

HSK/409

This document is received on 31 AUG 2022
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

2202101
12/8 by courier

For Official Use Only 請勿填寫此欄	Application No. 申請編號	ATHSR/409
	Date Received 收到日期	31 AUG 2022

- 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 樓及新界沙田禾輋路 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input checked="" type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
羅燕夢 LO Jan Mung

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
新昌管理顧問有限公司 Sun Cheong Management Consultant Limited

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 1149 (Part) in D.D. 125, 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 840 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 416 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)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development.
(f) Current use(s) 現時用途	Vacant Land. (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

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

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
	Not Applicable	

(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
28/07/2022 (DD/MM/YYYY)&
於 28/07/2022 (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 09/08/2022 (DD/MM/YYYY)&
於 09/08/2022 (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+或有關係的鄉事委員會&

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	Proposed Temporary Private Club with Ancillary Office. (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 N/A
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 580 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 260 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 3
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 416 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 416 .....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) Refer to Annex 2.	
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	..... 2 (Dimension 5m (L) x 2.5m (W))
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)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	..... N/A
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)	.....

Proposed operating hours 擬議營運時間 Between 08:00 - 23:00 (Monday to Saturday)																																				
(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 No 否	<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)) SAN SIK ROAD to local track. <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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																				
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<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 <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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td colspan="3" style="text-align: center;">N/A</td> </tr> </table>			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"/>	N/A		
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																		
N/A																																				

	<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>.....N/A.....</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>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）。

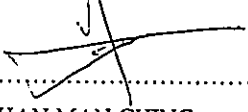
Please refer to Annex 1.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
CHAN MAN CHING

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

Name in Block Letters
姓名（請以正楷填寫）

Managing Director
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

SUN CHEONG MANAGEMENT CONSULTANT LIMITED



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

Date 日期

01/08/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 1149 (Part) in D.D. 125, Yuen Long, N.T. 新界元朗丈量約份第125約地段第1149號(部份)
Site area 地盤面積	840 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2 洪水橋及廈村分區計劃大綱核准編號S/HSK/2
Zoning 地帶	Village Type Development. 鄉村式發展
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 Private Club with Ancillary Office. 臨時私人會所附設辦公室

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	416 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3 Blocks	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	7.5	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		2	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	30.95 % <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		3
	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)		3
	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)		N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" 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"/>
<hr/>		
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。

Date: 26 August, 2022

TO: Town Planning Board
15/F , North Point Government Offices
333 Java Road, North Point,
Hong Kong

此文件在 2022年 8月 31日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。
This document is received on 31 AUG 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Dear Sir/Madam,

**Proposed Temporary Private Club with ancillary office for a period of 3 years at
Lot 1149(Part) in DD125, Yuen Long, N.T**

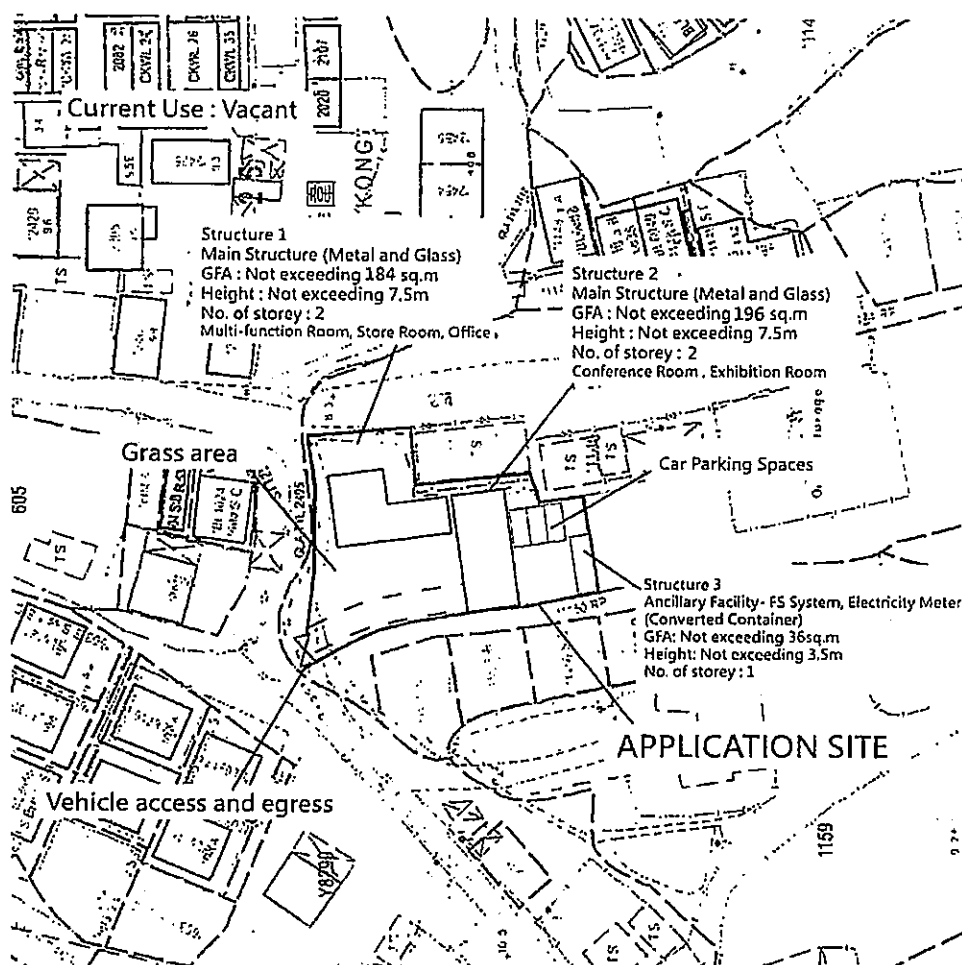
The applicant submit update pages for S.16 application, please supersede application form, Figures and Annex 2 accordingly. Thank you.

Should you have any enquiries, Please feel free to contact Mr.Chan at [REDACTED] at your convenience.

Yours Faithfully,



Sun Cheong Management Consultants Limited



Legend :

- Vehicle access & path (Private Cars Only)
(Dimension : 4m(W)) * Separated the pedestrians and vehicle path with shackle.
- Car Parking Spaces
(Dimension : 5m(L) x 2.5m(W) =12.5 sq.m x 3spaces (Private Cars)

PROJECT 項目名稱 :

Proposed Temporary Private Club with
ancillary office for a Period of 3 Years at
Lots 1149(Part) in DD125, Yuen Long,
N.T

DRAWING TITLE 圖目 :

Layout Plan

SCALE 比例 :

1:1000

DRAWING NO 圖號 :

Figure 2

REMARKS 備註 :

N/A

Annex 1

Proposed Temporary Private Club with ancillary office for a period of 3 years at Lot 1149(Part) in DD125, Yuen Long, N.T

Justifications

The size of the application site is about 840 sq.m. It is currently zoned " Village Type Development " according to the APPROVED HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN No. S/HSK/2

The proposed usage is as a place to serve local villagers and bearing social responsibility purposes of " ASSOCIATION OF NEW TERRITORIES ENVIRONMENT" Reg no : 46600 which registered in HONG KONG POLICE FORCES under section 11(1) of the Societies Ordinance (Cap. 151) from 30/12/2011.

● **Main purpose of the association**

Promote green living spaces in a non-profit-making manner.

Organizing events in a non-profit-making manner allows citizens to get close to nature and eliminate stress.

The exhibition will be held in a non-profit-making manner to enable the public to pay attention to and reduce environmental pollution problems and greening in the district.

● **Apologize and reason of the revocation of A/HSK/202**

The applicant appreciate the Town Planning Board granted temporary permission at the date of 01/03/01/2020 (A/HSK/202). It is approved use of Temporary Private Club with Ancillary Office for period of 3 years. **All conditions of approval is fulfilled and successfully obtain STW by Lands Department (Given that construction works can only start after the STW is granted, i.e. in the third quarter of 2021), except implementation of FSI proposal.**

We understanding it should not be an excuse but due to the Covid-19 epidemic has **seriously affected the construction materials supply chain and cause manpower shortage**. The applicant and the contractor have done their best to ensure that the installation of Fire services system are completed before the last condition(Implementation of FSI proposal) deadline, and the FS251 certificate has been issued by approved contractor.

However, the water supply notice is still processing by the Water Supplies Department and minor improvements of FS system have been made, which cause delays in the works and revocation of permission.

- **Confident of satisfy all the conditions in this application :**

The applicant satisfied other conditions (e.g DSD proposal, Implementation of DSD proposal etc) implied by the board. Even the case has been revoked, approved contractor has submitted revised FSI proposal for FSD comment and approval. **Fire services system installation is completed and waiting for relevant department further site check at anytime. The applicant will try the best to satisfied with FSD requirement on or before the board meeting.**

Meanwhile, since the permission was granted by the Town Planning Board on 3 January 2020, **no any complaints have been received** and show it is compatible with surrounding.

We are apologize and hope for Town Planning Board Committee's understanding.

- **According to the previous application, the applicant fully understand the concerning of the committee, we keep paying effort to satisfy the requirements as follows :**

The applicant has been communicate with the Yuen Long Ha Tsuen Rural Committee through Tseung Kong Wai Village representative Mr. Tang, Yuk Kwan. We believe the environmental awareness of villagers will be increase, through establishment of the private club and continuous publicity and activities for the local village including entire Ha Tsuen. (Please refer to the supporting letter from current village representative)

The applicant also clarify, our members of all social strata people of all ranks and **more than half residents of the nearby villages which including Special member of Heung Yee Kuk, Vice chairman of Ha Tsuen Rural Committee and 5 current village representative of nearby villages.** For more details, please refer to the Annex A (Membership List).At the meanwhile, our members can easily ease by minibus (Lau Fau Shan to Tseung Kong Wai) or even though walk to the club.

By providing local services and through co-organize activities with Ha Tsuen Rural Committee and villages nearby, it may balanced development and conservation as well. The application site is small scale of the temporary development. **Landlord consider it is not necessary all of the "V" Zone need to be build small house, sometimes supporting villagers conservation and providing knowledges services is much more important for the villager.**

Although, associate are not registered under Section 88 of the Inland Revenue Ordinance yet. **We are intended to enhance the attention and reduce environmental pollution problems in the village area for almost 9 years. To show our sincerity, we applied the application to register under Section 88 on 20 November , 2019.**

The proposed temporary private club is free to public especially for villagers to join the activities. Members could use our facilities such as Meeting Room, Multi-function Room organize different types of meetings or exhibitions. As mentioned before, our aims is to serve the local villagers nearby. **We are not intended for commercial operation or any ticket fee. In contrast to provide a better and efficient place for the members and villagers who are willing to contribute the environment.**

The operation hours is between 08:00 - 23:00, From Monday to Saturday(no operation on Sundays and public holidays). Only the private vehicles will be allow enter into the application site during the planning permission period.

The proposed development is a temporary use which would not jeopardize the long term planning intention of the "Village Type Development" zone. The application site is not subject to any land transaction being proposed by the Land Authority for the conversion into low density residential use.

The nature from and layout of the proposed development are compatible with the surrounding environment. It would not affect the character of the indigenous village.

The justifications of this application are would not contravene the planning intention of the " Village Type Development " zone; compatible with surrounding land uses; no adverse drainage, traffic,environmental of visual impacts.

The Applicant therefore seeks the Board's permission to use the Application Site for the proposed use Proposed Temporary Private Club with ancillary office for a temporary period of 3 years.

Annex 2

Structure 1

Height : Not exceeding 7.5m

GFA : Not exceeding 184 sq.m

No. of storey : 2

Level 1 -

GFA : Not exceeding 72sq.m

Usage : Office and Store room

Level 2

GFA : Not exceeding 112 sq.m

Usage : Multi-Function Room and Store room

Structure 2

Height : Not exceeding 7.5m

GFA : Not exceeding 196 sq.m

No. of storey : 2

Level 1 -

GFA : Not exceeding 84sq.m

Usage : Conference room

Level 2

GFA : Not exceeding 112 sq.m

Usage : Exhibition room

Structure 3 - Ancillary Facility (Converted Container)

Height : Not exceeding 3.5m

GFA : Not exceeding 36sq.m

No. of storey : 1

Usage : FS system, panel, water tank, electricity meter

Date: 26 August, 2022

TO: Town Planning Board

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

Dear Sir/Madam,

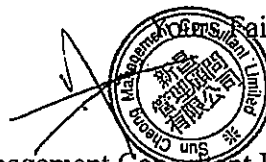
**Proposed Temporary Private Club with ancillary office for a period of 3 years at
Lot 1149(Part) in DD125, Yuen Long, N.T**

The applicant submit herewith FSI drawing in colour for your approval.

Should you have any enquiries, Please feel free to contact Mr.Chan at [REDACTED] at
your convenience.

此文件在 2022年 8月 31日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 31 AUG 2022
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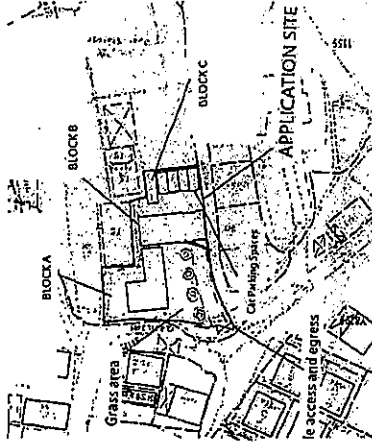


Faithfully,

Sun Cheong Management Consultant Limited

F.S. NOTES

- UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN MM.
- ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012, CLAUSE 5.11 & 5.14, MFA SYSTEM & FIRE HOSE REEL SYSTEM SHALL BE PROVIDED.
- 2000 LITRE EFFECTIVE STORAGE CAPACITY GRP F.S. WATER TANK SHALL BE PROVIDED AT G/F FOR THE HOSE REEL SYSTEM.
- POWER SUPPLY CABLE FOR FIXED FIRE PUMPS, FIRE ALARM BELLS AND MFA CONTROL PANEL SHOULD BE OF FIRE RESISTING TYPE TO BS6387 CAT. CWZ.
- IN ACCORDANCE WITH PARA. 5.9 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012, EMERGENCY EXIT SHALL BE PROVIDED.
- ALL ASSOCIATED BUILDING WORKS OF FIRE SAFETY IMPROVEMENT WORKS ARE SUBJECT TO THE CONTROL UNDER BUILDING ORDINANCE. APPROVAL AND CONSENT FROM BUILDING AUTHORITY FOR SUCH WORKS (IF ANY) SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF THE BUILDING WORKS, EXCEPT FOR THOSE BUILDING WORKS WHICH ARE UNDER THE CONTROL OF THE MINOR WORK CONTROL SYSTEM.
- THE ELECTRICAL INSTALLATION WORKS SHALL COMPLY WITH THE ELECTRICITY ORDINANCE AND THE POWER COMPANY'S SUPPLY RULES.
- THE PLUMBING INSTALLATION SYSTEM OF FIRE SERVICES INSTALLATION IS SUBJECT TO THE REQUIREMENTS OF THE WATER AUTHORITY.
- EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1:2016 + BS EN 1838:2013.
- EXIT SIGNS SHALL BE PROVIDED IN ACCORDING WITH BS 5499: PART 10.
- SOURCE OF SECONDARY POWER SUPPLY FOR THE PROPOSED F.S. SHALL BE PROVIDED.

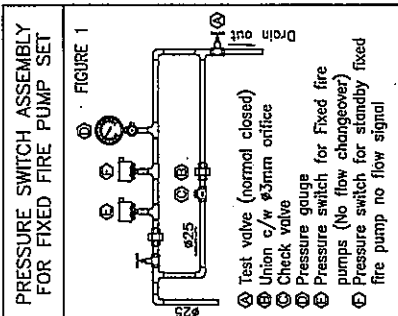


BLOCK PLAN

ABBREVIATIONS	MH	VP	OF	CL	SPN	TPN	MCB	MCCB	E&M	BBC	CU	DP	SW	C/O	F/S	FTP
F/A FROM ABOVE	ACCESS MANHOLE	VENT PIPE	OVERFLOW PIPE	CAT LADDER	SINGLE POLE & NEUTRAL	TRIPLE POLE & NEUTRAL	MINIATURE CIRCUIT BREAKER	MOLDDED CASE CIRCUIT BREAKER	ELECTRICAL & MECHANICAL	BUSBAR CHAMBER	COPPER	DOUBLE POLE	SWITCH	CHANGE-OVER DEVICES	FUSE SWITCH	FIXED FIRE PUMP
F/B FROM BELOW																
T/A TO ABOVE																
T/B TO BELOW																
L/L LOW LEVEL																
M/L MIDDLE LEVEL																
H/L HIGH LEVEL																
AFLL ABOVE FINISH FLOOR LEVEL																
F.S. FIRE SERVICES																
HR FIRE HOSE REEL																
FH FIRE HYDRANT																
FSI FIRE SERVICES INLET																
MFA MANUAL FIRE ALARM																
EX EXISTING																
BL BOUNDARY LINE																
AUTO AUTOMATIC																
C/W COMPLETE WITH																

LEGENDS	FIRE HOSE REEL	GATE VALVE	GATE C/W CAP	NON RETURN VALVE	WATER CHECK METER POSITION	BALL FLOAT VALVE	VENT PIPE	FIXED FIRE PUMP	PRESSURE SWITCH ASSEMBLY (DETAILS REFER TO FIGURE 1)	STARTER (DIRECT ON LINE)	13A FUSED SPUR UNIT WITH 5A FUSE	EXIT SIGN	EMERGENCY LIGHT

