

**Relevant Extracts of Town Planning Board Guidelines on
Application for Development within Green Belt Zone
(TPB PG-No. 10)**

1. In assessing applications for development within “Green Belt” (“GB”) zone, the relevant planning criteria are summarised as follows:
 - (a) there is a general presumption against development (other than redevelopment) in a “GB” zone. In general the Town Planning Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use;
 - (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
 - (c) applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimise the land to be allocated for G/IC uses;
 - (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
 - (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
 - (f) the proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds;
 - (g) the proposed development should not overstrain the overall provision of G/IC facilities in the general area;
 - (h) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
 - (i) any proposed development on a slope of hillside should not adversely affect slope stability.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- the applicant should comply with all the land excavation/filling requirements imposed by relevant Government departments. Government Land should not be disturbed unless with prior approval; and
 - the applicant should make its own arrangement with the Commissioner of Police and apply to the Highways Department for an excavation permit before commencement of the proposed works;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the applicant should apply for an Excavation Permit from the Excavation Permit Team of his office prior to the commencement of any excavation works;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant should implement standard pollution control measures during construction works to minimise environmental pollution to the surroundings;
- (d) to note the comments of the Director of Health (DoH) that according to the World Health Organization (WHO), with compliance with the relevant International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines, exposure to radiofrequency electromagnetic fields, such as those generated by telecommunication facilities would not pose any significant adverse effects to workers and the public. As such, the applicant must ensure that the installation complies with the relevant ICNIRP guidelines or other established international standards. WHO also encourages effective and open communication with stakeholders in the planning of new telecommunication facilities;
- (e) to note the comments of the Director of Fire Services (D of FS) that any excavation/construction works should under no circumstances cause any obstructions to the nearby fire hydrants and ground valves. Should any relocation/blanking-off of fire hydrants be necessary, prior consent from his department has to be sought;
- (f) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (g) to note the comments of the Commissioner for Transport (C for T) that:
- the proposed installation should not obstruct traffic or cause safety issues to other road uses; and
 - where disruption to traffic, either vehicular or pedestrian, could occur as a result of the works, e.g. temporary lane closure, loading/unloading operation etc., on any public roads managed by the Transport Department (TD) is anticipated, temporary traffic arrangement scheme should be submitted to relevant parties, including TD and Road Management Office of HKPF for comments before the commencement of works.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/NE-LMH/1

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見 ✓

「提意見人」姓名/名稱 Name of person/company making this comment 葉英成

簽署 Signature [Signature] 日期 Date 14/11/2024

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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By Fax : 2877 0245 or 2522 8426

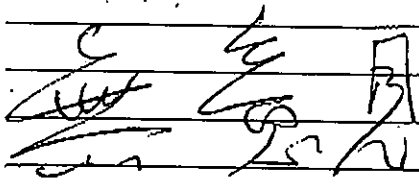
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LMH/1

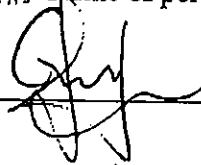
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date 2024.11.15

2024年11月4日

Appendix I of RNTPC
Paper No. A/NE-LMH/1

此文件在 收到・城市規劃委員會
只有在收到所有必需的資料及文件後才正式確認收到
申請的日期

This document is received on - 4 NOV 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-1
表格第 S16-1 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時
用途/發展;及**
- (iii) **Renewal of permission for temporary use or development in rural areas or
Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期**

