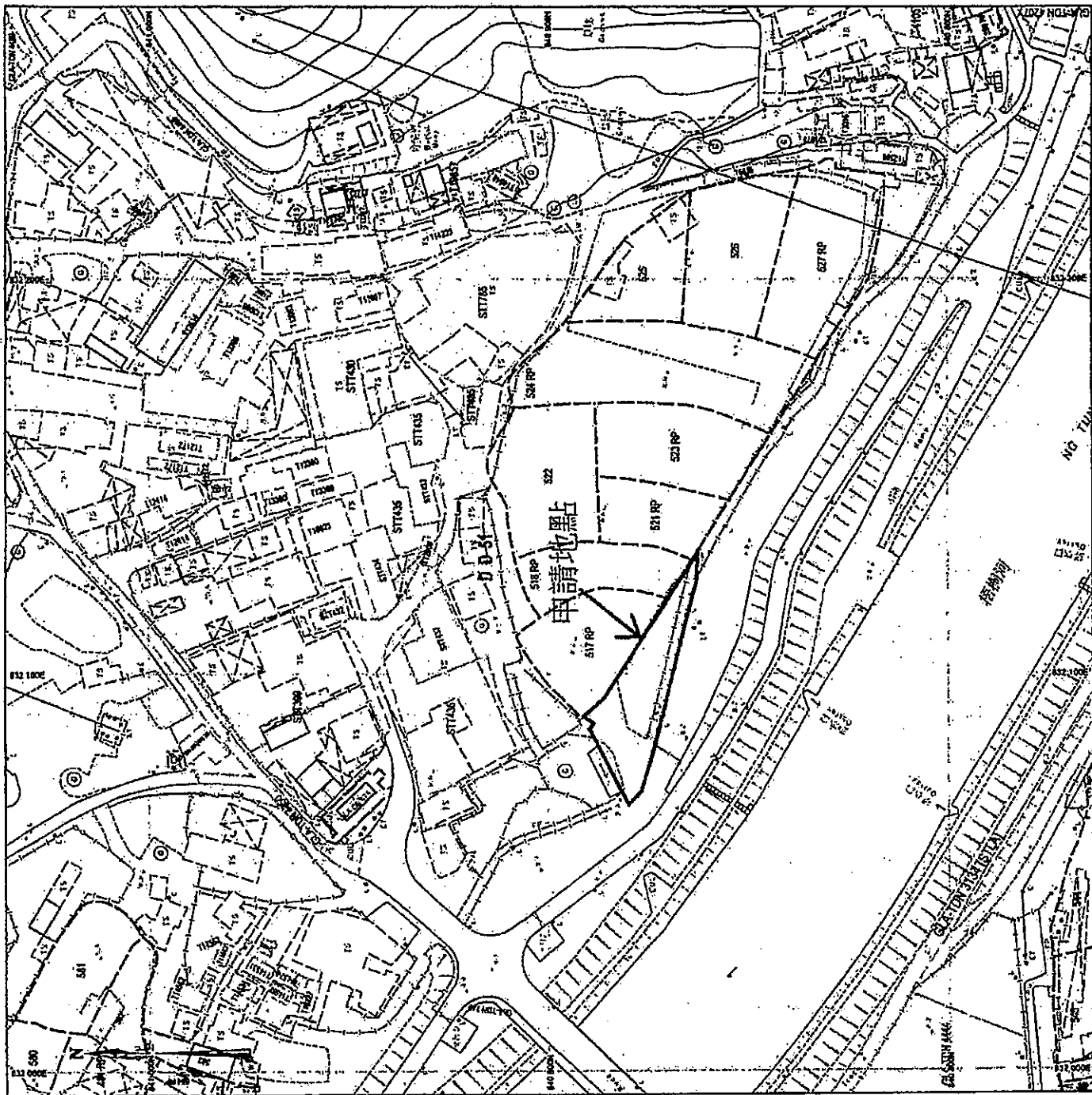


地政總署測繪處
Survey and Mapping Office
Lands Department

香港特別行政區政府 — 版權所有
© Copyright reserved — Hong Kong SAR Government



Locality:
Lot Index Plan No.: LIP927428P
District Survey Office: DSOST
Date: 09-Aug-2021
Reference No.: S-WTAJ-SW-TK-2-WY-3C3-SW-20