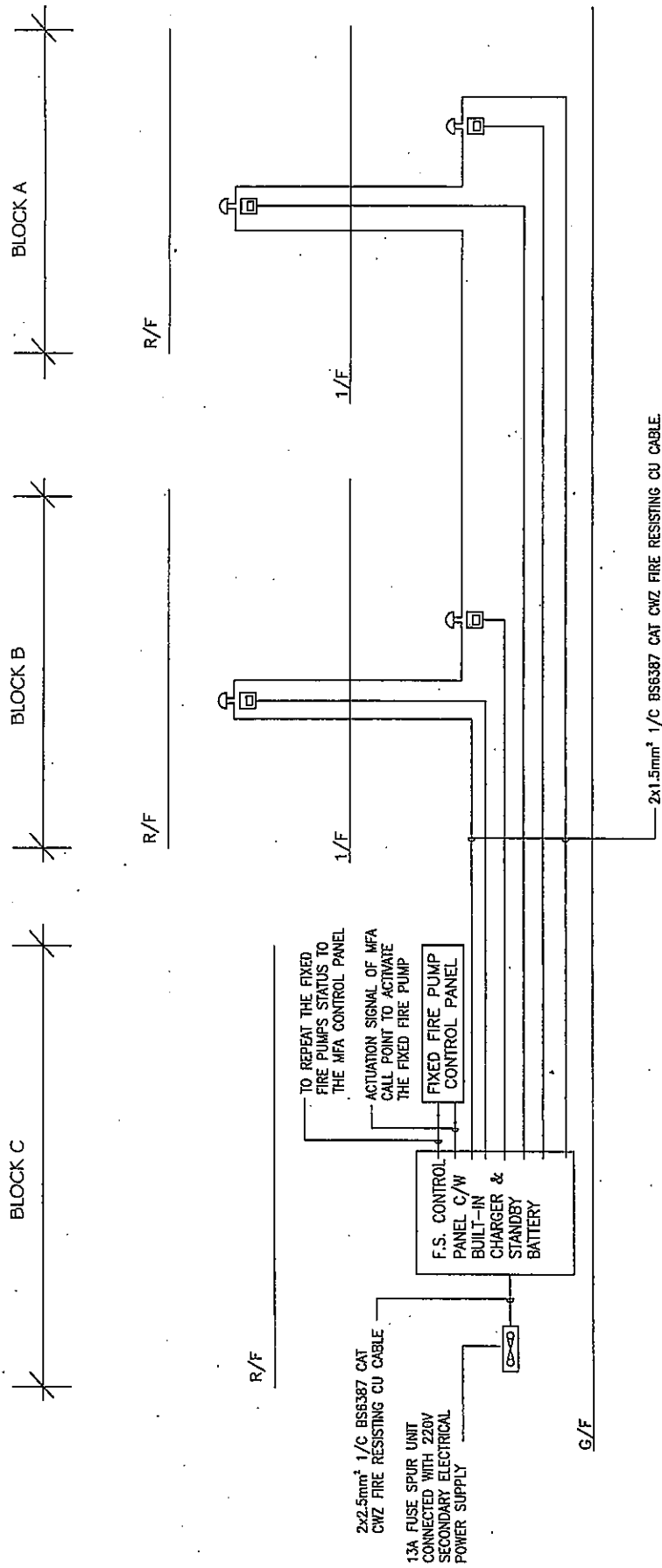
LEGENDS	MFA CALL POINT	FIRE ALARM BELL	MFA CONTROL PANEL C/W WEATHERPROOF TYPE CABINET	FIXED FIRE PUMP CONTROL PANEL C/W WEATHERPROOF ENCLOSURE	DETAILS OF FIXED FIRE PUMPS & F.S. TANK INSTALLATION ARRANGEMENT	5kg CO2 TYPE PORTABLE FIRE EXTINGUISHER	KWH METER	AUTOMATIC CHANGEOVER SWITCH C/W E&M INTERLOCK	SPN/TPN ISOLATING SWITCH	SPN/TPN FUSE SWITCH	SPN/TPN MCB/MCCB	AUTOMATIC AIR VENT	NEWLY EQUIPMENT/CABLE/PIPING



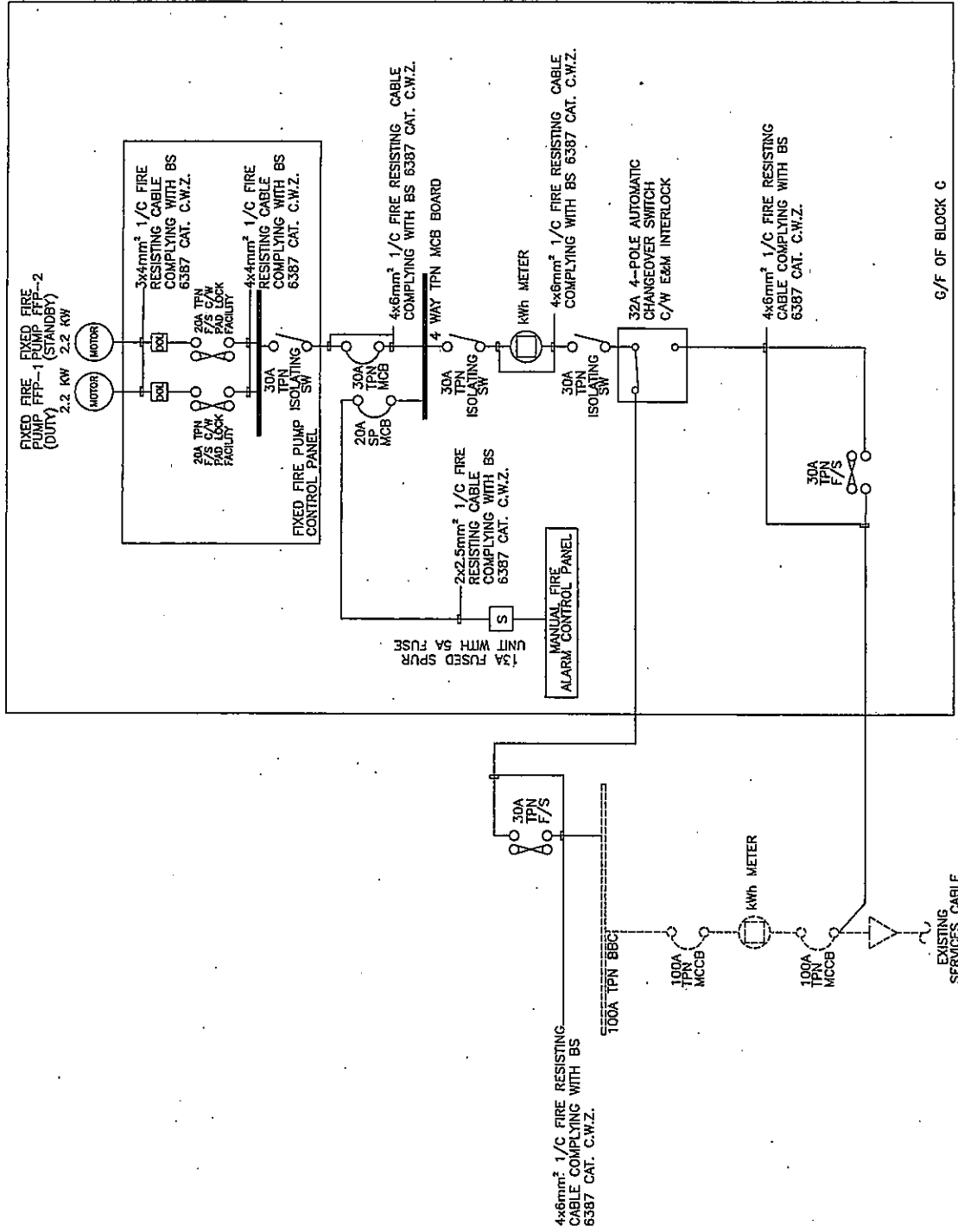
SCHEDULE OF THE BUILDINGS						
BLOCK	FLOOR	FLOOR HEIGHT	GROSS AREA		TOTAL GROSS AREA	COVERAGE AREA C/W CANOPY
A	G/F	3.3m		72 m ²	184 m ²	112 m ²
	I/F	3.3m		112 m ²		
B	G/F	3.3m		84 m ²	196 m ²	112 m ²
	I/F	3.3m		112 m ²		
C	G/F	3.5m		36 m ²	36 m ²	36 m ²

F.S. PIPE SIZE COLOUR CODE	PIPE SIZE	COLOUR
ø25	GREEN	
ø40	PURPLE	

FSI CONTRACTOR : KEI YIP FIRE ENGINEERING LTD.	PROJECT: FIRE SAFETY IMPROVEMENT WORKS FOR PROPOSED TEMPORARY PRIVATE CLUB WITH ANGLICAN CHURCH IN LOT 114B (PART) IN D.O. 125, YUEN LONG	DRAWING TITLE BLOCK PLAN, SCHEDULE OF THE BUILDINGS AND F.S. PIPE SIZE COLOUR CODE	DRAWING NO. FS-01	DATE 06/2022	DESIGN B.F.	REV. DATE DESCRIPTION A 11/2021 ACCORDING TO FSD'S COMMENTS B 06/2022 UPDATE LAYOUT	BY T.L.
		REVISION B	SCALE 1 : 100 (A3)	APPROVAL B.T.			



FS1 CONTRACTOR : KEI YIP FIRE ENGINEERING LTD.		PROJECT FIRE SAFETY IMPROVEMENT WORKS FOR PROPOSED TEMPORARY PRIVATE CLUB WITH A SWIMMING POOL IN LOT 1149 (PART) IN D.D. 125, YUEN LONG		DRAWING TITLE SCHEMATIC CONTROL WIRING DIAGRAM FOR MFA SYSTEM		DRAWING NO FS-02		DATE 06/2022		DESIGN B.F.		REV. DATE DESCRIPTION A 11/2021 ACCORDING TO FSD'S COMMENTS B 06/2022 UPDATE LAYOUT		BY T.L	
				REVISION B				SCALE 1 : 100 (A3)		APPROVAL B.T.					

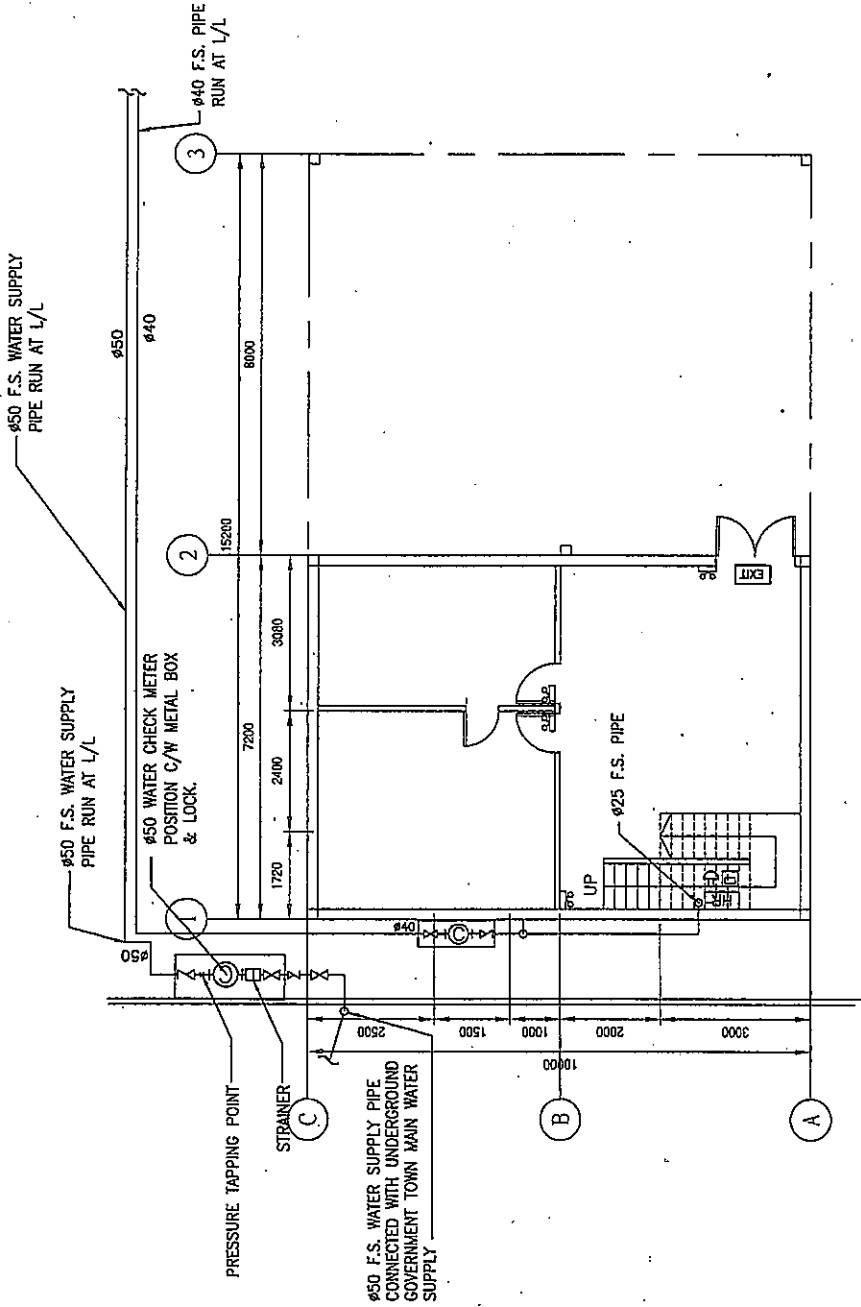


SCHEMATIC POWER SUPPLY WIRING DIAGRAM FOR FIRE IMPROVEMENT WORKS

REV.	DATE	DESCRIPTION	BY
A	11/2021	ACCORDING TO FSD'S COMMENTS	T.L
B	06/2022	UPDATE LAYOUT	

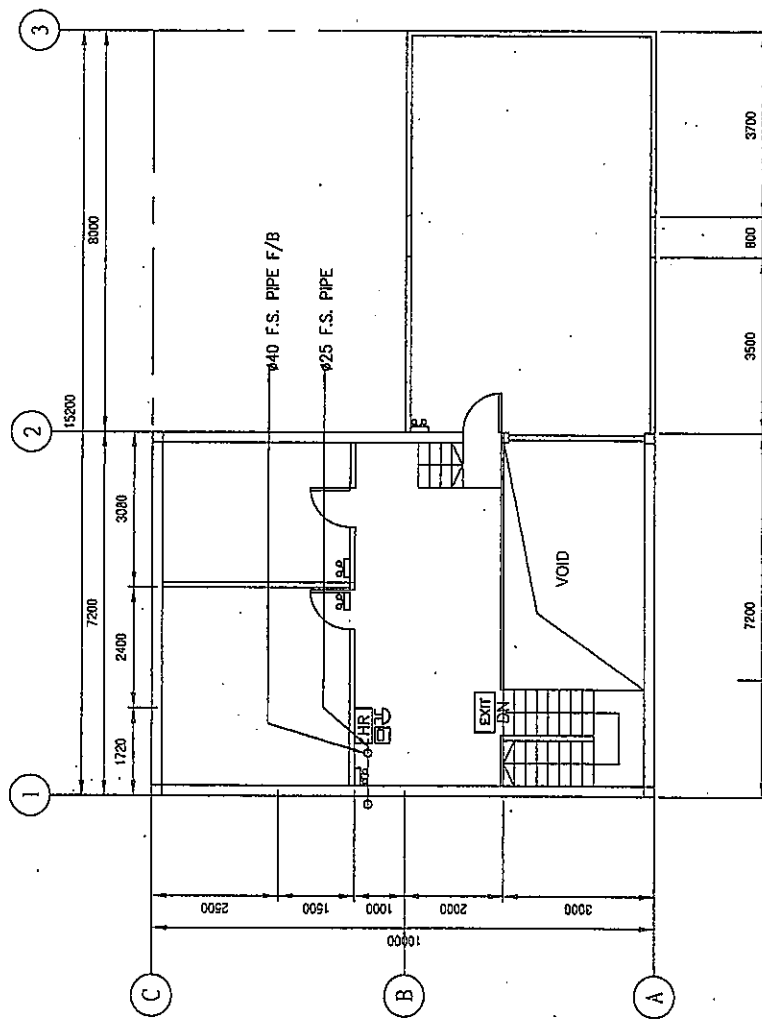
PROJECT	DESIGN	DATE	DRAWING NO.	REVISION	SCALE	1 : 100 (A3)	B.T.
KEI YIP FIRE ENGINEERING LTD.	FS-04	06/2022	FS-04	8	1 : 100 (A3)	B.T.	

PROJECT	DESCRIPTION	DATE	DRAWING NO.	REVISION	SCALE	1 : 100 (A3)	B.T.
FIRE SAFETY IMPROVEMENT WORKS FOR PROPOSED TEMPORARY PRIVATE CLUB WITH A DEVELOPMENT ZONE, LOT 1149 (PART) IN D.D. 125, YUEN LONG	SCHEMATIC POWER SUPPLY WIRING DIAGRAM FOR FIRE IMPROVEMENT WORKS	06/2022	FS-04	8	1 : 100 (A3)	B.T.	