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

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

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402569 24/10 By hand

Form No. S16-I 表格第 S16-I 號

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/NE-LMH/1 |
| | Date Received 收到日期 | - 4 NOV 2024 |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

| | |
|---|---|
| 1. Name of Applicant 申請人姓名/名稱 | |
| <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 | |
| SmarTone Mobile Communications Limited | |
| 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 | |
| Prudential Surveyors International 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） | Government land, near Lin Ma Hang Road, Lin Ma Hang, New Territories |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 4.75 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2.2 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積（倘有） | 4.75 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Lin Ma Hang Outline Zoning Plan S/NE-LMH/2 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | Green Belt |
| (f) Current use(s) 現時用途 | Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

| | | | |
|--|--|------------------------------------|----------------------|
| (a) Total floor area involved 涉及的總樓面面積 | sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) | | |
| (c) Number of storeys involved 涉及層數 | | Number of units involved 涉及單位數目 | |
| (d) Proposed floor area 擬議樓面面積 | Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約 | | |
| | Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約 | | |
| | Total 總計 sq.m 平方米 <input type="checkbox"/> About 約 | | |
| (e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明) | Floor(s) 樓層 | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
| | | | |
| | | | |
| | | | |

(ii) For Type (ii) application 供第(ii)類申請

| | |
|--|--|
| (a) Operation involved 涉及工程 | <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 2.55 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 0.6 m 米 <input checked="" type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p> |
| (b) Intended use/development 有意進行的用途/發展 | Public Utility Installation (Radio Base Station) and Excavation of Land |

(iii) For Type (iii) application 供第(iii)類申請

| (a) Nature and scale 性質及規模 | <input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)</th> </tr> </thead> <tbody> <tr> <td>1. Equipment Set A</td> <td>1</td> <td>1.2m (W) x 0.4 & 0.82m (L) x 1.2m (H)</td> </tr> <tr> <td>2. Equipment Set B</td> <td>1</td> <td>(trapezium shaped) 1.2m (W) x 0.55m (L) x 1.2m (H)</td> </tr> <tr> <td>3. Meter Kiosk</td> <td>1</td> <td>1.15m (W) x 0.7m (L) x 1.6m (H)</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p> | | | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高) | 1. Equipment Set A | 1 | 1.2m (W) x 0.4 & 0.82m (L) x 1.2m (H) | 2. Equipment Set B | 1 | (trapezium shaped) 1.2m (W) x 0.55m (L) x 1.2m (H) | 3. Meter Kiosk | 1 | 1.15m (W) x 0.7m (L) x 1.6m (H) | | | |
|--------------------------------------|---|---|--|--------------------------------------|---------------------------|---|--------------------|---|---------------------------------------|--------------------|---|---|----------------|---|---------------------------------|--|--|--|
| Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高) | | | | | | | | | | | | | | | | |
| 1. Equipment Set A | 1 | 1.2m (W) x 0.4 & 0.82m (L) x 1.2m (H) | | | | | | | | | | | | | | | | |
| 2. Equipment Set B | 1 | (trapezium shaped) 1.2m (W) x 0.55m (L) x 1.2m (H) | | | | | | | | | | | | | | | | |
| 3. Meter Kiosk | 1 | 1.15m (W) x 0.7m (L) x 1.6m (H) | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |

(iv) For Type (iv) application 供第(iv)類申請

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括.....storeys of basements 層地庫
☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

☐ Domestic part 住用部分

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

☐ Non-domestic part 非住用部分

GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

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

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

.....

.....

.....

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

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

| [Block number] [座數] | [Floor(s)] [層數] | [Proposed use(s)] [擬議用途] |
|------------------------|--------------------|-----------------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

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

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

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

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

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

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

Jun 2025

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

| | | |
|--|--------------------------|---|
| <p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Lin Ma Hang Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p> |
| <p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p> |
| <p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p> |

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------|---|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 2.55 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 0.6 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

10. Justifications 理由

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

Please refer to the attached planning statement.