518 RP

申請地點

521 RP

517 RP

貯物室

洗手間

小型花園

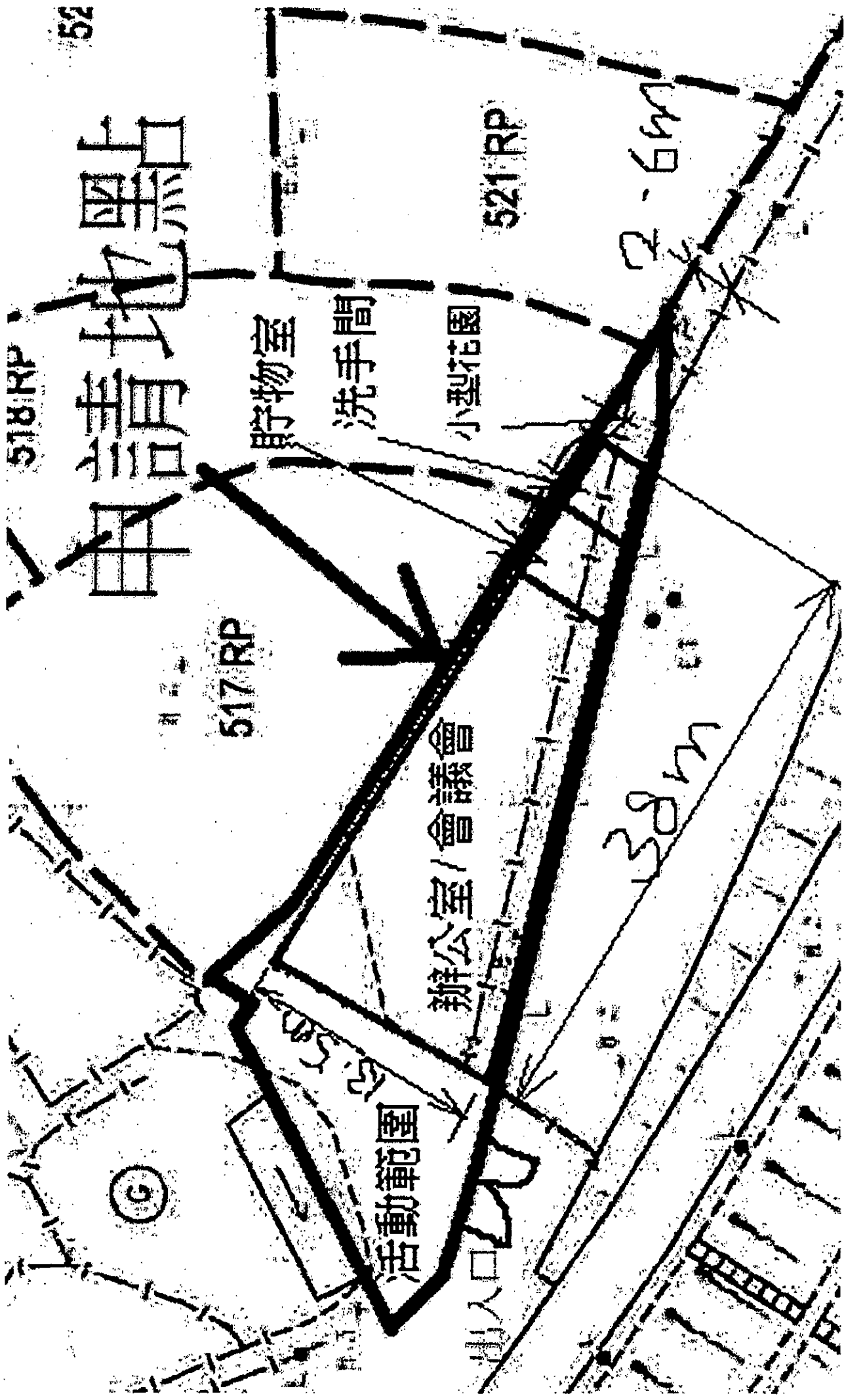
辦公室 / 會議室

活動範圍

出入口

38m

2-6m





SOCIETIES ORDINANCE
(SECTION 5A(1), CHAPTER 151, LAWS OF HONG KONG)