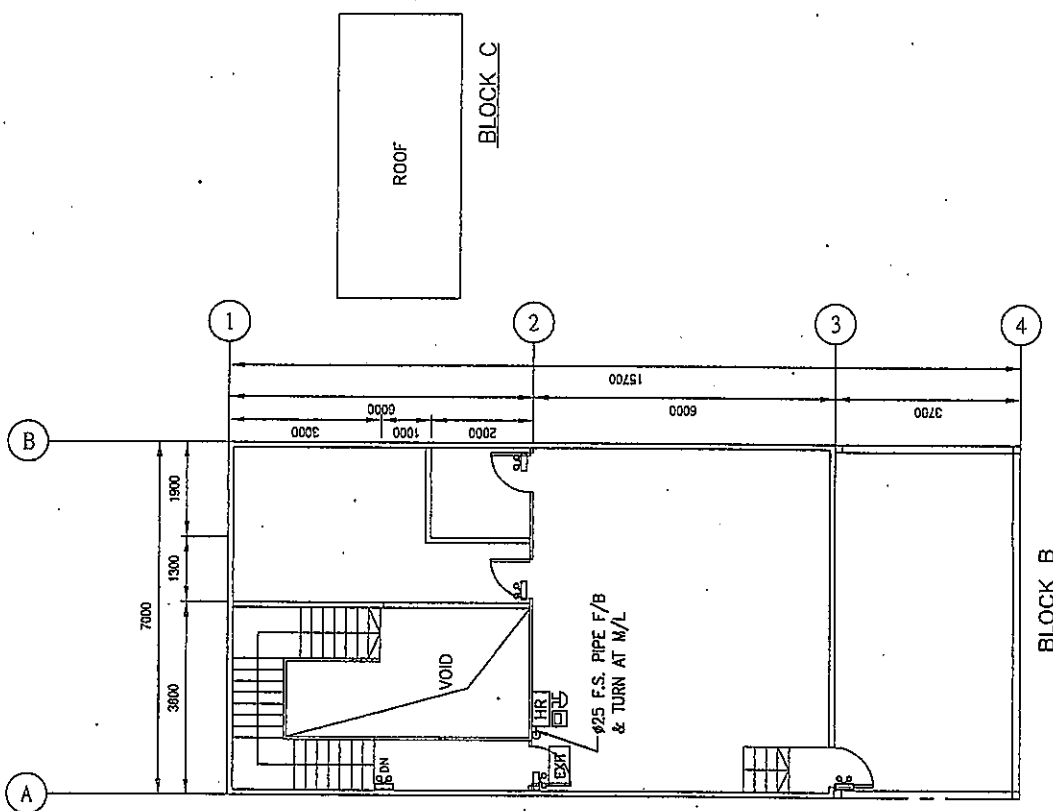
FIRE SERVICE LAYOUT PLAN FOR G/F OF BLOCK A

REV.	DATE	DESCRIPTION	BY
A	11/2021	ACCORDING TO FSD'S COMMENTS	T.L.
B	06/2022	UPDATE LAYOUT	
		DESIGN	B.F.
		DATE	06/2022
		DRAWING NO.	FS-05
		DRAWING TITLE	FIRE SERVICES LAYOUT PLAN FOR G/F OF BLOCK A
		PROJECT	FIRE SAFETY IMPROVEMENT WORKS FOR PROPOSED TEMPORARY PRIVATE CLUB WITH ANCLAY OFFICE IN VILLAGE OF DEVELOPMENT ZONE, LOT 1140 (PART) IN D.D. 125, YUEN LONG
		CONTRACTOR	KEI YIP FIRE ENGINEERING LTD.
		SCALE	1 : 100 (A3)
		APPROVAL	B.T.




FIRE SERVICES LAYOUT PLAN FOR 1/F OF BLOCK A

FSI CONTRACTOR : KEI YIP FIRE ENGINEERING LTD. <div></div>	PROJECT FIRE SAFETY IMPROVEMENT WORKS FOR PROPOSED TEMPORARY PRIVATE CLUB WITH ANCLARY OFFICE IN VILLAGE TYPE DEVELOPMENT ZONE, LOT 118 (PART) IN D.D. 125, YUEN LONG	DRAWING TITLE FIRE SERVICES LAYOUT PLAN FOR 1/F OF BLOCK A	DRAWING NO FS-06	DATE 06/2022	DESIGN B.F.	REV.	DATE	DESCRIPTION	BY
						A	11/2021	ACCORDING TO FSD'S COMMENTS	
						B	06/2022	UPDATE LAYOUT	T.L



FIRE SERVICES LAYOUT PLAN FOR 1/F OF BLOCK B

KEI YIP FIRE ENGINEERING LTD. 	PROJECT FIRE SAFETY IMPROVEMENT WORKS FOR PROPOSED TEMPORARY PRIVATE CLUB WITH ANNEX LAY-OUT OFFICE IN LOT 18 (PART) IN D.D. 125, YUEN LONG	DRAWING TITLE FIRE SERVICES LAYOUT PLAN FOR 1/F OF BLOCK B	DRAWING NO FS-0B	DATE 05/2022	DESIGN B.F.	REV.	DATE	DESCRIPTION	BY
						A	11/2021	ACCORDING TO FSD'S COMMENTS	
						B	05/2022	UPDATE LAYOUT	T.L.
			DESIGN	SCALE 1 : 100 (A3)	APPROVAL				

Date: 26 August, 2022

TO : Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point,
Hong Kong

Dear Sir/Madam,

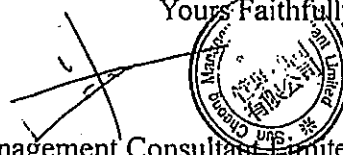
**Proposed Temporary Private Club with ancillary office for a period of 3 years at
Lot 1149(Part) in DD125, Yuen Long, N.T**

The applicant submit further information and technical proposal for your consideration as follow :

- (1) Report for Stormwater Proposal Design and approval letter
- (2) Figure B - Vehicular access arrangement

Should you have any enquiries, Please feel free to contact Mr.Chan at [REDACTED] at your convenience.

Yours Faithfully,



Sun Cheong Management Consultant Limited

此文件在 2022年 8月 31日收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

31 AUG 2022

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.

SUBMISSION REPORT FOR STORMWATER PROPOSAL DESIGN

**For Proposed Temporary Private Club with
ancillary office for a period of 3 years at Lot
1149(Part) in DD125, Yuen Long, N.T**

TABLE OF CONTENTS

1. Introduction
2. Design parameters & assumptions
3. Existing Drainage Condition
4. The Proposed Mitigation Measures
5. Proposed Sewage Drainage
6. Conclusions
7. Drainage Design Calculation and Checking

DRAWINGS

1. SDP001 Drainage Proposal Plan and Typical Details
2. SDP002 New Intensity Duration Frequency Curves for Slope Drainage Design
3. SDP003 Hydraulic Design of U-shaped and Half round Channel Slopes
4. SDP004 Typical Details of Catchpit and U-Channel
5. SDP005 Sand Trap Details
6. SDP006 Typical Section of Concrete Pipe
7. Figure A Discharge path plan

1. Introduction

This report is submitted being application of compliance with approval condition (c) and (d) in respect of drainage works for **Proposed Temporary Private Club with ancillary office** for a period of 3 years in “Village Type Development” in lot 1149 (Part) in D.D.125, Yuen Long, N.T.

This DIA outlines the existing drainage and flooding situation, identifies and assesses the drainage impacts arising from the proposed development. The proposed drainage installations of the proposed development are to minimize the potential drainage impact, if any.

2. Design Parameters & Assumptions

The design criteria to be used for the modeling assessment are based on the standards set out in the Stormwater Drainage Manual, Third Edition (SDM). According to Section 6.6.2 of the SDM, the existing urban drainage system in the vicinity of the development is classified as urban drainage branch system. Table 10 of the SDM recommends to be adopted a 50 year design return period storm event for the urban drainage branch system.

Stormwater Runoff (Q)

The rate of stormwater runoff used in this assessment report is estimated by the “Rational method” in which the peak runoff is calculated from the formula:

$$Q = K \times i \times A / 3600$$

where Q = maximum runoff (L/s)
 i = design mean intensity of rainfall (mm/hr)
 A = area of catchment (m²)
 K = runoff coefficient

Time of Concentration (t_c)

The time of concentration is defined as the time required for stormwater runoff to flow from the most remote part of the catchment area to the point in the drainage system under consideration. Based on the assumptions adopted in the Rational Method, this is the time taken for the peak runoff to become established at the considered section. The time of concentration comprises the time for water flowing within natural catchments and along the man-made drainage pipes/channels. For natural catchments, the time of concentration is estimated by the modified form of the Brandsby William's equation.

$$t_o = 0.14465L / H^{0.2} A^{0.1}$$

Where t_o = time of concentration of a natural catchment (min.)

A = catchment area (m^2)

H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

Mean Rainfall Intensity (i)

Mean rainfall intensity-duration curves attached in this report are based on the Statistical analysis of long term rainfall records from the Hong Kong Observatory. A return period of 50 years is adopted.

Runoff Coefficient (K)

The value of K is taken as 1 for developed urban area.

3. Existing Drainage Condition

The site covers about 840 square metres. A plan showing the existing catchments are enclosed in Appendix A. The site is paved surface and the ground level is about +8.9 to +8.7mPD gently dipping from South to North. The lot is partly covered by a temporary structure. The existing surface runoff of the site is collected by the existing 375mm U-channel and discharge connecting with TPB/A/HSK/248 drainage facilities which is located in southern of the application site and finally through existing 400mm diameter underground pipe leading to existing open drain (SCP1002120).

However, it is be important to provide appropriate drainage facilities within the site to collect all run off from the site itself. The drainage facilities will be developed to suit the layout plan approved by Town Planning Board, peripheral channels will be provided around most part of the site to collect surface run off from the site.

The Project Proponent will be responsible for design, construction, repair and maintain the on-site drainage connection to the satisfaction of relevant Government departments.

4. The Proposed Mitigation Measures

The surface run off from the site will not be significant. Only 79.33l/s. The existing drainage pipe has much surplus capacity to take up this surface water even in the rainy seasons.

No particular mitigation measure is proposed. Yet, sand traps (Figure SDP005) will be provided to minimize the risk of silting up the proposed U channel and discharge stream.

The U channels and catch pit will be installed within the line of the site to prevent any surface water seeping out of the site to the neighbouring areas. The typical design of U Channels, Catch pits and underground concrete pipe is shown in Figure SDP004 and Figure SDP006, respectively.

Figure SDP001 is the stormwater drainage system of the site. The Rational Method is used for design of the drainage system and the return period of the rainstorm is 1 in 50year.

All the proposed drainage facilities lie within the site will be provided and maintained by the applicant. Regular inspection, clearing and desilting will be carried out before the rainy season to ensure that the facilities provided can function efficiently.

5. Proposed Sewage Drainage

The portable toilet would be proposed for the temporary shop and services of the captioned site. The sewage would be cleared and delivered out of the site regularly. Thus, no septic tank or sewage drainage proposal is required. The photo pf the portable toilet is attached in Appendix B for reference.

6. Conclusion

Appropriate drainage facilities will be provided to cater for the operation of the site. These facilities will be include peripheral Drainage channels. All surface discharge will be conveyed to the existing public drainage system.

The proposed development will not result in causing any adverse drainage impact on the local drainage system or increasing the risk of flooding in the area.

7. Drainage Design Calculation and Checking

A) Catchment Area

The areas of catchment A are founded as follows :

- i) The catchment (the site) $A = 840\text{sq.m}$ (Assume $k = 1$ for paved surface)

B) Time of Concentration

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual - Planning, Design and Management" published by the Drainage Services Department (DSD), The time of concentration T_c of these catchments are estimated in the followings :

$$\text{Difference in Land Datum} = 8.9\text{mPD} - 8.7\text{mPD} = 0.2\text{mPD}$$

$$L = 35\text{m}$$

$$\therefore \text{Average fall} = 0.3\text{m in } 35\text{m} \text{ or } 1\text{m in } 117\text{m}$$

From TGN30

$$\text{Time of concentration} = 0.14465 \times L_d / (H^{0.2} \times A^{0.1}) =$$

$$\text{Length of flow path} \quad L = 35\text{m}$$

$$\text{Gradient of the catchment} \quad H = 0.57$$

$$\text{Catchment area} \quad A = 840\text{sq.m}$$

$$\text{Time of-concentration} = 0.14465 \times 35 / (0.57^{0.2} \times 840^{0.1}) = 2.89\text{minutes}$$

C) Runoff Estimation

With reference to the Intensity-Duration-Frequency Curves provided in the above mentioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 340 mm/hr.

$$\text{By Rational Method, } Q = kiA/3600 \quad \text{where,} \quad Q = \text{Maximum runoff (lit/sec)}$$

$k = \text{Runoff coefficient}$

$i = \text{Design mean intensity of rainfall (mm/hr)}$

$$Q = 1 \times 295 \times 840 / 3,600$$

$$\therefore Q = 79.33 \text{ l/s} \quad \text{or} \quad 4,760 \text{ l/min}$$

D) Capacity of the Proposed U Channel

From TGN 43A1

For proposed 375 UC with 1 in 117 gradient

(The corresponding velocity = 3m/s)

$$\text{Maximum capacity} = 15,000 \text{ lit/min} > 4,760 \text{ lit/min (o.k.)}$$

GENERAL NOTE

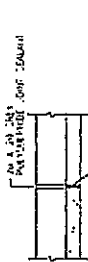
1. THE PROPOSED DRAINAGE WORK, WHETHER WHEN OR OVER THE LOT BOUNDARY, SHALL BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER AT HIS OWN EXPENSE FOR WORKS TO BE PERMANENT CHARGE OF THE LOT BOUNDARY, WHERE CONVEYANCE AND PAVEMENT FROM LOT BOUNDARY RETURN PRIVATE LOT OWNER SHALL BE THROUGH

HALF ROUND, U AND STEEPED CHANNELS

1. ALL DRAINAGE ARE IN VOLUME 10/10
2. CONCRETE SURFACE FINISHING SHALL BE SLOTTED TO 10% TO 15% APPROXIMATE
3. FOR HALF ROUND AND U - CHANNEL FINISHING OF CHANNELS SHALL IN CHANNELS BEARDS AND SLOTTED TO BE 10% VARIATION FOR SLOTTED CHANNELS FINISHING SHALL BE IN PROPORTION TO A VARIATION OF 10% TO 15%
4. DRAINAGE FOR HALF ROUND AND U - CHANNELS SEE TABLE 1
5. THE COVER FOR U-CHANNELS AND CATCHES SHALL COMPLY WITH CIVIL'S STANDARD DRAWINGS NO. 1240 TO 1247 AND 1247 AND 1247
6. ALL PROPOSED U-CHANNELS SHALL BE LOCATED WITH DRAINAGE

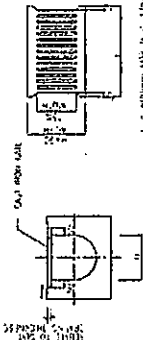
TABLE 1 DIMENSION OF U-CHANNEL AND HALF-ROUND CHANNEL

CHANNEL SIZE IN	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																																																																												
225 - 400	400 - 450	450 - 500	500 - 550	550 - 600	600 - 650	650 - 700	700 - 750	750 - 800	800 - 850	850 - 900	900 - 950	950 - 1000	1000 - 1050	1050 - 1100	1100 - 1150	1150 - 1200	1200 - 1250	1250 - 1300	1300 - 1350	1350 - 1400	1400 - 1450	1450 - 1500	1500 - 1550	1550 - 1600	1600 - 1650	1650 - 1700	1700 - 1750	1750 - 1800	1800 - 1850	1850 - 1900	1900 - 1950	1950 - 2000	2000 - 2050	2050 - 2100	2100 - 2150	2150 - 2200	2200 - 2250	2250 - 2300	2300 - 2350	2350 - 2400	2400 - 2450	2450 - 2500	2500 - 2550	2550 - 2600	2600 - 2650	2650 - 2700	2700 - 2750	2750 - 2800	2800 - 2850	2850 - 2900	2900 - 2950	2950 - 3000	3000 - 3050	3050 - 3100	3100 - 3150	3150 - 3200	3200 - 3250	3250 - 3300	3300 - 3350	3350 - 3400	3400 - 3450	3450 - 3500	3500 - 3550	3550 - 3600	3600 - 3650	3650 - 3700	3700 - 3750	3750 - 3800	3800 - 3850	3850 - 3900	3900 - 3950	3950 - 4000	4000 - 4050	4050 - 4100	4100 - 4150	4150 - 4200	4200 - 4250	4250 - 4300	4300 - 4350	4350 - 4400	4400 - 4450	4450 - 4500	4500 - 4550	4550 - 4600	4600 - 4650	4650 - 4700	4700 - 4750	4750 - 4800	4800 - 4850	4850 - 4900	4900 - 4950	4950 - 5000	5000 - 5050	5050 - 5100	5100 - 5150	5150 - 5200	5200 - 5250	5250 - 5300	5300 - 5350	5350 - 5400	5400 - 5450	5450 - 5500	5500 - 5550	5550 - 5600	5600 - 5650	5650 - 5700	5700 - 5750	5750 - 5800	5800 - 5850	5850 - 5900	5900 - 5950	5950 - 6000	6000 - 6050	6050 - 6100	6100 - 6150	6150 - 6200	6200 - 6250	6250 - 6300	6300 - 6350	6350 - 6400	6400 - 6450	6450 - 6500	6500 - 6550	6550 - 6600	6600 - 6650	6650 - 6700	6700 - 6750	6750 - 6800	6800 - 6850	6850 - 6900	6900 - 6950	6950 - 7000	7000 - 7050	7050 - 7100	7100 - 7150	7150 - 7200	7200 - 7250	7250 - 7300	7300 - 7350	7350 - 7400	7400 - 7450	7450 - 7500	7500 - 7550	7550 - 7600	7600 - 7650	7650 - 7700	7700 - 7750	7750 - 7800	7800 - 7850	7850 - 7900	7900 - 7950	7950 - 8000	8000 - 8050	8050 - 8100	8100 - 8150	8150 - 8200	8200 - 8250	8250 - 8300	8300 - 8350	8350 - 8400	8400 - 8450	8450 - 8500	8500 - 8550	8550 - 8600	8600 - 8650	8650 - 8700	8700 - 8750	8750 - 8800	8800 - 8850	8850 - 8900	8900 - 8950	8950 - 9000	9000 - 9050	9050 - 9100	9100 - 9150	9150 - 9200	9200 - 9250	9250 - 9300	9300 - 9350	9350 - 9400	9400 - 9450	9450 - 9500	9500 - 9550	9550 - 9600	9600 - 9650	9650 - 9700	9700 - 9750	9750 - 9800	9800 - 9850	9850 - 9900	9900 - 9950	9950 - 10000