11. Declaration 聲明

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

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

Signature
簽署

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



Michael C K Lee

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of
代表

Prudential Surveyors International Limited



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

Date 日期

22 October 2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

| | | | |
|---|---|--|---|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置/地址 | Government land, near Lin Ma Hang Road, Lin Ma Hang, New Territories 新界蓮麻坑近蓮麻坑路政府土地 | | |
| Site area 地盤面積 | 4.75 | sq. m 平方米 | <input checked="" type="checkbox"/> About 約 |
| | (includes Government land of 包括政府土地 | 4.75 | sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | Lin Ma Hang OZP 蓮麻坑分區計劃大綱圖 (S/NE-LMH/2) | | |
| Zoning 地帶 | Green Belt 綠化地帶 | | |
| Applied use/ development 申請用途/發展 | Public Utility Installation (Radio Base Station) and Excavation of Land 公用事業設施裝置 (無線電發射站)及挖土工程 | | |
| (i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 2.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.46 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | | |
| | Non-domestic 非住用 | | |
| | Composite 綜合用途 | | |

| | | | |
|--|---------------------|-----|---|
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Non-domestic 非住用 | 1.6 | m 米 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Composite 綜合用途 | | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| (iv) Site coverage 上蓋面積 | | 46 | % <input checked="" type="checkbox"/> About 約 |
| (v) No. of units 單位數目 | | | |
| (vi) Open space 休憩用地 | Private 私人 | | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |
| | Public 公眾 | | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |

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

| 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 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/> | | |
| <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。

此為空白頁。

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22 October 2024

Our Ref: TPB221024OC-B8435

Secretary
Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sirs,

**Re: Application for Permission under Section 16 of the Town Planning Ordinance
for Public Utility Installation (Telecommunication Radio Base Station) and Excavation
of Land at Government land, near Lin Ma Hang Road, Lin Ma Hang, New Territories**

We would like to submit a planning application for a Public Utility Installation (Telecommunication Radio Base Station) and Excavation of Land at the captioned location. We trust that the Board will consider the application favourably.

Should you have any queries or require any further information, please feel free to contact Mr. Ken Fong [REDACTED] or the undersigned [REDACTED].

We look forward to hearing from you soon.

Yours faithfully,
For and on behalf of
PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED



Michael C K Lee
Director
Encl.

c.c. Client

**Planning Application under Section 16 of Town Planning Ordinance for
Public Utility Installation (Radio Base Station) and Excavation of Land on Government
land, near Lin Ma Hang Road, Lin Ma Hang, New Territories**

Executive Summary

This planning application is prepared on behalf of the Applicant to seek planning permission from the Town Planning Board (“the Board”) for the installation of a Radio Base Station (the “RBS”) and Excavation of Land on Government land, near Lin Ma Hang Road, New Territories (the “Application Site”)

The Application Site is situated within an area zoned as “Green Belt” use on the Lin Ma Hang Outline Zoning Plan (S/NE-LMH/2). RBS is classified as “Public Utility Installation” use under the OZP which is a Column 2 use in this zone.

The proposal includes a total Application Site area of about 4.75 s.m. included excavation of land of 2.55 s.m. for 0.6m depth. The maximum height of the RBS is about 1.6 m.

The proposed RBS will significantly enhance the mobile phone signal along the border and the user experience of locals and HKPF, especially in case of emergency. Also, there will be no adverse environmental impact during the construction and operation of the proposed RBS. The proposed RBS will not cause adverse visual impacts.

We sincerely hope the Board would consider the application favourably.

根據城市規劃條例第 16 條的規劃許可申請
公用事業設施裝置 (無線電發射站)及挖土工程
新界蓮麻坑近蓮麻坑路政府土地

行政摘要

本規劃許可申請為代表申請人提出，以徵求城市規劃委員會（下稱「城規會」）批准於新界蓮麻坑近蓮麻坑路政府土地（下稱「有關用地」）上安裝無線電發射站（下稱為「無線電發射站」）。

有關用地於《蓮麻坑分區計劃大綱圖編號 S/NE-LMH/2》劃作為「綠化地帶」。無線電發射站在大綱圖下歸類為第二欄中的公用事業設施裝置用途。

是次申請的地盤面積為約 4.75 平方米當中包括 2.55 平方米的挖土工程(0.6 米深)。無線電發射站的最高高度約為 1.6 米。

擬議的無線電發射站將大幅提升水沿著邊界地區範圍的電話接收信號，以及附近用戶及香港警務處，尤其是在緊急情況下，的用戶體驗。另外，擬議的無線電發射站在施工及日後運作上均不會對周邊環境造成不良影響。擬議的無線電發射站不會造不良的視覺影響。