社團條例
(香港法例第151章第5A(1)條)

CERTIFICATE OF REGISTRATION OF A SOCIETY
社 團 註 冊 證 明 書

It is hereby certified that the society known as
茲 證 明 名 為

石湖新村(河北段)街坊會

(Name of society) (社團名稱)

of



地址在

(Address of society) (社團地址)

之社團

is registered in accordance with the provisions of section 5A(1) of the Societies Ordinance
已 按 照 社 團 條 例 第 5A(1) 條 之 規 定 註 冊 。

On the 11th day of October, 2018

二 零 一 八 年 十 月 十 一 日

Society registered on 2018-10-11
社團於 2018-10-11 登記成立



(CHAN Sze-ting)

Assistant Societies Officer
助理社團事務主任陳絲婷



稅務局
香港灣仔告士打道5號
稅務大樓

INLAND REVENUE DEPARTMENT
REVENUE TOWER
5 GLOUCESTER ROAD, WAN CHAI,
HONG KONG.

網址 Web site: (<http://www.ird.gov.hk>)

來函請寄「香港郵政總局信箱132號稅務局局長收」
ALL CORRESPONDENCE SHOULD BE ADDRESSED TO-
COMMISSIONER OF INLAND REVENUE
G.P.O. BOX 132, HONG KONG.

來函編號:

Your Ref.:

來函請註明本局檔案號碼

IN ANY COMMUNICATION PLEASE QUOTE OUR FILE NO.

檔案號碼:

IR File No.:

電話 :
Tel. No. :
傳真號碼 :
Fax No. :
電郵 :
E-mail :

石湖新村(河北段)街坊會

先生/女士:

Dear Sir/Madam,

現 證 實 由 2 0 1 9 年 8 月 1 1 日 起

This is to confirm that with effect from 11 August 2019

石湖新村(河北段)街坊會

因 屬 公 共 性 質 的 慈 善 機 構 或 慈 善 信 託 團 體 ,
being a charitable institution or trust of a public character,

故 可 根 據 《 稅 務 條 例 》 第 8 8 條 獲 豁 免 繳 稅 。
is exempt from tax under Section 88 of the Inland Revenue Ordinance.

梁建文

稅務局局長(梁建文代行)

(LEUNG Kin-man)

for Commissioner of Inland Revenue

2020年 3月 17日

附註 本獲豁免繳稅證明書純粹是確認貴機構的免稅地位，而不是為符合非稅務用途的要求而發出，包括申請校舍、建校用地或空置公共屋邨非住宅單位；申請於活化計劃下使用政府歷史建築；申請種子基金成立社會企業及申請文娛活動的場租資助。

Note This tax exemption certificate solely serves as a confirmation of the tax exemption status of your organisation. It is not issued for fulfilling requirements of non-tax related purposes, including applications for school premises, school sites or vacant non-domestic premises in public housing estates, applications for the use of government-owned historic buildings under the revitalization scheme, applications for seed grants to set up social enterprises and applications for rental subsidy in respect of cultural activities.