DETAILS OF EXPANSION JOINT

1:1



TYPICAL SECTION CAST IRON GRATING U-CHANNEL WITH CAST IRON GRATING

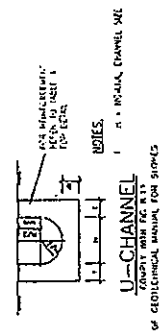
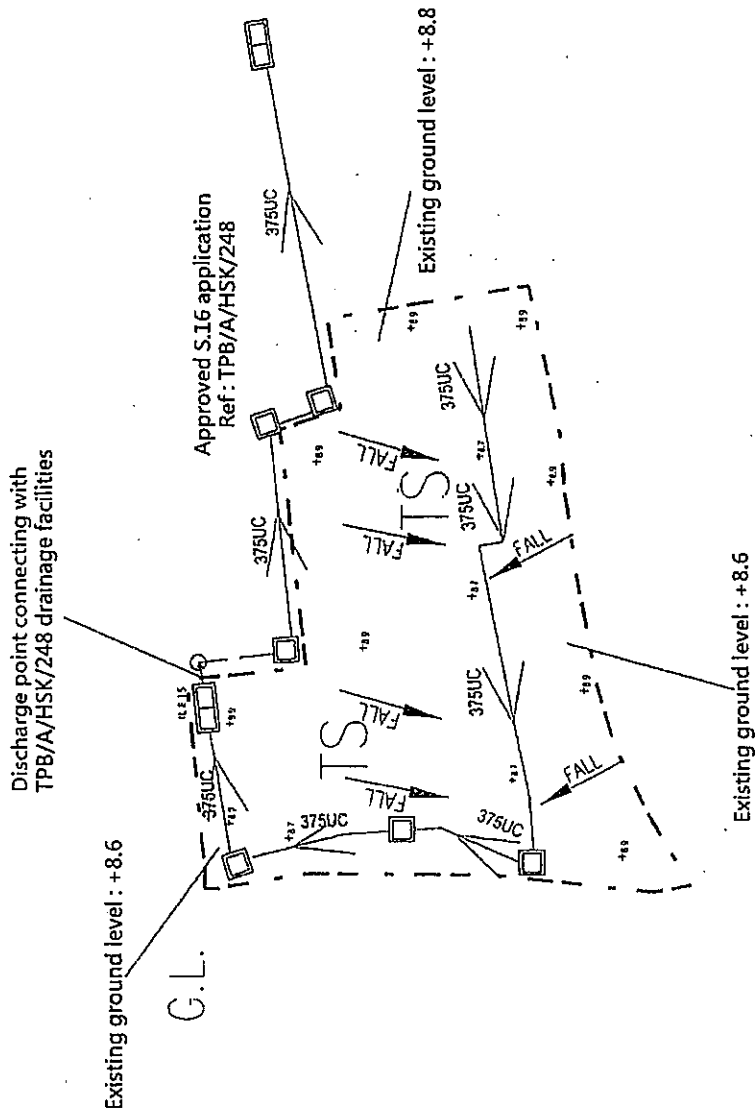
1:1

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CAST IRON GRATING	1	SQ. M.	100.00	100.00
2	CONCRETE COVER	1	SQ. M.	50.00	50.00
3	STEEL GRATE	1	SQ. M.	20.00	20.00
4	CAST IRON GRATING	1	SQ. M.	100.00	100.00
5	CONCRETE COVER	1	SQ. M.	50.00	50.00
6	STEEL GRATE	1	SQ. M.	20.00	20.00
7	CAST IRON GRATING	1	SQ. M.	100.00	100.00
8	CONCRETE COVER	1	SQ. M.	50.00	50.00
9	STEEL GRATE	1	SQ. M.	20.00	20.00
10	CAST IRON GRATING	1	SQ. M.	100.00	100.00
11	CONCRETE COVER	1	SQ. M.	50.00	50.00
12	STEEL GRATE	1	SQ. M.	20.00	20.00
13	CAST IRON GRATING	1	SQ. M.	100.00	100.00
14	CONCRETE COVER	1	SQ. M.	50.00	50.00
15	STEEL GRATE	1	SQ. M.	20.00	20.00
16	CAST IRON GRATING	1	SQ. M.	100.00	100.00
17	CONCRETE COVER	1	SQ. M.	50.00	50.00
18	STEEL GRATE	1	SQ. M.	20.00	20.00
19	CAST IRON GRATING	1	SQ. M.	100.00	100.00
20	CONCRETE COVER	1	SQ. M.	50.00	50.00
21	STEEL GRATE	1	SQ. M.	20.00	20.00
22	CAST IRON GRATING	1	SQ. M.	100.00	100.00
23	CONCRETE COVER	1	SQ. M.	50.00	50.00
24	STEEL GRATE	1	SQ. M.	20.00	20.00
25	CAST IRON GRATING	1	SQ. M.	100.00	100.00
26	CONCRETE COVER	1	SQ. M.	50.00	50.00
27	STEEL GRATE	1	SQ. M.	20.00	20.00
28	CAST IRON GRATING	1	SQ. M.	100.00	100.00
29	CONCRETE COVER	1	SQ. M.	50.00	50.00
30	STEEL GRATE	1	SQ. M.	20.00	20.00
31	CAST IRON GRATING	1	SQ. M.	100.00	100.00
32	CONCRETE COVER	1	SQ. M.	50.00	50.00
33	STEEL GRATE	1	SQ. M.	20.00	20.00
34	CAST IRON GRATING	1	SQ. M.	100.00	100.00
35	CONCRETE COVER	1	SQ. M.	50.00	50.00
36	STEEL GRATE	1	SQ. M.	20.00	20.00
37	CAST IRON GRATING	1	SQ. M.	100.00	100.00
38	CONCRETE COVER	1	SQ. M.	50.00	50.00
39	STEEL GRATE	1	SQ. M.	20.00	20.00
40	CAST IRON GRATING	1	SQ. M.	100.00	100.00
41	CONCRETE COVER	1	SQ. M.	50.00	50.00
42	STEEL GRATE	1	SQ. M.	20.00	20.00
43	CAST IRON GRATING	1	SQ. M.	100.00	100.00
44	CONCRETE COVER	1	SQ. M.	50.00	50.00
45	STEEL GRATE	1	SQ. M.	20.00	20.00
46	CAST IRON GRATING	1	SQ. M.	100.00	100.00
47	CONCRETE COVER	1	SQ. M.	50.00	50.00
48	STEEL GRATE	1	SQ. M.	20.00	20.00
49	CAST IRON GRATING	1	SQ. M.	100.00	100.00
50	CONCRETE COVER	1	SQ. M.	50.00	50.00
51	STEEL GRATE	1	SQ. M.	20.00	20.00
52	CAST IRON GRATING	1	SQ. M.	100.00	100.00
53	CONCRETE COVER	1	SQ. M.	50.00	50.00
54	STEEL GRATE	1	SQ. M.	20.00	20.00
55	CAST IRON GRATING	1	SQ. M.	100.00	100.00
56	CONCRETE COVER	1	SQ. M.	50.00	50.00
57	STEEL GRATE	1	SQ. M.	20.00	20.00
58	CAST IRON GRATING	1	SQ. M.	100.00	100.00
59	CONCRETE COVER	1	SQ. M.	50.00	50.00
60	STEEL GRATE	1	SQ. M.	20.00	20.00
61	CAST IRON GRATING	1	SQ. M.	100.00	100.00
62	CONCRETE COVER	1	SQ. M.	50.00	50.00
63	STEEL GRATE	1	SQ. M.	20.00	20.00
64	CAST IRON GRATING	1	SQ. M.	100.00	100.00
65	CONCRETE COVER	1	SQ. M.	50.00	50.00
66	STEEL GRATE	1	SQ. M.	20.00	20.00
67	CAST IRON GRATING	1	SQ. M.	100.00	100.00
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70	CAST IRON GRATING	1	SQ. M.	100.00	100.00
71	CONCRETE COVER	1	SQ. M.	50.00	50.00
72	STEEL GRATE	1	SQ. M.	20.00	20.00
73	CAST IRON GRATING	1	SQ. M.	100.00	100.00
74	CONCRETE COVER	1	SQ. M.	50.00	50.00
75	STEEL GRATE	1	SQ. M.	20.00	20.00
76	CAST IRON GRATING	1	SQ. M.	100.00	100.00
77	CONCRETE COVER	1	SQ. M.	50.00	50.00
78	STEEL GRATE	1	SQ. M.	20.00	20.00
79	CAST IRON GRATING	1	SQ. M.	100.00	100.00
80	CONCRETE COVER	1	SQ. M.	50.00	50.00
81	STEEL GRATE	1	SQ. M.	20.00	20.00
82	CAST IRON GRATING	1	SQ. M.	100.00	100.00
83	CONCRETE COVER	1	SQ. M.	50.00	50.00
84	STEEL GRATE	1	SQ. M.	20.00	20.00
85	CAST IRON GRATING	1	SQ. M.	100.00	100.00
86	CONCRETE COVER	1	SQ. M.	50.00	50.00
87	STEEL GRATE	1	SQ. M.	20.00	20.00
88	CAST IRON GRATING	1	SQ. M.	100.00	100.00
89	CONCRETE COVER	1	SQ. M.	50.00	50.00
90	STEEL GRATE	1	SQ. M.	20.00	20.00
91	CAST IRON GRATING	1	SQ. M.	100.00	100.00
92	CONCRETE COVER	1	SQ. M.	50.00	50.00
93	STEEL GRATE	1	SQ. M.	20.00	20.00
94	CAST IRON GRATING	1	SQ. M.	100.00	100.00
95	CONCRETE COVER	1	SQ. M.	50.00	50.00
96	STEEL GRATE	1	SQ. M.	20.00	20.00
97	CAST IRON GRATING	1	SQ. M.	100.00	100.00
98	CONCRETE COVER	1	SQ. M.	50.00	50.00
99	STEEL GRATE	1	SQ. M.	20.00	20.00
100	CAST IRON GRATING	1	SQ. M.	100.00	100.00

- EXISTING 375mm U-CHANNEL WITH STEEL GRATING COVER AT FALL 1:117 (MIN)
- 375mm UNDERGROUND PIPE AT 1:117 (MIN)
- CONCRETE PAVEMENT TO PROVIDE 1:117 FALL TO CHANNEL

LEGEND:

- LOT BOUNDARY
- CP CATCH PIT
- SAND TRAP
- Proposed Level (in mPD)
- Invert Level (in mPD)
- DISCHARGE POINT



NOTES:
1. U-CHANNEL SHALL BE 375mm DEEP AND 100mm WIDE.
2. U-CHANNEL SHALL BE 100mm DEEP AND 100mm WIDE.
3. U-CHANNEL SHALL BE 100mm DEEP AND 100mm WIDE.

U-CHANNEL

375mm DEEP AND 100mm WIDE

OF CENTIMETER MANHOLE FOR SLOPE

1:1

1:1

1:1

1:1

1:1

1:1

1:1

GENERAL NOTE

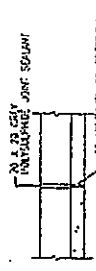
1. THE PROPOSED DRAINAGE WORK, WHETHER WITHIN OR OUTSIDE THE LOT BOUNDARY, SHOULD BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER AT HIS OWN RISK AND EXPENSE. THE WORKERS TO BE UNDER THE SUPERVISION OF THE LOT OWNER'S PERSONAL SUPERVISOR AND ALL WORKERS SHOULD BE PROPERLY TRAINED AND EQUIPPED FOR THE WORK.

HALF ROUND, U- AND STEPPED - CHANNELS

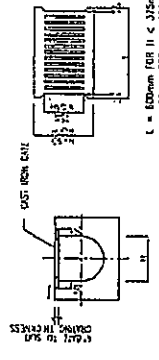
1. ALL DIMENSIONS ARE IN MILLIMETERS
2. CONCRETE SURFACE FINISHING SHALL BE CLASS U2 OR U2.5 AS APPROPRIATE
3. FOR HALF ROUND AND U- CHANNEL, SPACING OF EXPANSION JOINT IN CHANNELS, EGGS AND ARCS TO BE 10m MAXIMUM FOR STEPPED CHANNELS. EXPANSION JOINTS TO BE PROVIDED AT A MAXIMUM SPACING OF 10m
4. DIMENSIONS FOR HALF ROUND AND U-CHANNELS SEE TABLE 1
5. THE COVER FOR U-CHANNELS AND EGGS SHALL COMPLY WITH CEED'S STANDARD DRAINAGE HD C2405 TO C2407 AND C2412.
6. ALL PROPOSED U-CHANNELS SHALL BE COVERED WITH GRATING

TABLE 1 : DIMENSION OF U-CHANNEL AND HALF-ROUND CHANNEL

CHANNEL SIZE H	B	SPACING
150	100	100
225	150	150
300	225	225
450	300	300



DETAILS OF EXPANSION JOINT

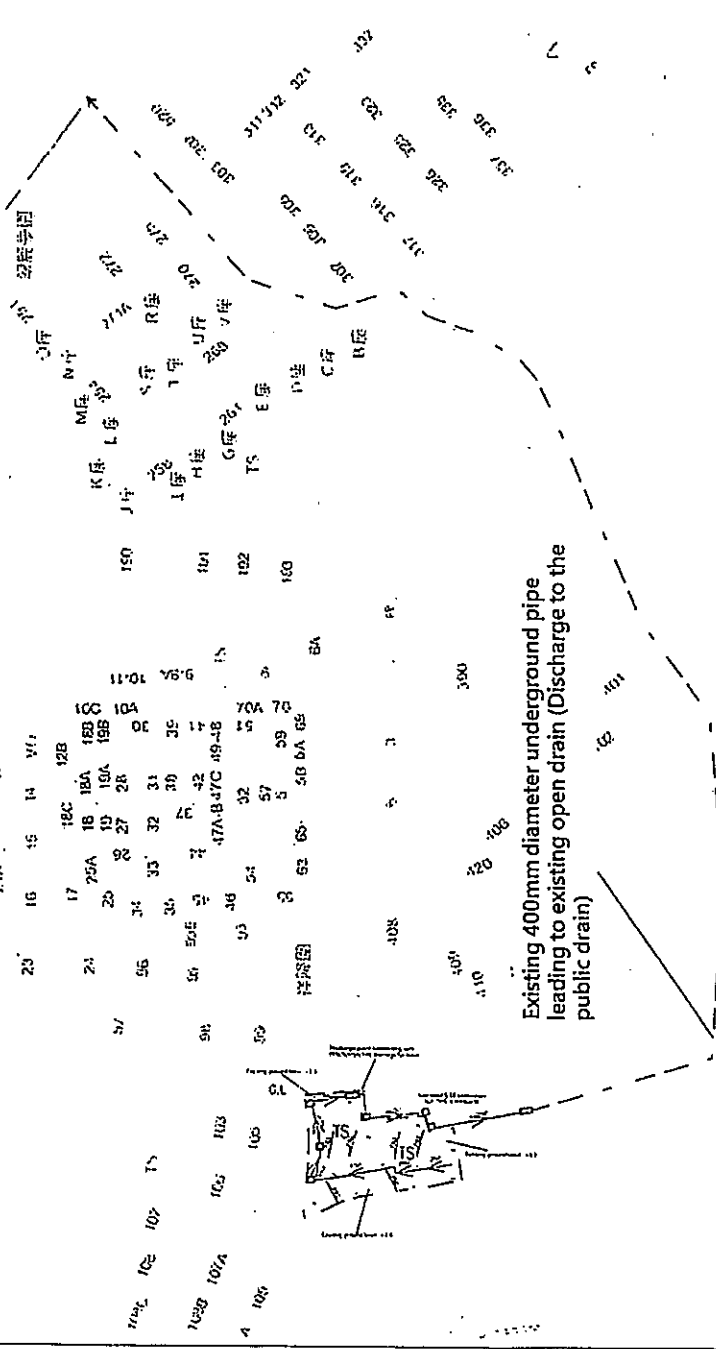


U-CHANNEL WITH CAST IRON GRATING

COMPLY WITH CEED DMC NO C2412D

PROJECT NAME	STORMWATER DRAINAGE PROPOSAL FOR PROPOSED TEMPORARY PRIVATE CLUB WITH ANNEXARY OFFICE FOR A PERIOD OF 3 YEARS AT LOT 118 (PART) IN DD125, YUEI LONG, NT
DATE	15/04/2020
SCALE	1:100
DESIGNER	CHEN YUEI LONG
CHECKED	CHEN YUEI LONG
APPROVED	CHEN YUEI LONG
FIGURE A	FIGURE A

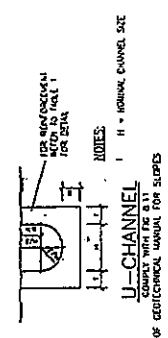
Drainage facilities : SCP1002120
Width : 4,000mm



Existing 400mm diameter underground pipe leading to existing open drain (Discharge to the public drain)

LEGEND:

- LOT BOUNDARY
- CP CATCH PIT
- SAND TRAP
- Proposed Level (in mPD)
- Invert Level (in mPD)
- DISCHARGE POINT
- EXISTING 375mm U-CHANNEL WITH STEEL GRATING COVER AT FALL 1:117 (MIN)
- 375mm UNDERGROUND PIPE AT 1:117 (MIN)
- CONCRETE PAVEMENT TO PROVIDE 1:117 FALL TO CHANNEL



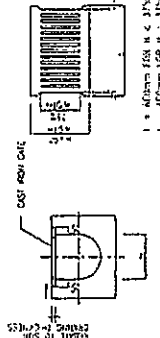
NOTES:
1. H = NOMINAL CHANNEL SIZE
2. FOR CONSTRUCTION OF U-CHANNEL, WORK TO BE DONE

THE PROPOSED LAMINATE AREA, WHETHER WITHIN OR OUTSIDE THE LOT BOUNDARY, SHOULD BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER. A 105 CUBIC YARDSTONE TIER WORKS TO BE UNDERPINNED CEMENT THE LOT BOUNDARY, FENCE CORNER AND APPROXIMATE 1700 SLO AND/OR RELEVANT FINISH LOT CORNER SHOULD BE 30CMH

ALL DISCUSSIONS ARE IN METERS.