我們真誠希望城規會能極考慮准許是項申請。

**Planning Application under Section 16 of Town Planning Ordinance for
Public Utility Installation (Radio Base Station) and Excavation of Land on Government
land, near Lin Ma Hang Road, Lin Ma Hang, New Territories**

Supporting Planning Statement

1. Background

To improve the mobile phone signal coverage near the border and vicinity area, the SmarTone Mobile Communications Limited (“SMT”) (the “Applicant”) and Hong Kong Police Force (“HKPF”) propose to install Radio Base Stations (the “RBS”) at Government land, near Lin Ma Hang Road, New Territories (the “Application Site”).

The Application Site is on government land near Lamp Pole No.176, which is within an area zoned as “Green Belt” in Lin Ma Hang Outline Zoning Plan No. S/NE-LMH/2 (“OZP”).

RBS is classified as “Public Utility Installation” use under the OZPs which is a Column 2 use in the Green Belt zone.

The proposed RBS will significantly enhance the mobile phone signal in the local area and the user experience of locals and HKPF, especially in case of emergency.

2. Proposed Radio Base Station and Antennas

The proposal includes a total Application Site area of around 4.75 s.m. The maximum height of the equipment is around 1.6m above ground level. Please refer to *Appendix 1* for the proposed location.

Details of the proposed installation are listed below for easy reference:-

| <u>Item</u> | <u>Equipment Type (no.)</u> | <u>Dimension (each)</u> | <u>Area (s.m.)</u> |
|--------------------|------------------------------------|---|---------------------------|
| (1) | Equipment Set A on Concrete Plinth | 1.2m (W) x 0.4 & 0.82m (L) x 1.2m (H) (trapezium shaped) | 0.732 |
| (2) | Equipment Set B on Concrete Plinth | 1.2m (W) x 0.55m (L) x 1.2m (H) (rectangular shaped) | 0.66 |

| | | | |
|-------------|------------------|--|-------|
| (3) | Meter Kiosk | 1.15m (W) x 0.7m (L) x 1.6m (H) (rectangular shaped) | 0.805 |
| (4) | Underground Pipe | 0.5m (W) x 5.1m (L) x 0.6m (depth) (excavation of land) | 2.55 |
| Total Area: | | | 4.75 |

Please refer to ***Appendices 2 & 3*** for the installation layout and existing site photos.

Antennas (dimension : 0.419m (W) x 0.203m (L) x 1.64m (H) each) for the RBS are proposed to be installed on the existing lamp poles adjoining to the equipment (Lamp Pole No.176). As the antennas are attached to existing structure (i.e. lamp poles), they are considered as “telecommunication radio base station” which is always permitted use according to the covering notes of the OZPs. Therefore, the antennas shown on the layout plan are not included in the subject application and is for information only.

Apart from the SMT, if required by Office of the Communications Authority, the subject RBS will be shared to other local telecommunication operators.

For the proposed of laying underground cable, excavation of land of 2.55 s.m. with 0.6m depth is required.

3. Justification

Objective of the proposed RBS

The area of along the border and vicinity areas are from time to time suffer from weak mobile phone signal which would severely affect daily life and to the worst danger in life. The proposed RBS, which aims to enhance mobile phone signal so as to provide a higher quality and more reliable mobile phone services to local area, will greatly enhance the user experience of HKPF, local visitor, and provide a more stable connection in case of emergency. The proposed signal coverage of the RBS is attached in *Appendix 4*.