2019-4-18

石湖新村(河北段)長者組 File No

河北群英會

路德會安排衛生署姑娘為長者街坊講解及教育健康資訊
活動報告

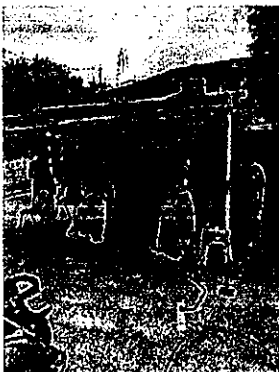
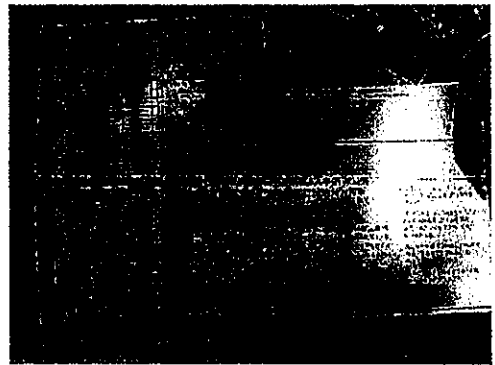
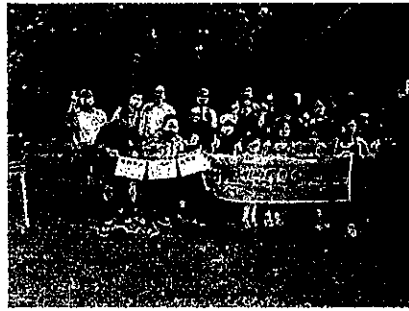
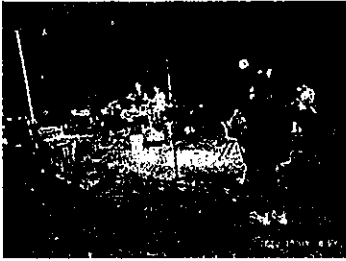


衛生署姑娘為長者街坊講解及教育健康資訊 (促進教育活動)



由街坊會義工為長者街坊量血壓及解答簡單健康問題

我們村會自成立以來，一路也有舉辦不同的慈善活動給予村民街坊及公眾，基於過去的社會問題及疫情，限制了很多活動，由 2021 年年頭至現在，我們有派發口罩、米、食物、餐盒、免費理髮、身體檢查、健康講座等等



石湖新村(河北段)街坊會會章

第一章 總則

(一) 定名：中文定名為「石湖新村(河北段)街坊會」(以下簡稱作“本會”)

(二) 通訊地址：上水石湖新村(河北段)居民信箱701號

(三) 背景：本著「守望相助、患難相扶、休戚相關、移風易俗」的精神為己任，以非牟利形式提供具慈善性質及多元化之服務予上水石湖新村(河北段)有需要人士。

本會將舉辦不同文化及康樂活動，促進學習更多知識(促進學習)，亦會主動擔當支援角色，探訪及派發物資給有需要的上水石湖新村(河北段)街坊(扶助貧困)。

上水石湖新村(河北段)有很多街坊是基層家庭或獨居人士，他們都是缺乏支援，本會會在大節日，如農曆新年派送日用品/飯餐給基層家庭(如綜援家庭、單親家庭、低收入家庭、經濟能力差家庭等等，長者及長期病患者，獨居人士或經濟有困難的人士)；針對兒童，我們計劃派送文具書本等等；衣物亦會按情況派發等等(扶助貧困)。

另外(促進學習)方面，要增加街坊們的知識和能力，街坊會會舉辦不同的講座、工作坊和學習課程，由知識能力較多的街坊或外界人士到村教授上水石湖新村(河北段)街坊學習。課程可以包括手機/電腦使用、健康知識(營養學/疾病/運動)，兒童的學術增強班。

第二章 創會顧問／顧問

(一) 凡經核心委員會通過之人仕，如醫護人員、社會工作者、律師、會計師，學者或對本會有貢獻的人仕均可成為本會之創會顧問或顧問。

(二) 義務：提供意見，協助推廣本會宗旨及支持本會各項活動。

(三) 權利：i) 列席本會各會議

ii) 享有本會提供之一切福利

第三章 會員

(一) 會員類別：

1. 正式會員：居於本村的村民街坊及其家屬

2. 永久會員：任何正式會員願意繳交永久會員會費及願意遵守本會 會章及贊同本會宗旨者。

(二) 會員權利：(包括正式及永久會員)：

1. 動議、選舉、被選、表決及罷免權；

2. 享受本會提供之一切福利；

3・列席核心委員會及各工作小組會議。

(三)會員義務(包括正式及永久會員)：

1. 準時繳交會費；（如有收取）
2. 出席委員會；
3. 遵守會章及服從會員大會的議決案。
4. 推廣本會宗旨及支持本會各項活動。

（四）會籍：

1. 凡本會任何會員如有違反會章，損害本會名譽或濫用本會名義作任何活動，經核心委員會全體會員過半數通過後，可革除其會籍；
2. 會籍不能轉讓給予他人使用；
3. 本會將於十四天內書面或電話通知申請人之入會申請結果。