NOTES FROM DISCUSSION
AUG. 18, 1968

319



CONFIDENTIAL WITH CDD, DMC AND C21123

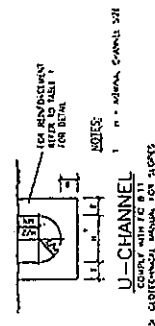
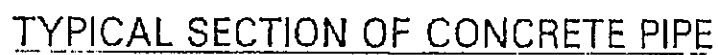


Figure 1~ New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)



1. The cement mortar shall be of min. 30mm in thickness.
2. The wire mesh shall be C603 unless otherwise specified.
3. Clearance of U-channel should be min. 500mm from hoarding unless otherwise specified.
4. All dimensions shall be in millimeter.
5. Precast concrete pipes shall be M Class to BS5911.
6. Concrete surround shall be grade 30/20.

[illegible]



5. CAPACITY D W L TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DEFINITION TIME NOT LESS THAN 5 MINUTES FOR MAX DESIGN FLOW OF MLEI.

		2.0 MESH		AC	AC	EL	FIN		
1.0		2.0 MESH		1.0 (4.0) IN	1.0 IN				
<p>PROJECT TITLE</p> <p>STORMWATER DRAINAGE PROPOSAL FOR PROPOSED TEMPORARY PRIVATE CLUB WITH AUXILIARY OFFICE FOR A PERIOD OF 3 YEARS AT LOT 1143(PART) IN DO125, YUEN LONG, NT</p>									
<p>DRAWING TITLE</p> <p>Sand Trap Details</p>									
SCALE	1:1			CAS FILE		CAS FILE			
CHAINS				CHAINS		NO			
2.0									
DESIGNED								SDP005	
CHECKED									

[illegible]

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路1號
沙田政府合署14樓



By Fax [redacted] 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

16 February 2021

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/202
電話號碼 Tel. No.: 2158 6295
傳真機號碼 Fax No.: 2489 9711

Sun Cheong Management Consultant Ltd.

[redacted]
(Attn: Mr. CHAN Man Ching)

Dear Sir/Madam,

Compliance with Approval Condition (c) Planning Application No. A/HSK/202

I refer to your submission dated 15.12.2020 regarding the submission of a revised drainage proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comments at **Appendix I**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. Ryan C. Y. CHI (Tel: [redacted]) of the Drainage Services Department direct.

Yours faithfully,

(Kris W.K. LEUNG)

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

c.c. CE/MN, DSD (Attn: Mr. Ryan C. Y. CHI)
Internal CTP/TPB

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



TPB/A/HSK/409 s.16 application further information

06/09/2022 16:17

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

3 attachments



Further information (1) 06092022.pdf



Further information (2) 06092022.pdf



Further information (3) 06092022.pdf

TO : TOWN PLANNING BOARD

The applicant submits further information and supporting documents attached herewith for your consideration.

Thank you.

--

Best regards,

Aaron Chan

General Manager

Sun Cheong Management Consultant Limited

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



TPB/A/HSK/409 s.16 application further information (Clear and proper version)

06/09/2022 16:29

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

2 attachments



Further information (3) 06092022.pdf Figure A - Pedestrian footpath .pdf

TO : TOWN PLANNING BOARD

The applicant resend a clear and proper version as follow :

- 1) Further information (3) 06092022
- 2) Further information (1) 06092022 - Figure A

Please supersede accordingly. Thank you.

--

Best regards,

Aaron Chan

General Manager

Sun Cheong Management Consultant Limited

TO : Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Date : 06-09-2022

REF NO : TPB/A/HSK/409

Proposed Temporary Private Club with ancillary office for a period of 3 years at Lot 1149(Part) in DD125, Yuen Long, N.T

The applicant submit further information for your consideration as follow :

Members and visitors travel arrangement

The applicant clarify that it is a membership car park. All visitors could not drive their own vehicles to the subject site.

The applicant advise the connectivity of the application site for visitors and non-drive members with Public transport services will be mainly taken by NR940 From Yuen Long to San Sik Road and Green minibus No.34A from Tin Shui Wai to San Sik Road, about 20 mins/shift.

Further advise the pedestrian footpath connecting to the site will be demonstrate in the Figure A attached herewith.

Impact Assessment

The estimated number of association member will be average 10-20/person per day.
Daily estimated trip generation will be stable not more than 10/vehicle per day
(Normally for our staff only)

Trip Attraction :	Trip Generation :
A.M : 8 vehicles	A.M : 5 vehicles
P.M : 2 vehicles	P.M : 5 vehicles

Should you have any enquiries, Please feel free to contact Mr.Chan at [REDACTED] at your convenience. Thank you.

Yours Faithfully



Sun Cheong Management Consultant Limited

TO : Town Planning Board
15/F , North Point Government Offices
333 Java Road, North Point,
Hong Kong

Date : 06-09-2022

REF NO : TPB/A/HSK/409

Dear Sir/Madam,

**Proposed Temporary Private Club with ancillary office for a period of 3 years at
Lot 1149(Part) in DD125, Yuen Long, N.T**

The applicant submit further information and supporting documents for your consideration as follow :

- (1) 支持信函
- (2) 新界環境關注協會 - 註冊證明書、會章及會員列表

Should you have any enquiries, Please feel free to contact Mr.Chan at [REDACTED] at your convenience.

Yours Faithfully,

Sun Cheong Management Consultant Limited

致 城市規劃委員會,


本人 鄧宗偉 任新界鄉議局特別議員，曾任 新界環境關注協會副主席。本人知悉協會擬向 貴會進行申請，擬於 DD125 LOT1149 申請為期三年之私人會所附設辦公室用途。現表示支持，並盼 貴委員會樂於通過有關申請，理由如下：

該協會致力於環境保護工作，積極推廣綠色文化，鄉間發展及環境保育取得平衡。對象主要為不同地區鄉民提供保育資訊，透過舉行展覽、研討關注鄉郊內環境污染問題。在現時發展急速的鄉郊地區，的確需要在兩者中作出適當平衡，特別是環境保護知識上的灌輸，毗連的鄉村村民最為受惠。

會員及村民可參與協會舉辦之活動，增進聯誼，。同時，可進行不同會務協作，共同舉辦活動，加強社會氣氛和諧，融和。透過環境教育對鄉村、社區長遠帶來正面積極的影響。

 鄧宗偉
新界鄉議局特別議員

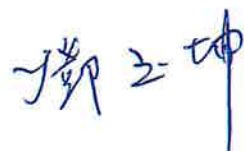
20/10/2019

本人為祥降圍原居民村代表 ，我就申請編號 A/HSK/158, DD125 LOT1149 為期三年之私人會所與申請人達成共識。

本人已向廈村鄉事委員會商議，我們認為用途必須合規合法，並符合規劃署條例要求。同時，該個用途不會產生噪音、環境影響問題，並符合各部門意見為大前提。

同時，我們亦建議使用人在批出許可後，多與本鄉村進行會務聯誼。使用人擬為新界環境關注協會，有助我們適當進行鄉村式發展時平衡保護鄉間環境 及 提供一些村的意見支援服務，如綠化及減少鄉村污染的資訊尤其重要，以惠及本鄉村村民。

通訊地址：



29/07/2019



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

ASSOCIATION OF NEW TERRITORIES ENVIRONMENT

新界環境關注協會

(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 30th day of December, 2011

二 零 一 一 年 十 二 月 三 十 日

Society registered on 2011-12-30
社團於 2011-12-30 登記成立




(WONG Kin-yee, Thomas)

Assistant Societies Officer
助理社團事務主任黃健義



香港警務處牌照課
香港灣仔軍器廠街一號
警察總部
警政大樓十二至十三樓

本處檔號: [REDACTED]
電話: 2860 3572 / 2860 3573
傳真: 2200 4327

陳宇謙，主席
新界環境關注協會
[REDACTED]

陳先生：

新界環境關注協會

關於貴會按照《社團條例》申請註冊一事，本課茲回覆如下：

社團事務主任已經按照條例第 5A(1)條為貴會註冊。隨承附上貴會的註冊證明書，以供存照。

請注意，作為註冊社團，貴會必須履行條例所載的責任如下：

- (a) 條例第 10 條訂明，凡註冊社團或其分支機構更改名稱、宗旨、幹事或主要業務地點或結束任何已註冊的分支機構，該社團必須在一個月內，就該項更改以書面告知本人。如未有通知本人，除非令法庭信納幹事已盡應盡的努力以確保社團遵從本條，而幹事無法遵從本條是基於他們的能力所不能控制的理由，否則社團的每名幹事即屬犯罪，經循簡易程序定罪後，可處罰款\$10,000。
- (b) 條例第 14(1)條亦規定凡註冊社團決定自行解散，社團的一名或多名幹事必須在解散後一個月內以書面通知本人。

如有任何疑問，請電 [REDACTED] 與鄭嘉怡女士聯絡。

助理社團事務主任

(蘇秀慧



代行)

附件：社團註冊證明書乙份

2011 年 12 月 30 日

新界環境關注協會

ASSOCIATION OF NEW TERRITORIES ENVIRONMENT

會章

第一章：簡介

1. 本會定名為 新界環境關注協會。

英文名稱：ASSOCIATION OF NEW TERRITORIES ENVIRONMENT

2. 本會根據香港法例社團條例 5A(1)登記。

3. 本會宗旨：

(一) 以非牟利形式推廣綠色生活空間。

(二) 以非牟利形式舉辦活動讓市民親近大自然消除壓力。

(三) 本會將以非牟利形式舉辦展覽，使大眾市民關注及減少區內環境污染問題及綠化社區。

4. 本會會址設於

第二章：會員

1. 會員權利有：

(一) 提議、選舉、被選、表決及罷免權；

(二) 享受本會提供之一切福利。

2. 會員義務有：

(一) 遵守本會的會章及服從會員大會的議決案；

(二) 出席會員大會；

(三) 推廣本會宗旨及支持本會舉辦的非牟利活動；

(四) 準時繳交會費。

3. 革除會籍

任何本會會員違反本會的會章、損害本會名譽或濫用本會名義作任何活動。經委員過半數通過後，即革除其會籍；被革除會籍者可於七天內向執行委員會作書面上訴，主席必須在接到上訴書三十天內召開會員大會，並以會員大會的決議為最後裁決。

第三章：組織及職權

1. 執行委員會成員包括：

(一) 主席

(二) 副主席

(三) 義務秘書

(四) 義務司庫

(五) 委員 (可多於一人)

新界環境關注協會
ASSOCIATION OF NEW TERRITORIES ENVIRONMENT

2. 本會各執行委員會成員均屬義務，任期三年，連選可連任，惟各執行委員會成員不得兼任本會受薪僱員或接受任何報酬。

3. 會員大會之職權：

- (一) 選舉執行委員會成員；
- (二) 檢討及決定會務方針；
- (三) 檢討及通過執行委員會會務；
- (四) 檢討及通過執行委員之會務及財務報告。

4. 執行委員會之職權：

- (一) 執行會員大會之議決案；
- (二) 製定預算及核對收支賬目；
- (三) 辦理本會一切常務；
- (四) 處理會員紀律，包括懲罰在比賽活動中犯規之會員；
- (五) 審核會員資格。

5. 本會的收入及財產，不論如何取得，只准純粹用以促進本會章所列明的宗旨。本會不得將任何部分的收入及財產，直接或間接以花紅或其他形式付給或移交本會的會員。本會執行委員會或管治團體任何成員，均不得被委任擔當本會任何受薪或支取費用的職位。本會不得以金錢或金錢的等值，向執行委員會或管治團體任何成員支付酬金或其他利益。當本會解散時，如清償一切債項及債務後，尚有財產剩餘，則該等財產不得付給或分配予本會的會員。該等財產必須贈予或移交 跟本會有相似宗旨的其他機構；而該等機構在禁止將收入及財產分配予會員方面的規定，亦至少一如本會章列明的限制一般嚴格；此等機構將由本會的會員於本會解散時或之前選定，如事前未有就此事作出決定，便由對慈善基金有司法管轄權的香港特別行政區高等法院法官裁定。如不能按照上述條文實行，便得有關財產撥作某些慈善用途。本會必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政報告。本會任何執行委員會的成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/利益關係，而該等利害/利益關係是具關鍵性的，則該執行委員會的成員須作出聲明或申報其利害/關係的性質。執行委員會的成員不可就其具有利害/利益關係的任何合約或就任何由此引起事項作出表決；如他作出表決，則其票數不被點算。

新界環境關注協會

ASSOCIATION OF NEW TERRITORIES ENVIRONMENT

第四章：會議

1. 會員大會

會員大會最少每年舉行一次，由主席召集，出席人數以全體會員不少於七分之一出席為法定人數。開會日期須至少於會議舉行前十四天以書面郵寄或電話聯絡方式通知會員。

2. 執行委員會會議執行委員會每年最少舉行會議一次，如主席認為需要或經半數執行委員會成員要求時，可隨時召開，每次開會均須於七天前通知各執行委員會成員，並以全體執行委員會成員過半數出席為法定人數。

3. 議決案各項會議的動議須由最少過半數出席者支持，才可成為議決案。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。

第五章：選舉

1. 執行委員會執行選舉須於會員大會當日舉行。

2. 投票表格將於會員大會當日派發，或於會員大會當日以舉手投票形式選舉，並即場收集及在一名顧問監察下公開點票，以獲票最多者當選。

3. 當選之新執行委員會成員須於會員大會結束日起一個月內舉行新執行委員會會議，並將新執行委員會的成員名單郵寄或電話方式通知各會員。

4. 舊任執行委員會成員須於會員大會完成日起計一個月內移交一切職務。

第六章：修改會章

1. 如本會章有未盡善處，得由出席會員大會全體人數三分之二通過修改之方得施行。



新界環境關注協會
ASSOCIATION OF NEW TERRITORIES ENVIRONMENT

由 2011 年 12 月 30 日成立當日起 -

會員列表

編號	日期	姓名	地區 / 鄉村	職業
AM0001	04/01/2012	呂美芝	屏山鄉	義務工作
AM0002	08/01/2012	鄧宗偉	錫降圍	鄉議局特別議員
AM0003	08/01/2012	鄧廉光	祥降圍	廈村鄉副主席
AM0004	04/02/2012	鄧惠祥	廈村新圍	村民
AM0005	01/03/2012	鄧洺希	新圍	村民
AM0006	01/03/2012	張彩雲	廈村鄉	村民
AM0007	01/03/2012	鄧灼亭	廈村鄉	村民
AM0008	02/03/2012	林婉彤	新圍	村民
AM0009	12/03/2012	黃文偉	新圍	環保教育
AM0010	18/03/2012	吳日峰	新圍	商人
AM0011	19/07/2013	張家輝	新圍	活動策劃
AM0012	15/08/2013	黃熙傑	新圍	村民
AM0013	15/08/2013	葉秀蓮	新圍	村民
AM0014	18/02/2014	黃文俊	新圍	村民
AM0015	18/02/2014	徐鳳嬌	新圍	村民
AM0016	24/05/2015	郭麗娜	新圍	村民
AM0017	11/08/2015	黃敏莊	新圍	村民
AM0018	11/08/2015	鄧貴壽	新圍	村民
AM0019	18/06/2016	鄧名亮	祥降圍	工程
AM0020	12/03/2017	鄧耀庭	祥降圍	村民
AM0021	28/08/2017	鄧名輝	祥降圍	村民
AM0022	28/08/2017	鄧美蓮	祥降圍	法律
AM0023	28/08/2017	鄧照發	祥降圍	村民
AM0024	11/10/2017	利駿毅	祥降圍	村民
AM0025	12/10/2017	鄧福勝	祥降圍	銷售
AM0026	11/02/2018	鄧耀明	新圍	村民
AM0027	09/04/2018	鄧耀樑	新圍	村民
AM0028	24/05/2018	鄧鎮邦	新圍	村民
AM0029	17/06/2018	莫永堅	屏山鄉	工程

新界環境關注協會
ASSOCIATION OF NEW TERRITORIES ENVIRONMENT

會員列表

編號	日期	姓名	地區 / 鄉村	職業
AM0029	19/06/2018	鄧佑明	新圍	村代表
AM0030	12/07/2018	鄧相齊	新圍	村代表
AM0031	08/08/2018	鄧傑棟	新圍	村代表
AM0032	01/02/2019	鄧漢民	新圍	村代表
AM0033	01/02/2019	鄧福全	新圍	村代表
AM0034	07/07/2019	黃玉麟	上璋圍	村民
AM0035	09/09/2019	黃卓盈	上璋圍	義務工作
AM0036	02/03/2020	鄧玉萍	屏山	教師
AM0037	02/05/2020	鄧立璋	屏山	村代表
AM0038	15/09/2020	戴詠兒	祥降圍	村民
AM0039	22/10/2021	鄧雪兒	祥降圍	義務工作
AM0040				
AM0041				
AM0042				
AM0043				
AM0044				
AM0045				
AM0046				
AM0047				
AM0048				
AM0049				
AM0050				
AM0051				
AM0052				
AM0053				
AM0054				
AM0055				
AM0056				
AM0057				

會員管理部門

更新日期 - 2022 年 09 月 01 日



新界環境關注協會
ASSOCIATION OF NEW TERRITORIES ENVIRONMENT

致：稅務局局長收

香港郵政總局信箱 132 號稅務局

警務處檔案編號：




日期：19/10/2019

根據稅務條例第 88 條

申請豁免繳稅

我們早前於 2015 年 6 月 8 日，已透過警務處牌照課修訂會章至合符稅務條例要求，現向 貴局提交經修訂的社團會章 及 相關證明文件，盼申請根據稅務條例第 88 條豁免繳稅 及 成為合乎稅務條例之慈善團體，謝謝。

如有任何疑問，煩請賜電  陳先生。

簽署：



新界環境關注協會 秘書長

- 附件：1) 23/06/2015 警務處牌照課確認信
2) 經修訂會章副本
3) 社團註冊證明書



116 寄出

新界環境關注協會
ASSOCIATION OF NEW TERRITORIES ENVIRONMENT

致：香港警務處牌照課
香港灣仔軍器廠街一號
警政總部警政大樓十二樓


檔案編號：



日期： 28/05/2015

修改社團會章

我們現向 貴課提交已修訂的社團會章，以便向稅務局申請豁免繳稅。煩請
貴署存檔，以便盡快取得該修改會章證明，繼續處理有關的稅務局申請。有勞。

如有任何疑問，煩請賜電  陳先生。

簽署：



新界環境關注協會
主席 陳宇謙 先生



香港警務處牌照課
香港灣仔軍器廠街一號
警察總部警政大樓十二樓



Licensing Office
Hong Kong Police Force
12/F., Arsenal House,
Police Headquarters,
1, Arsenal Street,
Wan Chai, Hong Kong.