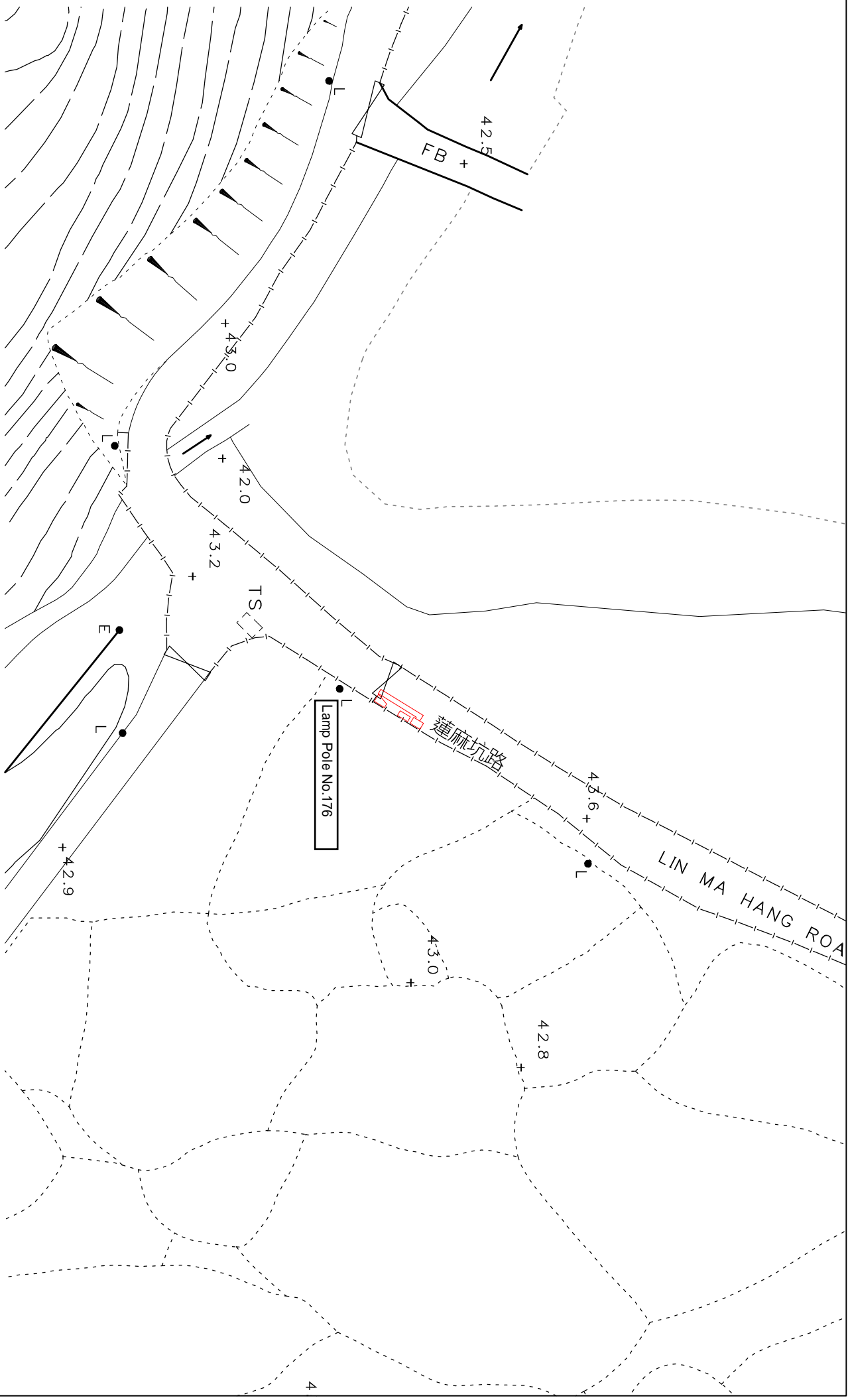
No adverse environmental impacts and minor visual impacts


The Application Site is currently a vacant land and does not fall within any environmentally sensitive areas. The proposed RBS will be installed on existing lamp pole and small equipment unit will be installed adjoining land. No trees and natural environment and visual field will be affected by the construction works and the operation of the proposed RBS. The proposed RBS would not higher than the nearby trees, therefore would not cause adverse visual impacts.