第四章 組織及職權

（一）組織架構

1. 本會以會員大會為最高權力架構，會員大會休會其間以核心委員會為執行架構。
2. 每屆核心委員會委員人數最少為5名，在週年會員大會中由會員投票選出。而互選的委員得互選主席、副主席、正副秘書、財政及各職位，核心委員可視會務發展狀況而增減委員會內之職位。
3. 本會各核心委員會委員均屬義務，每屆任期為兩年，任滿可競選連任，但主席及財政一職不能連任超過六年。各委員不得兼任本會受薪僱員或接受任何報酬。
4. 主席出缺時由副主席遞補，其他遺缺由委員會視會務狀況作適當安排。

（二）會員大會之職權

1. 通過及修改會章；
2. 選舉核心委員會委員；
3. 每年檢討及通過核心委員會之會務及財政報告。
4. 通過推廣本會宗旨所需的議決案。

（三）核心委員會之職務

1. 核心會員大會的議決案；
2. 處理日常會務；
3. 制定財政預算；
4. 計劃會務發展；
5. 審查會員申請資格；
6. 在會員大會報告每年會務與財政狀況；
7. 召開特別會員大會；
8. 銀行簽名；

必須由下列人士任何兩人簽名方為有效，為主席及副主席，正秘書及財政；

(四) 核心委員會各委員之職權分配

1. 主席：代表本會處理、策劃、主持各項會議，批核財政、會員資格及監管各委員之職務及進展，及對外聯絡工作。
2. 副主席：研定本會活動，福利和整體發展，負責一切對內及對外之聯絡及活動事宜。並包括本會顧問之聯絡，代表本會出席外間之活動事宜，並協助主席辦理會務。
3. 財政：保管本會所有現金，記錄來往賬項，制定財政預算及提交週年財政報告。
4. 秘書：保管會印及會員名冊，協助記錄議案及提交週年會務報告。
5. 副秘書：協助秘書有關工作，所有內外的書信來往。
6. 委員：協助籌備及推行一切服務事宜，及協助處理會務及聯絡會員。

第五章 會議

(一) 週年大會

1. 每年由主席召開週年會員大會，每次週年會員大會相距不得超過十八個月。
2. 開會日期需於會議舉行前十四天，以書面郵寄方式通知會員
3. 週年會員大會之內容及議程，包括：
 - a) 處理及通過應屆核心委員會提出的議決案；
 - b) 通過財政報告；
 - c) 通過工作報告；
 - d) 選舉新一屆核心委員會委員；
4. 出席人數不能少於會員人數之十分一，但最低不可少於十人。
5. 如第一次舉行法定人數不足則宣佈流會，並在該日起三十天內再次舉行，但仍雖七天前以書面郵寄通知各會員，第二次舉行則不論出席人數多寡皆為法定人數。

(二) 特別會員大會

如有必要時，經核心委員會議決定或十分之一會員聯署書面請求，主席雖於接到請求該日起三十天內舉行特別會員大會，而有關開會日期須於十四天前以書面郵寄通知會員，特別會員大會法定人數與週年會員大會相同。

(三) 核心委員會

1. 核心委員會每年最少召開會議四次，如主席認為有需要的話，可除時召開。
2. 主席召開核心委員會會議，應在七天前通知各會員。
3. 各項會議的動議均須出席者超過半數人贊成方為議決案，表決時如遇雙方票數相同，則由主持會議的主席加投決定一票。
4. 核心委員會的決定人數為全體核心委員的半數。

第六章 選舉

1. 核心委員會選舉須於週年會員大會當天舉行，選舉工作應由核心委員會委任之獨立選舉委員會統籌及監察。
2. 候選人名單及簡介須於週年會員大會七日前以郵寄方式給會員。
3. 當投票完畢後，便會立即當場收集及在一名創會顧問或顧問監察下點票，獲票最多者當選。
4. 當選之核心委員須於會員大會結束後十四天內舉行新任核心委員會會議，互選職位，並以書面將互選結果通知會員。
5. 舊任會員須於會員大會完成日起十四天內移交一切職務。
6. 核心委員會內正式會員或永久會員人數必須為百分之七十或以上。而主席、副主席及財政之職位則須由正式會員或永久會員履行。