本處檔號

電話 Tel. No. : 2860 3572
傳真 Fax No. : 2200 4327

陳宇謙，主席
新界環境關注協會

先生/女士：

新界環境關注協會

本課於 2015 年 6 月 8 日收到你的來信。

本課已知悉信中的內容，並已將有關資料記錄在案。

警務處處長

(鄧晚之



代行)

2015 年 6 月 23 日

REF NO : TPB/A/HSK/409

**Proposed Temporary Private Club with ancillary office for a period of 3 years at Lot 1149(Part)
in DD125, Yuen Long, N.T**

申請人希望就上述申請呈交更多補充資料，以便城市規劃委員會考慮，詳細如下：

➤ **Existing premises too small**

About the original address of society are register in [REDACTED] LAM TEI MAIN STREET, TUEN MUN, NEW TERRITORIES before which only about 30sq.m area. Mainly for office usage. According to the association expansion, we cannot accommodate more members or even establish mini exhibition by our own in the original address.(Attached photos of original address)

We are now temporary in another location for our contact address only. Therefore, association is for seeking the proposed site as new address of society.

➤ **The reason of selecting Ha Tsuen of our proposed application site**

Through the support of Ha Tsuen and Village representative the applicant found a landlord in Ha Tsuen supporting the mission of the association. According to association member list, **there are more than half of villagers living in Ha Tsuen. It is convenient and effectively provide service for surrounding villagers which members can be easily ease by minibus (Lau Fau Shan to Tseung Kong Wai) or even though walk to the proposed site.**

協會選址的考慮因素包括，在舉辦展覽或其他分享活動時，除現有會員數十人亦會有嘉賓及訪客參與。根據過往經驗，一般如同中小學環境保護主題的繪畫比賽等，場地約有 200 人包括學生、家長、教師及其他訪客，需要相當活動空間容納，並舉行頒獎儀式等，擬議的選址符合協會需求。

According to the celebrities members of New Territories , the association may erect much larger event. Exhibition activities promote the environmental awareness of the entire community which should be encouraged.

➤ **村公所並非合適舉辦大型活動的場地**

鑑於協會目標對象定位不分地區，同時，舉辦的活動希望盡量數量接觸最多的受眾。村公所屬於每條鄉村村民專屬場地，因應協會活動有不同鄉村的村民，亦會有其他地區人士參與，村民不習慣村公所用作非傳統用途，因此村公所並非合適的舉辦場地。反之，擬議的選址透過協會在城規會批出的許可時間內營辦，舉辦各種對外展覽、比賽等活動增加村民及城鄉協調，不同界別地域的人士參與促進共融。

➤ **The history of association and activities organize**

Association established in 2011. We were originally in Lam Tei, Middle of Tuen Mun and Yuen Long because the joint ventures were mostly located in these two areas. At the beginning, lack of funding and manpower is the main difficulties of growing up. With the efforts of founding members Special member of Heung Yee Kuk, Vice chairman of Ha Tsuen Rural Committee, association are **starting co-organized some community activity with other association and organization including but not limited to** :

1. SIU CHI RESIDENTS ASSOCIATION (Established in 2000 and registered under Section 88 of the Inland Revenue Ordinance), (Social enterprise is funded by Enhancing Self-Reliance Through District Partnership Programme)

名稱：環境生態鄉村文化古蹟導賞團

日期：2016 年 1 月 10 日

性質：公開活動 (參與層面：香港教師會、李興貴中學學生、校長教師、家長)

主禮：廈村鄉鄉事委員會下白泥村村代表、主辦機構代表、協辦機構代表

牽涉工作：提供專業生態文化導賞員、提供義務工作人員

活動參與人數：約 130 人

活動相片、致謝函：請參閱附件 1 - 1-5

2. Ha Tsuen Association (Established in 2015 registered in HONG KONG POLICE FORCES) (The association has close relations with the Yuen Long District Councils and has held many large-scale events)

名稱：創意塗鴉比賽 及 環保教育攤位 (主題：愛生態、愛環保、愛鄉間)

日期：2017 年 4 月 17 日

性質：公開活動 (參與層面：元朗區中小學生、教師、家長、訪客)

主禮：元朗民政事務署高級聯絡主任、元朗區議會主席、廈村鄉鄉事委員會主席、副主席及村代表、新界鄉議局特別議員、新界西童軍總會主席、兩個主辦機構代表、協辦機構代表。

牽涉工作：提供義務工作人員、擬訂環保教育資料、活動場地安排

活動參與人數：約 200 人

活動相片、致謝函：請參閱附件 2 - 2-5

3. Ha Pak Nai NATURAL GARDEN (Focus on wild experience, closer to the nature environment, holding outdoor lecture and event)

名稱：斯巴達障礙賽 (主題：恐懼使你停步，勇氣驅使你向前)

日期：2018 年 04 月 13 日

性質：公開活動 (參與層面：公眾人士)

主禮：廈村鄉鄉事委員會主席、三位村代表、主辦機構代表、協辦機構代表。

牽涉工作：場地設計(環境保育)、物資協調調度、人群管理、招募義工

活動參與人數：約 500 人

活動相片、致謝函：請參閱附件 3 - 3-5

4. South Lantau Island Tree's Farm (Focus on wild experience, closer to the nature environment, holding outdoor lecture and event)

名稱：親親大自然(費用全免之公開活動)(主題：感受大自然，親近綠色生活)

日期：2019 年 12 月 7 日

性質：公開活動 (參與層面：公眾人士)

主禮：大嶼山南鄉事委員會主席、四位村代表、新界鄉議局特別議員、主辦機構代表、協辦機構代表。

牽涉工作：提供義務工作人員、大自然體驗活動準備

活動參與人數：約 130 人

活動相片、致謝函：請參閱附件 4 - 4-3

Our association arrange volunteer helper to assist the organizer of the event involving material preparing, discipline maintenance etc. Absorb experience in hosting events and hoping to raise the awareness of the association. (Attached documents of Thank you letter and pictures)

➤ **Urban-rural integration For "Hung Shui Kiu New Development Area"**

The association is aimed the "Hung Shui Kiu New Development Area", proposed application site is located in nearby. Intended render the public pay attention to and reduce environmental pollution problems in the district. It may balanced development and conservation as well. It is easier for villagers to adapt to urban-rural integration.

In the past few years, the association and numbers of members do growing up which including 5 current village representative of Ha Tsuen. They agree it will benefit for their villagers, in providing services, environmental knowledge or even reducing conflict between another resident come from other district in the future. Thus, the members wish to plan it's own exhibition, event and competition. Intended prompting the aims of association through interesting activities, competition etc.

Association are limited by the area of our registered address and cannot host related events on our own. We have also applied for a tax exemption license from the Inland Revenue Department. In the long run, a more stable address is more effective in promoting the purpose of the association, and it **can also be targeted at serving relevant audiences. We believe the government policy is to support the integration of urban and rural environmental awareness, and alleviate social problems that some villagers do not understand, including pollution caused by future development.** Based on the Hung Shui Kiu New Development Area, Ha Tsuen is a community we value .

Since then, based on our original aim to raise awareness of environmental protection among villages, we have chosen a location close to the target audience. We also thank the villagers and village representatives for their support and recognition.

Due to the pandemic, it is a hard time for our association. We are not able to hold any event/exhibition since 2020 to promote what we believe. We really hope the members of the Town Planning Board understand and support our association's commitment to social responsibility. Thank you.



Mine Faithfully,

Sun Cheong Management Consultant Limited



兆置區居民協會
SIU CHI RESIDENTS ASSOCIATION

認可慈善持牌機構(#91/11234)

致 新界環境關注協會



執事先生

敬啟者：

感謝函

本會於 2016 年 1 月 10 日 得以順利進行活動名為：環境生態鄉村文化古蹟導賞團，有賴 貴會的提供專業導賞員 及 義務工作人員，講解豐富的环境生態、古蹟古物知識，使是次導賞團香港教師會 及師生家長們，發掘到的廈村生態文化底韻。特致感謝函予貴會，充份肯定及表揚 貴會在活動當中作出的努力。

本會致力推動環境保育 鄉間文化不遺餘力 積極與不同界別人士/團體合作，發揮協同力量，建立城鄉和諧共融，共建綠色社區。

盼兩會繼往開來，在共同理念上前行，謝謝。

此致 台鑒



兆置區居民協會

二零一六年二月十日





厦溪會

Ha Tsuen Association

致：新界環境關注協會



致謝函

活動主題：創意塗鴉比賽 及 環保教育攤位 (主題：愛生態、愛環保、愛鄉間)

活動日期：二零一七年四月十七日

本會特函感謝 貴會 在是次創意塗鴉比賽中鼎力支持，會務之間互助的理念珍貴，貴會眾義務工作人員給予充份支持 及 協助，妥善安排環保教育的素材。是次，大型比賽活動得以順利完成，獲在場政府代表、來賓、師生高度嘉許，本會有賴 貴會的互助，來函表示謝意。

本會日後必有賴 貴會的鼎力支持，方能促使城市及鄉村居民環保交流更趨密切和諧。本會望能與貴會保持緊密聯繫，本會不勝感荷，敬請垂教。



厦溪會

二零一七年五月十日



白泥生態保育農莊 NATURAL GARDEN



致 新界環境關注協會



敬啟者：

致謝函

率先致謝 貴會於 2018 年 4 月 13 日 參與 斯巴達障礙賽 中場地設計(環境保育)、物資協調調度、人群管理、招募義工等工作。

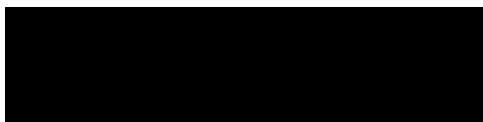
國際盛事比賽「斯巴達障礙賽」選址嚴格，有幸在本生態保育農莊舉辦，無疑是基於 貴會的寶貴協助方能實現，活動最終順利完成，在此致意衷心謝意，不勝感激。

「恐懼使你停步，勇氣驅使向前」

盼 貴會會務興隆，未來會務交流更進一步，產生互助之協同效應。

此致 台鑒

白泥生態保育農莊
二零一八年五月一日



大嶼山 **Trees Farm.森林童話村**



致 新界環境關注協會
[REDACTED]

敬啟者：

感謝函

首先讓我們向您致以衷心的感謝。日前貴會 Trees Farm • 森林童話村 於 2019 年 12 月 7 日 舉辦 親親大自然活動(感受大自然及親近綠色生活)。

Trees Farm • 森林童話村有幸得到 貴會 提供義務工作人員及大自然體驗活動準備，感謝 貴會 給予全力支持和付出，讓 130 人的活動圓滿結束。在此致意衷心感謝。

謹祝安康!

Trees Farm • 森林童話村

2019 年 12 月 19 日

1-1



1-2



1-3



1-4



1-5



2-1



銀獎

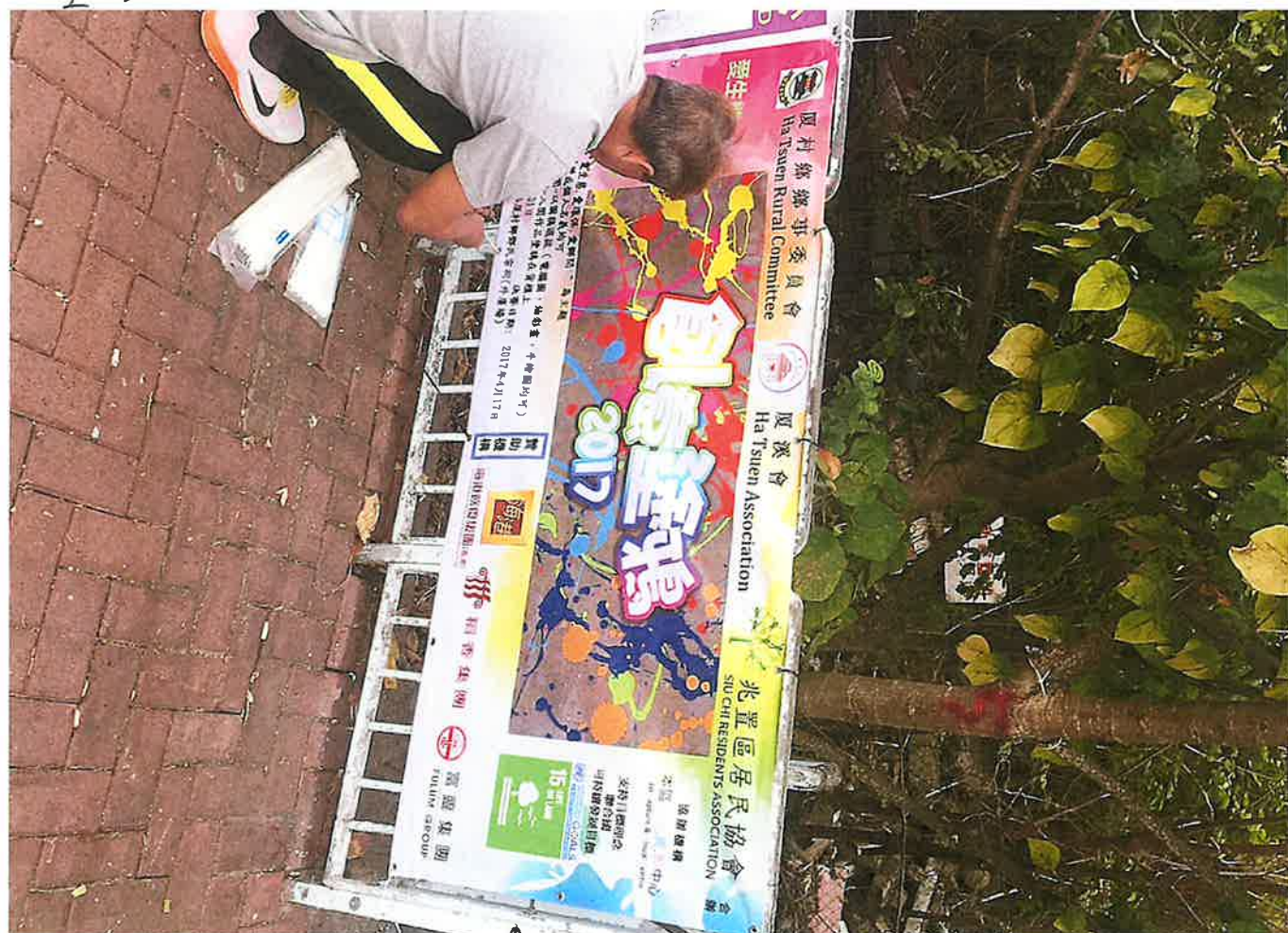
2017創意塗鴉比賽



銅獎



1-2



2-3



2-4

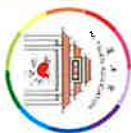
在風和日麗的人氣「元網網」



2-5



厦村鄉事委員會
Ha Tsuen Rural Committee



厦溪會
Ha Tsuen Association



兆置區居民協會
SIU CHI RESIDENTS ASSOCIATION

合辦

愛生態

愛環保

愛鄉間



塗鴉主題：
參加對象：
比賽模式：

以"愛生態，愛環保，愛鄉間"
以團體或個人名義均可
初選入圍-以圖稿選拔（電腦圖，油彩畫，手繪圖均可）
決賽選拔-入圍作品塗鴉在貨櫃上
截止日期：2017年3月31日
決賽日期：2017年4月17日
所有環保塗料由大會提供，並設有獎金頒發冠軍季軍

活動地點：

元朗屏廈路厦村鄉鄧氏宗祠(外廣場)

贊助機構



海港飲食集團(香港)
Haikou Food Group (Hong Kong)



稻香集團



富臨集團
FULUM GROUP

3-1



白泥生態保育農莊
Natural Garden
@PakNaiNaturalGarden

主頁
關於
相片
評論
影片
帖子
社群
活動

建立專頁

讚好 分享

68 燈

4 回

7 次



白泥生態保育農莊 Natural Garden 覺得好有挑戰性；喺
白泥生態保育農莊 Natural Garden。

2018年4月13日

白泥生態保育農莊作為Spartan障礙賽場地起點及終點，各位參賽者已經
準備就緒喇！Fighting!!!

#spartan #上白坭 #下白坭 #斯巴達 #



66

2個回覆 8次分享

傳送訊息



流浮山上白坭村154號 (27.30 km)

規劃路線

9759 1131

Contact 白泥生態保育農莊 Natural Garden on Messenger

naturalgarden.hk

運動與消閒 生態旅遊旅行社

營業時間：
24 小時營業

專頁透明度

顯示更多

Facebook 會顯示資料來協助你更深入瞭解專頁的用途。你可以查看內容管理和發佈者所採取的動作。

已建立專頁 - 2016年8月2日

用戶

★★★★★

3,255 個讚好
993 個評論

相關的專頁



448 農莊
市區農園

3-2



3-3



3-4



3-5



4-1



4-2



4-3



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



TPB/A/HSK/409 Figure B - Vehicular access arrangement (Update)

07/09/2022 18:52

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

1 attachment



Figure B - Vehicular access arrangement.pdf

TO : TOWN PLANNING BOARD

The applicant submitted an updated version of Figure B - Vehicular access arrangement attached herewith. Please supersede the Figure B submitted by email on 26/08/2022 accordingly.

Thank you.