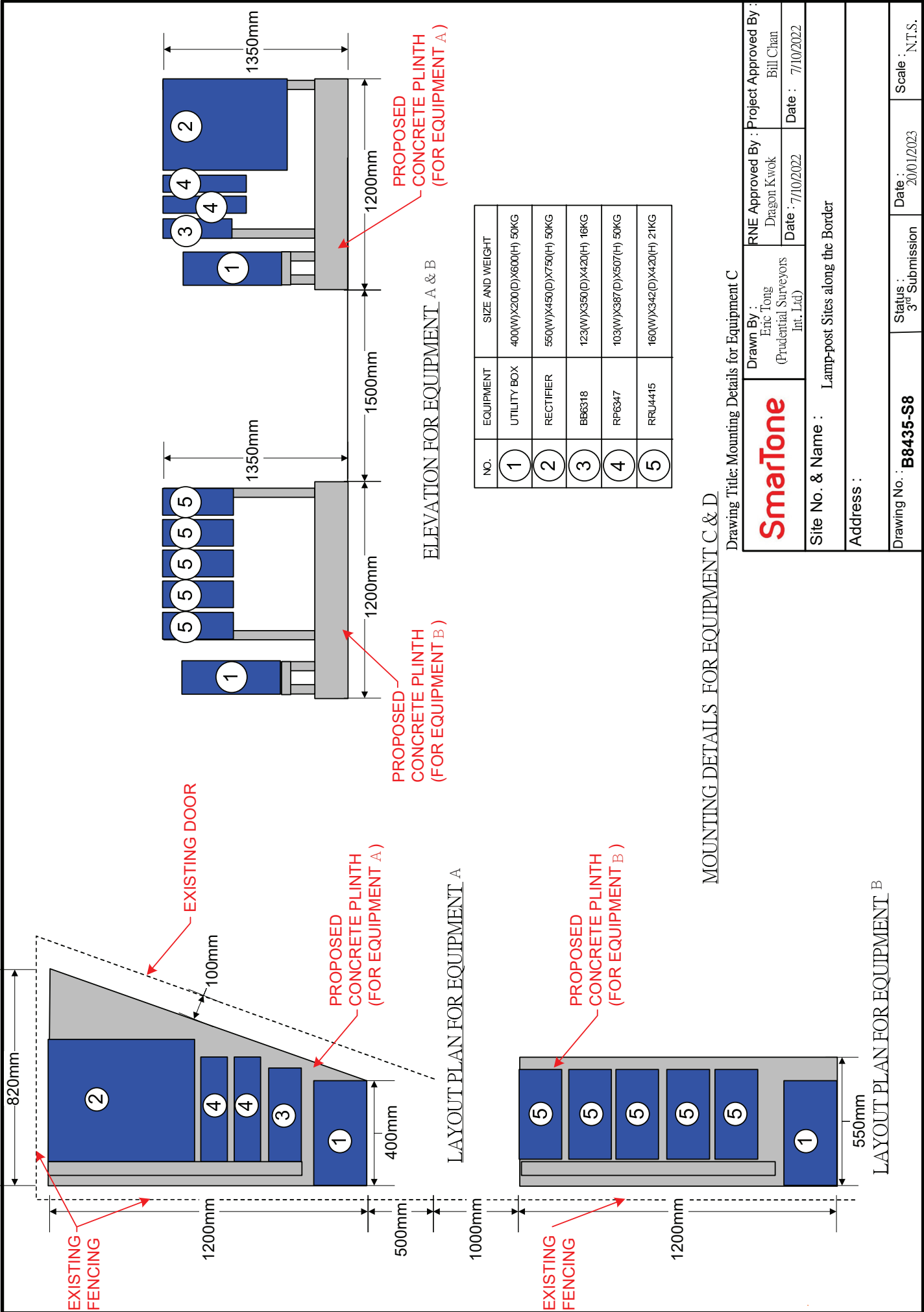
No adverse comment from other government departments