第七章 會費

- (一) 正式會員：稍後議定收取
永久會員：一次過繳交會費港幣三百元正；
- (二) 凡正式會員出示綜合社會保障援助證明書者，則可豁免會費，續會時須重新審查。
- (三) 每年會費須於三個月之內繳交，如逾期未繳會費者，當自動放棄會籍。
- (四) 自動退會或被革除會籍者，其以繳付之會費或一切捐款概不發還。
- (五) 會費有效期為每年一月一日至該年十二月三十一日。如在十月一日至十二月三十一日入會者，會籍便計算至翌年十二月三十一日止
- (六) 本會的收入及財產，不論如何取得，只准純粹用以促進本會會章所列明的宗旨。本會的成員不得分攤本會任何部分的收入及財產。
- (七) 本會之財政年度由每年一月一日至十二月三十一日。

第八章 附錄

- (一) 本會如需解散，須於會員大會通過，並取得會員大會出席人數三分二以上會員贊成方得解散。如有剩餘資產，一概捐予根據稅務條例第88條獲豁免繳稅的慈善團體作慈善用途。
- (二) 本會會章如有任何修改，須於會員大會通過方得執行，並呈交社團註冊處存案。
- (三) 會員大會包括週年大會及特別會員大會。
- (四) 若年中財政出現超資情況，核心會員會須將情況提交週年會員大會決定處理方法。

(五) 本會須備存足夠的收支紀錄(包括捐款收據)、妥善的會計帳目及每年編制財務報告。

(六) 本會任何核心委員如以任何方式直接或間接在一項與本會訂立的合約或建議與本會訂立的合約中有利害關係，而該等利害關係是具關鍵性的，則該委員須在切實可行範圍內，於最早召開的核心委員會議上聲明其利害關係的性質，並不可有關事宜投票。

石湖新村(河北段)街坊會

2021 年 10 月 22 日(星期五)

時 間：晚上 8:30-9:30

地 點：石湖新村(河北段)信箱側

議 程：

1. 就本會向城規會申請會址之事宜(如成功)
2. 隨即舉行街坊會員大會，商討如何使用
3. 每月一次村會或是雙月會
4. 添置適當設備用品，方便會議、講座和訓練班使用
5. 邀請鄰近組織到來，分享大家成功心得
6. 邀請專業人士到來開設專講和訓練課程
7. 用會址來派發物資和會議商討做法

請各街坊踴躍出席並提出寶貴意見。

如有任何查詢，可致電 [REDACTED] 梁先生聯絡。

二零二一年九月二十九日



申請編號 (No. A/FLN/27) 現提交以下補充資料：24/11/2021 13:00

From: Ox Leung [REDACTED]

To: tpbpd@pland.gov.hk, lhwcheung@pland.gov.hk

1 Attachment



21-10-06-OfficeLayout-9.jpg

現提交以下補充資料：

- 構築物面積大約 235m²
- 物料選用鐵皮/組合屋的物料
- 紅色外圍是半開放式，無須出入口，街坊途人可以自由出入，與過往相同
- 村路會每日 24 小時開放給途人使用
- 因沒有車位，所以不會涉及交通流量問題
- 人流不多平均每日 10 人

貯物室

洗手間

小型花園

517 RP

3.4

辦公室

展覽館

活動範圍

4m

5

Previous s.16 Applications

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejected Reasons
A/NE-FTA/183	Proposed Temporary Exhibition and Convention Hall with Shop and Services and Eating Place for a Period of 3 Years	18.5.2018	R1 – R3
A/FLN/22	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	3.9.2021 (On review)	R4 – R5

Rejection Reasons:

- R1 The proposed development is not in line with the planning intention of the “Agriculture” (“AGR”) and “Other Specified Uses” annotated “Amenity Area” (“OU(A)”) zones for the Fu Tei Au and Sha Ling and Fanling North areas, which are primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes; to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes; and to provide landscaping and planting to enhance the environment. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- R2 The applicant fails to demonstrate in the submission that the proposed development would not result in adverse traffic, landscape and environmental impacts on the surrounding areas.
- R3 The approval of the application will set an undesirable precedent for similar applications within the “AGR” and “OU(A)” zones. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- R4 The proposed retail and entertainment uses are excessive in scale considering the existing rural character of the application sites and their surrounding areas.
- R5 The applicants fail to demonstrate that the proposed development would not result in adverse traffic impacts on the surrounding areas.