--

Best regards,

Aaron Chan

General Manager

Sun Cheong Management Consultant Limited

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



TPB/A/HSK/409 Further information (Comments from FSD)

10/10/2022 10:58

From: SUN CHEONG [REDACTED]
To: tpbpd@pland.gov.hk
Cc: ackchow@pland.gov.hk
File Ref:

2 attachments



HSK409-Cover letter.pdf HSK409-FS Drawing071022-FS.pdf

TO : TOWN PLANNING BOARD

According to the comments from FSD, the applicant submit herewith revised FSI drawing for your approval. Thank you.

cc. Planning Department

Tuen Mun and Yuen Long West District Planning Office

Mr. CHOW

--

Best regards,

Aaron Chan

General Manager

Sun Cheong Management Consultant Limited

TO: 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

Mr. CHOW

(Tel : 2158 6318)

Ref: TPB/A/HSK/409

Dear Sir/Madam,

**Proposed Temporary Private Club with ancillary office for a period of 3 years at
Lot 1149(Part) in DD125, Yuen Long, N.T**

According to the comments from FSD, the applicant submit herewith revised FSI drawing for your approval.

Should you have any enquiries, Please feel free to contact Mr.Chan at [REDACTED] at your convenience.

Yours faithfully,



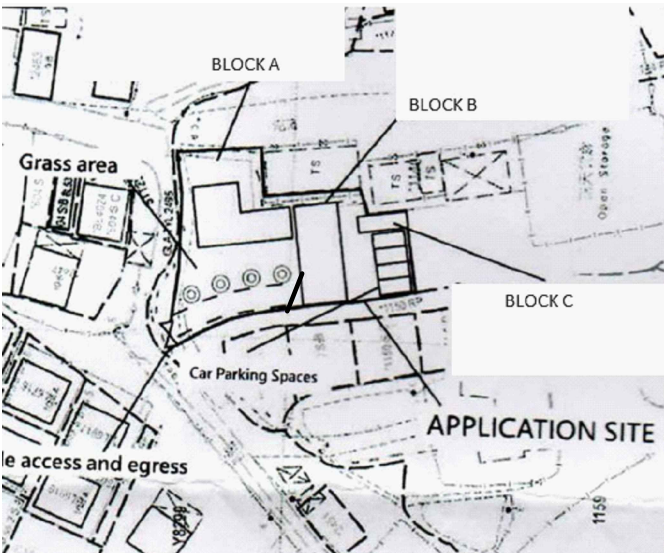
Yours Faithfully,

Sun Cheong Management Consultant Limited

Date: 07 October, 2022

F.S. NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN MM.
2. ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012, CLAUSE 5.11 & 5.14, MFA SYSTEM & FIRE HOSE REEL SYSTEM SHALL BE PROVIDED.
3. 2000 LITRE EFFECTIVE STORAGE CAPACITY GRP F.S. WATER TANK SHALL BE PROVIDED AT G/F FOR THE HOSE REEL SYSTEM.
4. EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN1838
5. EXIT SIGNS SHALL BE PROVIDED IN ACCORDING WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
6. SOURCE OF SECONDARY POWER SUPPLY FOR THE PROPOSED FSIs SHALL BE PROVIDED.
















BLOCK PLAN

ABBREVIATIONS

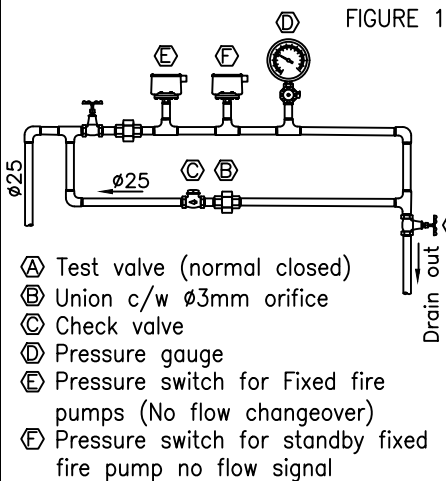
F/A	FROM ABOVE	MH	ACCESS MANHOLE
F/B	FROM BELOW	VP	VENT PIPE
T/A	TO ABOVE	OF	OVERFLOW PIPE
T/B	TO BELOW	CL	CAT LADDER
L/L	LOW LEVEL	SPN	SINGLE POLE & NEUTRAL
M/L	MIDDLE LEVEL	TPN	TRIPLE POLE & NETURAL
H/L	HIGH LEVEL	MCB	MINIATURE CIRCUIT BREAKER
AFFL	ABOVE FINISH FLOOR LEVEL	MCCB	MOULDED CASE CIRCUIT BREAKER
F.S.	FIRE SERVICES	E&M	ELECTRICAL & MECHANICAL
HR	FIRE HOSE REEL	BBC	BUSBAR CHAMBER
FH	FIRE HYDRANT	CU	COPPER
FSI	FIRE SERVICES INLET	DP	DOUBLE POLE
MFA	MANUAL FIRE ALARM	SW	SWITCH
EX.	EXISTING	C/O	CHANGE--OVER DEVICES
BL	BOUNDARY LINE	F/S	FUSE SWITCH
AUTO	AUTOMATIC	FFP	FIXED FIRE PUMP
C/W	COMPLETE WITH		

LEGENDS

	HR	FIRE HOSE REEL
		GATE VALVE
		GATE C/W CAP
		NON RETURN VALVE
	HCH	WATER CHECK METER POSITION
		BALL FLOAT VALVE
		VENT PIPE
		FIXED FIRE PUMP
	P	PRESSURE SWITCH ASSEMBLY (DETAILS REFER TO FIGURE 1)
	DOL	STARTER (DIRECT ON LINE)
	S	13A FUSED SPUR UNIT WITH 5A FUSE
	EXIT	EXIT SIGN
		EMERGENCY LIGHT

	MFA CALL POINT
	FIRE ALARM BELL
	MFA CONTROL PANEL C/W WEATHERPROOF TYPE CABINET
	FIXED FIRE PUMP CONTROL PANEL C/W WEATHERPROOF ENCLOSURE
	DETAILS OF FIXED FIRE PUMPS & F.S. TANK INSTALLATION ARRANGEMENT
	5kg CO2 TYPE PORTABLE FIRE EXTINGUISHER
	KWH METER
	AUTOMATIC CHANGEOVER SWITCH C/W E&M INTERLOCK
	SPN/TPN ISOLATING SWITCH
	SPN/TPN FUSE SWITCH
	SPN/TPN MCB/MCCB
	AUTOMATIC AIR VENT
	NEWLY EQUIPMENT/CABLE/ PIPING

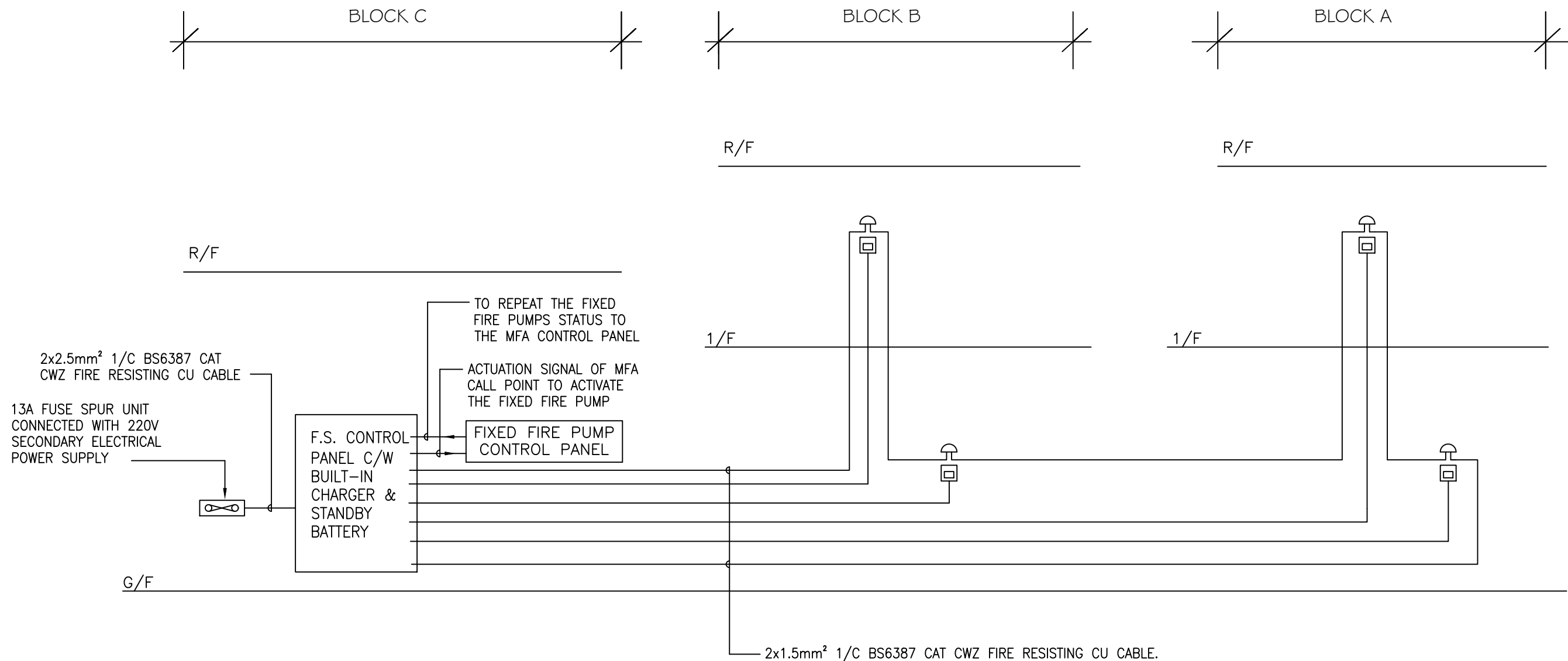
PRESSURE SWITCH ASSEMBLY FOR FIXED FIRE PUMP SET



SCHEDULE OF THE BUILDINGS					
BLOCK	FLOOR	FLOOR HEIGHT	GROSS AREA	TOTAL GROSS AREA	COVERAGE AREA C/W CANOPY
A	G/F	3.3m	72 m ²	184 m ²	112 m ²
	1/F	3.3m	112 m ²		
B	G/F	3.3m	84 m ²	196 m ²	112 m ²
	1/F	3.3m	112 m ²		
C	G/F	3.5m	36 m ²	36 m ²	36 m ²

F.S. PIPE SIZE COLOUR CODE		
PIPE SIZE	COLOUR	
⌀25	GREEN	
⌀40	PURPLE	

FSI CONTRACTOR : KEI YIP FIRE ENGINEERING LTD. 	PROJECT FIRE SAFETY IMPROVEMENT WORKS FOR PROPOSED TEMPORARY PRIVATE CLUB WITH ANCILLARY OFFICE IN VILLAGE TYPE DEVELOPMENT ZONE, LOT 1149 (PART) IN D.D. 125, YUEN LONG	DRAWING TITLE NOTES, LEGENDS, ABBREVIATION, BLOCK PLAN, SCHEDULE OF THE BUILDINGS AND F.S. PIPE SIZE COLOUR CODE	DRAWING NO	DATE	DESIGN	REV.	DATE	DESCRIPTION	BY
			FS-01	08/2021	B.F.	A	11/2021	ACCORDING TO FSD'S COMMENTS	
						B	06/2022	UPDATE LAYOUT	T.L
			REVISION	SCALE	APPROVAL	C	10/2022	ACCORDING TO FSD'S COMMENTS	T.L
			A	1 : 100 (A3)	B.T.				

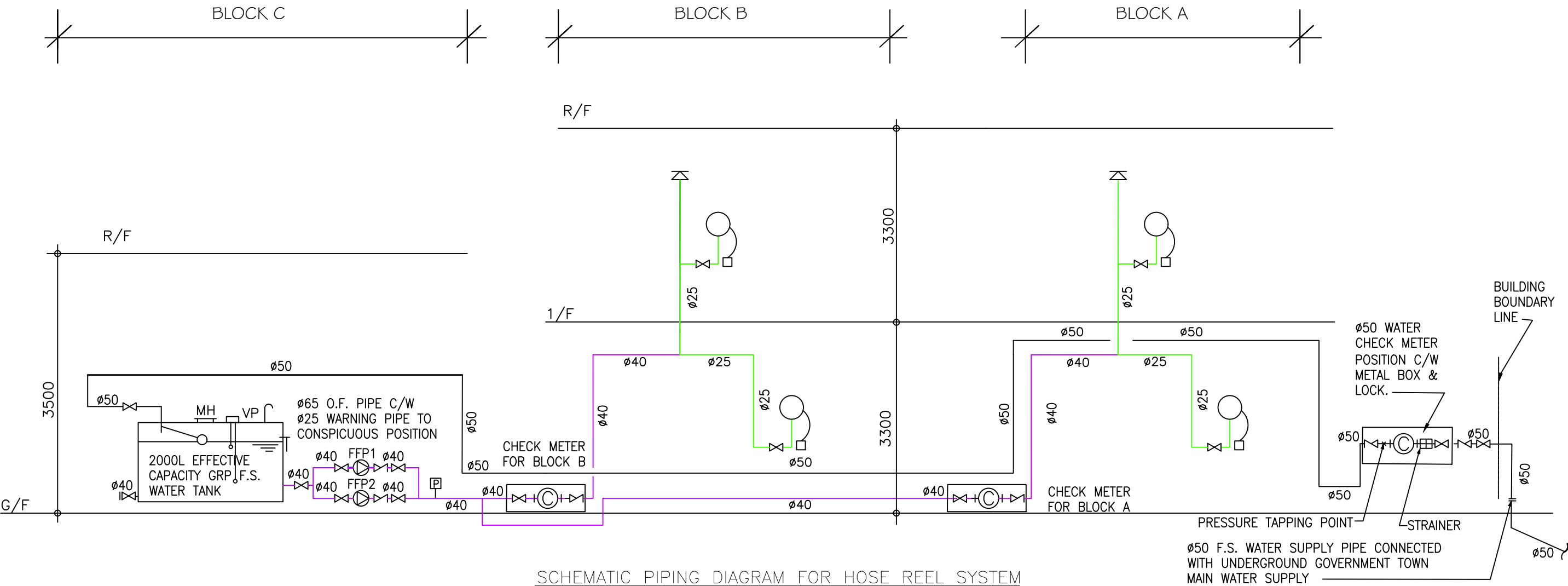


SCHEMATIC CONTROL WIRING DIAGRAM FOR MFA SYSTEM

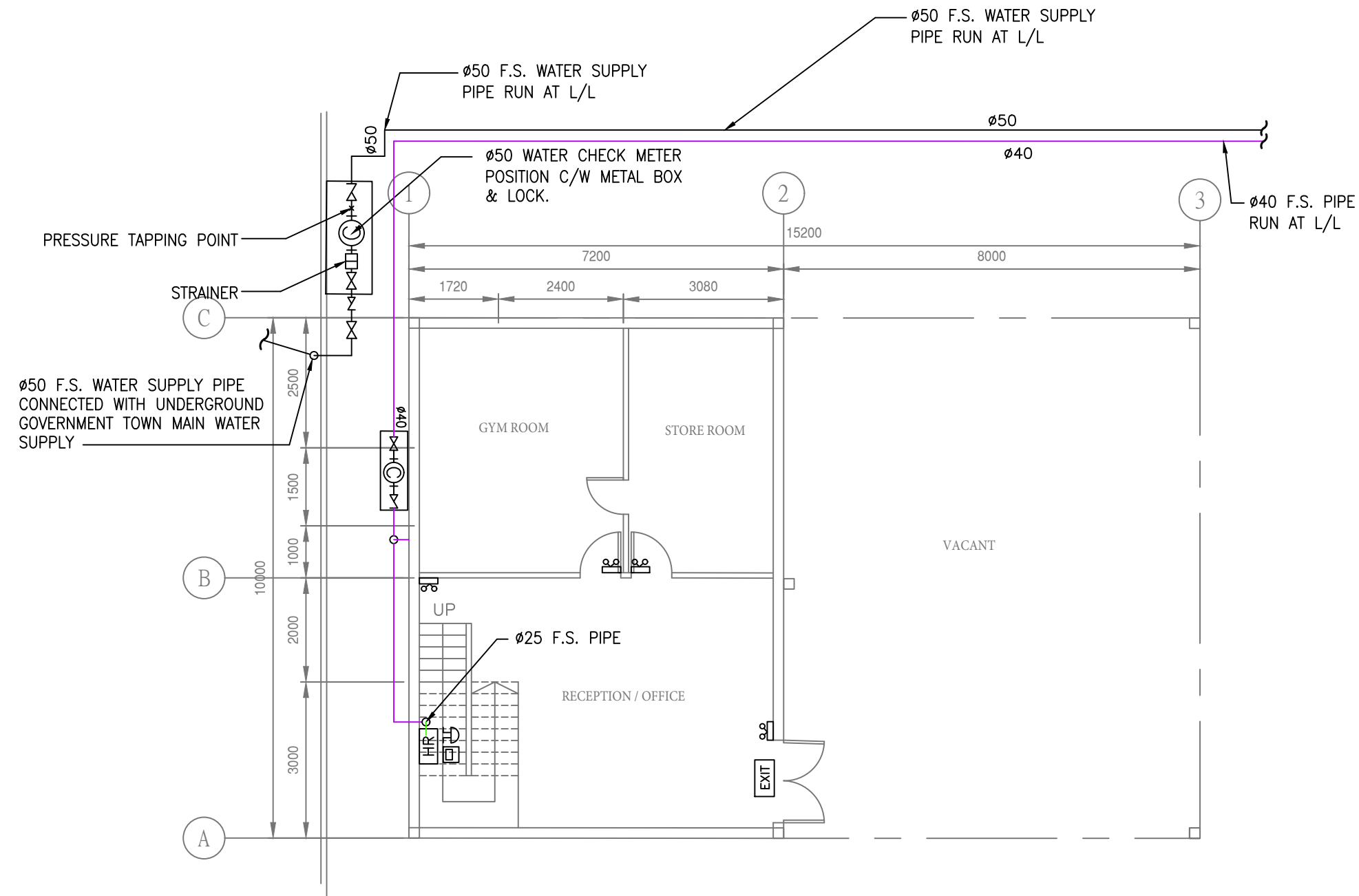
FSI CONTRACTOR : KEI YIP FIRE ENGINEERING LTD. <div></div>	PROJECT FIRE SAFETY IMPROVEMENT WORKS FOR PROPOSED TEMPORARY PRIVATE CLUB WITH ANCILLARY OFFICE IN VILLAGE TYPE DEVELOPMENT ZONE, LOT 1149 (PART) IN D.D. 125, YUEN LONG	DRAWING TITLE SCHEMATIC CONTROL WIRING DIAGRAM FOR MFA SYSTEM	DRAWING NO FS-02	DATE 06/2022	DESIGN B.F.	REV.	DATE	DESCRIPTION	BY
						A	11/2021	ACCORDING TO FSD'S COMMENTS	
			REVISION B	SCALE 1 : 100 (A3)	APPROVAL B.T.	B	06/2022	UPDATE LAYOUT	T.L