石湖新村(河北段)街坊會 爭取城規會批准 A/FLN/27 的申請

我會石湖新村(河北段)街坊會因現時還沒有會址，就過去數年時間時就會址事項諮詢民政事務處及地政署，均沒有正面的回覆，只有地政署要求我們先諮詢 貴會。

我們現時所有會議和活動，只能暫時使用信箱側空地，基於過往的社會運動和疫情問題減少了很多活動；由於我們沒有會址，我們一群幾位熱心的街坊舉辦如村會、派發物資、簡單訓練班、體檢活動 只有在一塊空地上舉行。

我們有的物資<照明的燈、櫈等>只有暫放在街坊的家中，十分不方便，因公眾開放地方有的蛇、蟲、鼠、蟻、蚊等等，正大大影響我們的營運，還有遇上風雨天，我們的活動必會受到影響，街坊會的行政/營運文件只能暫放在委員的家中，對街坊會的運作有相當的影響。

我會有的活動和對外的聯繫，申請到的物資暫存，因沒有會址影響下，限制了我們很多活動。

還有我們構思的活動和事項，請見附頁。

本會已2018年10月11日在警務處牌照課登記為註冊社團
本會亦於2020年3月17日在稅務局登記成為公共性質的慈善機構

石湖新村(河北段)街坊會

石湖新村(河北段)街坊會-會址

	姓名	簽名	姓名	簽名
1	張小靈	Li	余志堅	余
2	黃惠明	明	余錦良	余
3	劉吉紅	紅	余錦良	余
4	甄東桃	桃	盧慶華	盧
5	劉玉芳	芳	譚玉芳	譚
6	黃文康	康	陳映輝	陳
7	黃文廣	廣	盧健豪	盧
8	黃文軒	軒	盧健豪	盧
9	張美茹	茹	劉耀光	劉
10	羅婉恩	恩	李志强	李
11	陳晉昂	陳	李震權	李
12	沈敏仁	沈	李浩文	李
13	陳左佳	陳	吳錦芝	吳
14	黃惠雲	雲	蔡瑞其	蔡
15	陳銳兒	兒	蔡文希	蔡
16	陳銳歡	歡	劉繼和	劉
17	楊國敏	敏	黃少明	黃
18	潘志東	東	胡榮錦	胡
19	潘志標	標	劉錦安	劉
20	劉希紫	希	鄭國強	鄭
21	羅少雲	雲	羅少雲	羅
22	劉小燕	燕	黃志全	黃
23	劉康球	球	劉鴻信	劉
24	陳軍友	友	侯中德	侯
25	劉康球	球	曾德口	曾
26	謝祥	Ada	吳司兒	吳

石湖新村(河北段)街坊會-會址

	姓名	簽名	姓名	簽名
1	楊德月	月		
2	張	張		
3	蕭和標	標		
4	丁月嬌	嬌		
5	周富誠	誠		
6	李進英	英		
7	黃雲娥	娥		
8	張運雄	雄		
9	賴富英	英		
10	黃云云	云		
11	江運秋	秋		
12	池偉強	強		
13	池偉華	華		
14	池志偉	偉		
15	池志偉	偉		
16	黃雲花	花		
17	李連英	英		
18	黎連鳳	鳳		
19	黃德女	女		
20	歐嘉銘	銘		
21	梁秀貞	貞		
22	蔡以靜	靜		
23	蕭和標	標		
24	伍素玲	玲		
25				

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/FLN/27 DD 51 Shek Wu San Tsuen
03/11/2021 03:21

From:

To:

FileRef:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/FLN/27

Government Land in D.D. 51, Shek Wu San Tsuen; Fanling

Site area : About 615sq.m

Zoning : "Agriculture", "Other Specified Uses" annotated "Amenity Area" and area shown as 'Road'

Applied use: Institutional Use

Dear TPB Members,

Institutional use????? Services for the poor and needy? National Security?
Educational?

No Name applicant and nature of operation not provided.

This is public land, basic information should be provided.

Mary Mulvihill

5-1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

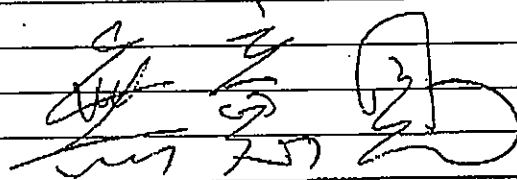
By e-mail : tpbpd@pland.gov.hk

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

A/FLN/27

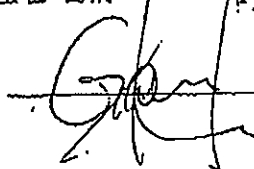
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date 20 OCT 2021



Advisory Clauses

- (a) the Site falls within the Remaining Phase of Fanling North New Development Area project. The Site may be reverted to the Government at any time during the planning approval period for the implementation of Government projects;
- (b) to note the comments from District Lands Officer/North, Lands Department (DLO, LandsD) as follows:
 - (i) the Site falls entirely on unleased land and unallocated Government land ('GL') near Lot 517 RP in D.D. 51. The applicant should make its own arrangement for acquiring access. The Government shall accept no responsibility in such arrangement;
 - (ii) according to the proposed development, toilet would be erected on the Site. The applicant should note that any proposed toilet facilities should meet current health requirements; and
 - (iii) the applicant has applied to his office for a Short Term Tenancy (STT) regarding the Site. The STT application will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STT is approved, it will be subject to such terms and conditions to be imposed including payment of rent and administrative fee a considered appropriate by his office.
- (c) to note the comments of Director of Environmental Protection (DEP) that the applicant is advised to follow the environmental mitigation measures as recommended in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimize the potential environmental impacts on the adjacent area;
- (d) to note the comments of the Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD) that the Site is within the Fanling North New Development Area (FLN NDA) Remaining Phase Works project area which will be required for site formation and construction of the infrastructure for the FLN NDA development. The tentative commencement date of the FLN NDA Remaining Phase Work is in July 2024. The Site shall be cleared and handed over for construction of the FLN NDA Remaining Phase Works before July 2024;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;

- (ii) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) if the proposed use under application is subject to the issue of a license, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations [B(P)R];
 - (vi) the Site shall be provided with means of obtaining access thereto from a street under B(P)R 5 and emergency vehicular access shall be provided under the B(P)R 41D;
 - (vii) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at building plan submission stage; and
 - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under the BO will be provided at building plan submission stage.
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The applicant is also advised that (1) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (2) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) Surface channel with grating covers should be provided along the site boundary;
 - (ii) A drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
 - (iii) The cover levels of proposed channels should be flush with the existing adjoining ground level;
 - (iv) A catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - (v) Catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - (vi) The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He should also ensure that the flow from the Site will not overload the existing drainage system;
 - (vii) The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary;
 - (viii) The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - (ix) The proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
 - (x) For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N of LandsD and/or relevant

private lot owners;

- (xi) The applicant should make good all the adjacent affected areas upon the completion of the drainage works;
 - (xii) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
 - (xiii) The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required;
 - (xiv) Photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan.
- (h) to note the comments from Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) as follows:
- (i) existing water mains are located within the Site (**Plan A-2**). The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - (1) existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - (2) details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - (3) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation maintenance and repair works;
 - (4) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;

- (5) no planting or obstruction of any kind except turfing shall be permitted within the pace of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - (6) tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.
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- (i) to note the comments from the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant government departments prior to commencement of the works.
 - (j) to note the comments from the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should be reminded to avoid disturbing any vegetation within the ecological mitigation woodland. As the Site is in close proximity to River Indus, should the subject application be approved, precautionary measures to avoid any disturbance and pollution to the watercourse nearby shall be provided.