FIXED FIRE PUMP SCHEDULE				
PUMP CODE	DESCRIPTION	PUMP MOTOR POWER RATING (kW)	FLOW RATE (L/min)	PUMP HEAD (BAR)
FP1	FIXED FIRE PUMP (DUTY)	2.2	48	5
FP2	FIXED FIRE PUMP (STANDBY)	2.2	48	5

STATUS OF FIXED FIRE PUMPS	
1. FP1 POWER SUPPLY ON	4. FP2 POWER SUPPLY ON
2. FP1 PUMP RUNNING	5. FP2 PUMP RUNNING
3. FP1 PUMP FAILED	6. FP2 PUMP FAILED

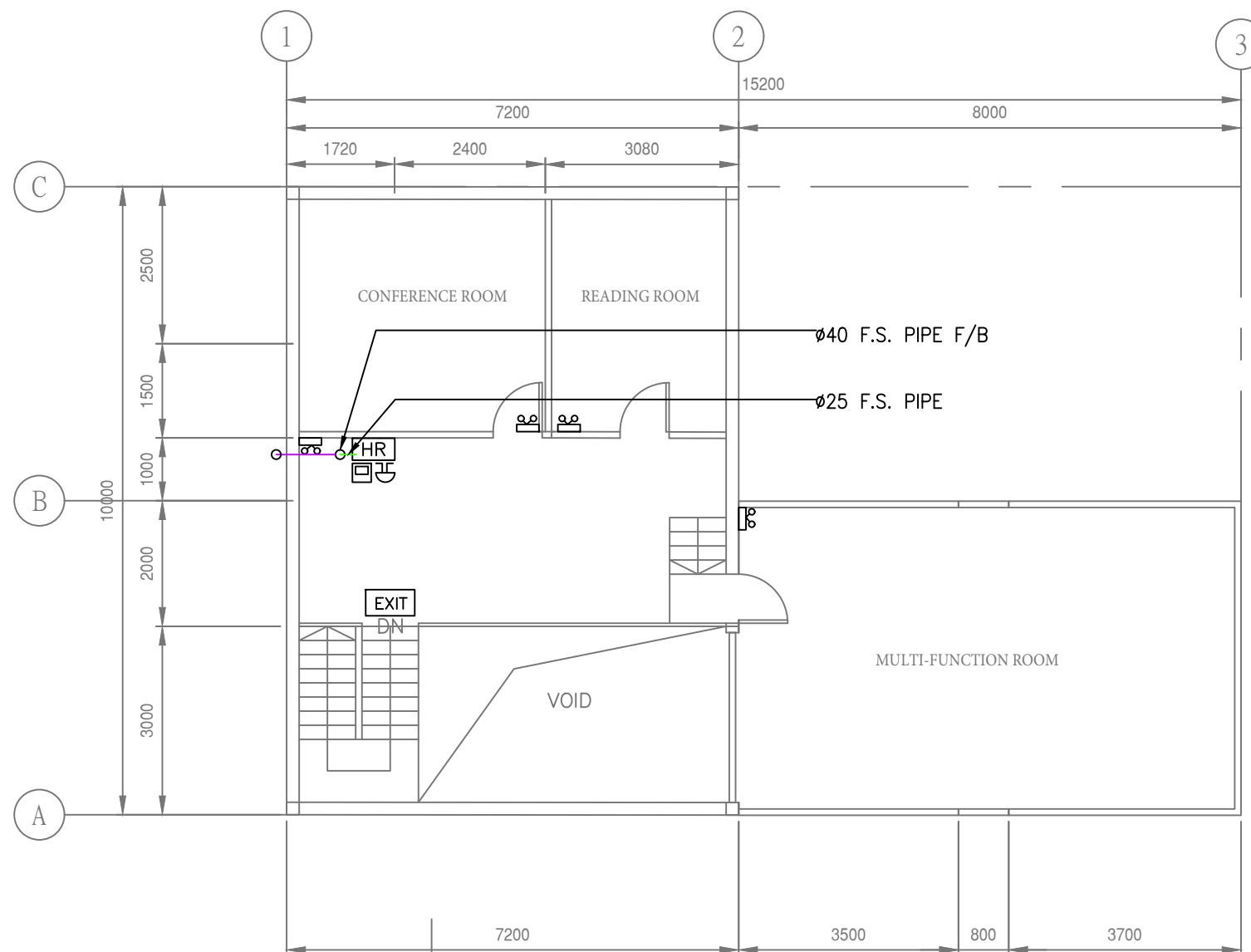


FSI CONTRACTOR : KEI YIP FIRE ENGINEERING LTD. <div></div>	PROJECT FIRE SAFETY IMPROVEMENT WORKS FOR PROPOSED TEMPORARY PRIVATE CLUB WITH ANCILLARY OFFICE IN VILLAGE TYPE DEVELOPMENT ZONE, LOT 1149 (PART) IN D.D. 125, YUEN LONG	DRAWING TITLE SCHEMATIC PIPING DIAGRAM FOR HOSE REEL SYSTEM, FIXED FIRE PUMP SCHEDULE AND STATUS OF FIXED FIRE PUMPS	DRAWING NO	DATE	DESIGN	REV.	DATE	DESCRIPTION	BY
			FS-03	06/2022	B.F.	A	11/2021	ACCORDING TO FSD'S COMMENTS	
						B	06/2022	UPDATE LAYOUT	T.L
REVISION	SCALE	APPROVAL							
B	1 : 100 (A3)	B.T.							



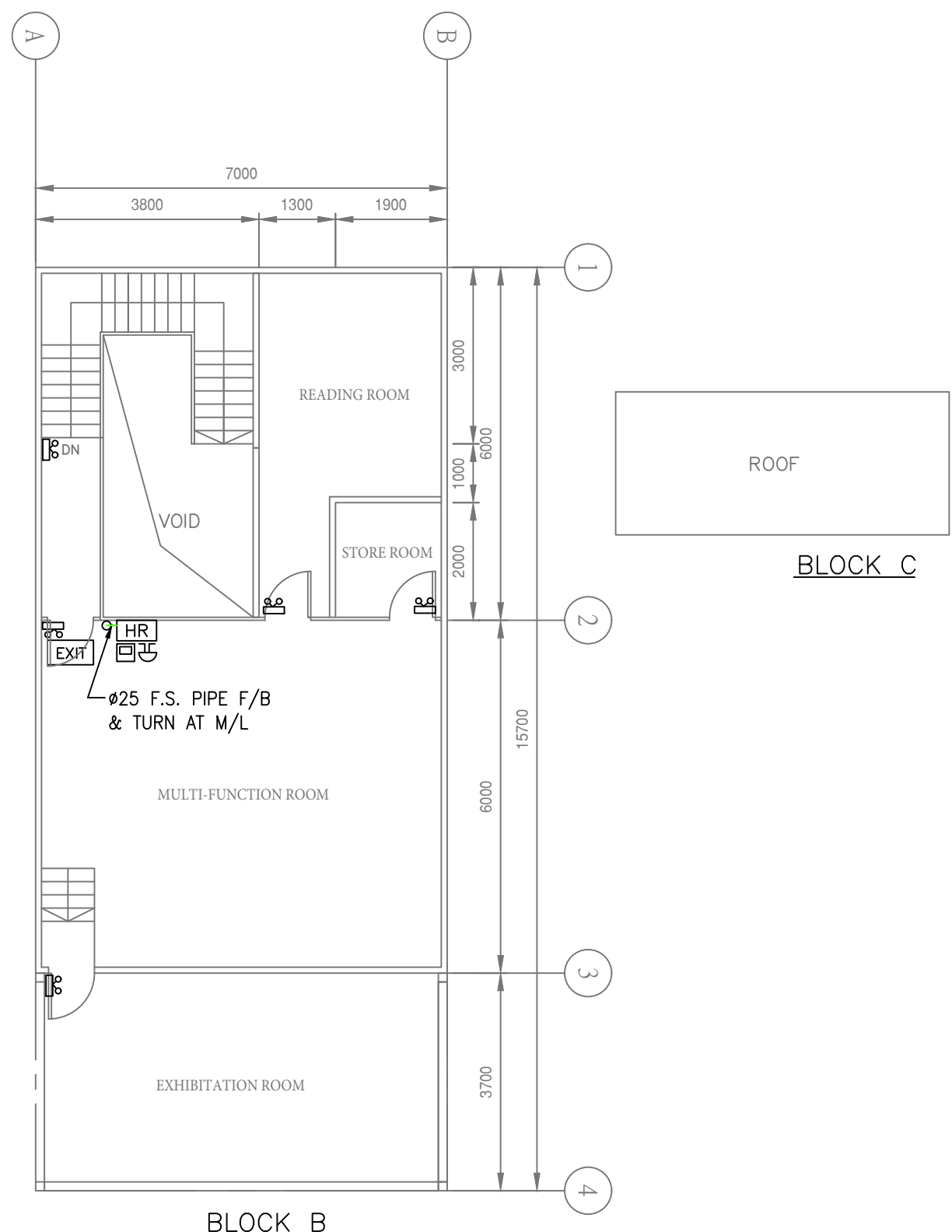
FIRE SERVICE LAYOUT PLAN FOR G/F OF BLOCK A

FSI CONTRACTOR :		PROJECT	DRAWING TITLE	DRAWING NO	DATE	DESIGN	REV.	DATE	DESCRIPTION	BY
KEI YIP FIRE ENGINEERING LTD.		FIRE SAFETY IMPROVEMENT WORKS FOR PROPOSED TEMPORARY PRIVATE CLUB WITH ANCILLARY OFFICE IN VILLAGE TYPE DEVELOPMENT ZONE, LOT 1149 (PART) IN D.D. 125, YUEN LONG	FIRE SERVICES LAYOUT PLAN FOR G/F OF BLOCK A	FS-05	06/2022	B.F.	A	11/2021	ACCORDING TO FSD'S COMMENTS	
				REVISION	SCALE	APPROVAL	B	06/2022	UPDATE LAYOUT	T.L.
				B	1 : 100 (A3)	B.T.				



FIRE SERVICES LAYOUT PLAN FOR 1/F OF BLOCK A

FSI CONTRACTOR : KEI YIP FIRE ENGINEERING LTD. [REDACTED]	PROJECT FIRE SAFETY IMPROVEMENT WORKS FOR PROPOSED TEMPORARY PRIVATE CLUB WITH ANCILLARY OFFICE IN VILLAGE TYPE DEVELOPMENT ZONE, LOT 1149 (PART) IN D.D. 125, YUEN LONG	DRAWING TITLE FIRE SERVICES LAYOUT PLAN FOR 1/F OF BLOCK A	DRAWING NO FS-06	DATE 06/2022	DESIGN B.F.	REV.	DATE	DESCRIPTION	BY
						A	11/2021	ACCORDING TO FSD'S COMMENTS	
						B	06/2022	UPDATE LAYOUT	T.L.
			REVISION B	SCALE 1 : 100 (A3)	APPROVAL B.T.				



FIRE SERVICES LAYOUT PLAN FOR 1/F OF BLOCK B

FSI CONTRACTOR : KEI YIP FIRE ENGINEERING LTD. <div></div>	PROJECT FIRE SAFETY IMPROVEMENT WORKS FOR PROPOSED TEMPORARY PRIVATE CLUB WITH ANCILLARY OFFICE IN VILLAGE TYPE DEVELOPMENT ZONE, LOT 1149 (PART) IN D.D. 125, YUEN LONG	DRAWING TITLE FIRE SERVICES LAYOUT PLAN FOR 1/F OF BLOCK B	DRAWING NO	DATE	DESIGN	REV.	DATE	DESCRIPTION	BY
			FS-08	06/2022	B.F.	A	11/2021	ACCORDING TO FSD'S COMMENTS	
						B	06/2022	UPDATE LAYOUT	T.L
REVISION	SCALE	APPROVAL							
B	1 : 100 (A3)	B.T.							

Previous S.16 Applications covering the Application Site

Approved Application

Application No.	Uses/Development	Date of Consideration
A/HSK/202	Proposed Temporary Private Club with Ancillary Office for a Period of 3 Years	3.1.2020 (Revoked on 3.6.2022)

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reason
A/HSK/158	Proposed Temporary Private Club for a Period of 3 Years	5.7.2019	(1)

Rejection Reason

- (1) the development is not in line with the planning intention of the “Village Type Development” zone. There is no strong justification to deviate from the planning intention, even on a temporary basis.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application; and
- currently no Small House application approved/under processing at the application site (the Site).

2. Traffic

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

- no adverse comment on the application from traffic engineering point of view.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment on the application.

3. Drainage

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

- no objection in principle to the application from drainage point of view; and
- should the application be approved, a condition should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.

4. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of his department; and
- the submitted FSIs proposal is considered acceptable to his department.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and

- there was no substantiated environmental complaint pertaining to the Site received in the past three years.

6. Building Matters

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

- no objection to the application under the Buildings Ordinance; and
- no building plan submission in relation to the development at the Site was approved or under processing.

7. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no comment on the application.

8. District Officer's Comments

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

- no comment from departmental point of view; and
- his office has not received any comment from the locals on the application.

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 the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Old Schedule Agricultural Lots 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;
 - the private land of Lot No. 1149 in D.D. 125 is covered by a Short Term Waivers (STW) No. 4569 to permit structures for the purpose of Temporary Private Club with Ancillary Office and Temporary Shop and Services (Real Estate Agency);
 - according to his record, there is no lease modification/land exchange application or building plan submission in relation to development at the Site approved/under processing; and
 - the STW holder(s) should apply to his office for modification of the STW conditions where appropriate, if any. 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 premium or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
- the local track leading to the Site is not under Transport Department (TD)'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; and
 - the access road connecting the Site with San Sik Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with San Sik Road;
- (f) to note the comments of the Director of Fire Services (D of FS) 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 D of FS; and

- the applicant is advised to observe publications titled “Standard Licensing Requirements for Certificate of Compliance for Club Premises” and “A Guide to Compliance Requirements for the Certificate of Compliance for Club-houses” available on the website of Office of the Licensing Authority. Licensing requirements will be imposed upon receipt of a formal application for license;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘COP’) in order to minimise the possible environmental impacts on the surrounding area; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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. If the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - 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 the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by the 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 the BO; and
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.

申請編號：A/HSK/409

致：城市規劃委員會

反對新界元朗丈量約份第125約地段第1149號

擬議臨時私人會所連附屬辦公室

本人等日前得知元朗民政事務處表示有以上申請徵詢本村意見，由於有關申請地點是座落在本村之民居屋宇範圍，附近為大量村民日常生活及起居作息之地方，而相關申請是以私人會所形式，絕對可知道是會產生衛生、噪音、交通及治安等多種污染及影響，對本村全體居民帶來嚴重傷害，本村村民及居民於得悉此項申請已有多人表示不安，特此聯署提出強烈反對。再者，申請地點之前是一片空地，而申請地點現已興建了數幢構築物，政府部門曾於數年前已向公眾公佈表示不可以在未得政府部門批准而「先違法，後規範」試圖以偷步方法迫使政府部門接受任何違法行為。亦因本村一向民風樸素，生活環境安寧幽靜，絕對不容許被此類申請破壞，故特此堅決強烈提出反對，懇請 貴處否決這項申請。祝安！

廈村祥降圍村民及居民以下簽署表示強烈反對是項申請：

鄧玉權 聯絡電話
身份證NO:

日期： 29-9-2022
聯絡地址：

致元朗地政處

本人日前曾見貴處貼告示
在厦村祥降圍告示牌內看見
有人向城規處申請臨時私會所
及私人辦公室一事。
現本村村民強烈反對此
申請。

特此元朗地政處

反對村民鄧玉權
聯絡電話:

29-9-2022.

申請編號：A/HSK/409

致：城市規劃委員會

反對新界元朗丈量約份第125約地段第1149號
擬議臨時私人會所連附屬辦公室

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日期：

29-9-2022

聯絡地址：

(楊榮有)
鄧玉權

申請編號：A/HSK/409

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廈村祥降圍村民及居民以下簽署表示強烈反對是項申請：

(鄧玉權)

日期：

29-9-2022

聯絡地址：

鄧致榮 鄧梓玲 鄧駿翔 鄧致祥
鄧致年 張夏怡 呂亞士



A/HSK/409 DD 125 Association of New Territories Environment 30/09/2022 02:10
From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

Not only was the purported activity of the 'private club' of a dubious nature:

Some Members raised concerns on how the proposed private club could help promote environmental awareness of villagers and whether the justifications provided by the applicant in support of that objective were sufficient

the operator has failed to fulfill the conditions. So take the easy route, file another application and ready to roll for another 3 years.

But as noted many times rule by law is only for city folk south of Lion Rock.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 12 December 2019 4:50 AM CST
Subject: A/HSK/202 DD 125 Association of New Territories Environment

A/HSK/202
Lot 1149 (Part) in D.D.125, Yuen Long
Site area : 840m²
Zoning : "VTD"
Applied Use : Private Club / 4 Vehicle Parking

Dear TPB Members,

On 5 July you rejected Application 158 because 'there was no information to indicate that the proposed development was intended to serve the local villagers and that there was no strong justification to approve the application.'

The "Association of New Territories Environment" does not appear to have provided any substantive information with regard to the current application.

Mary Mulvihill