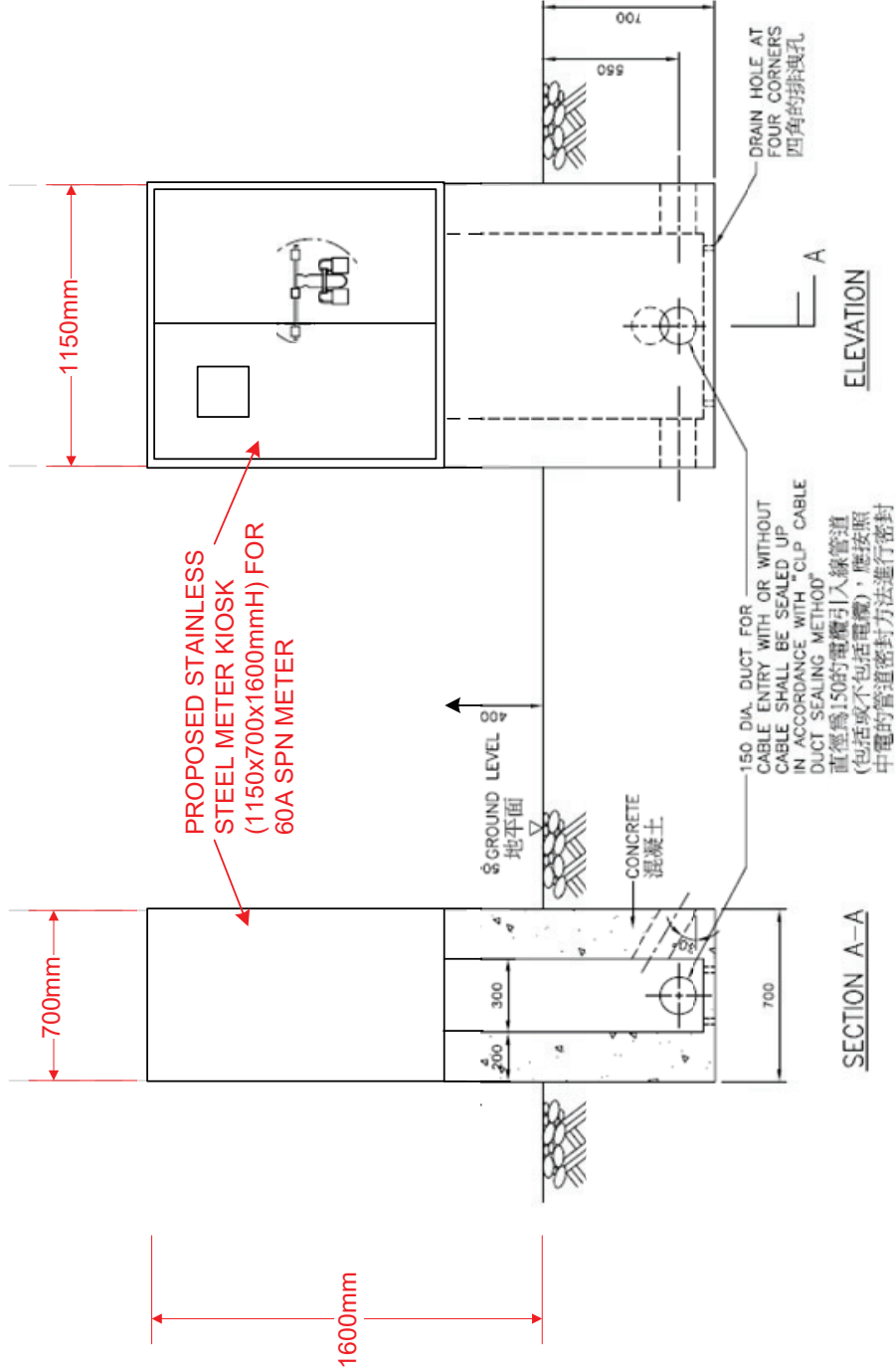
This RBS proposal has circulated to Architectural Services Department, Electrical and Mechanical Service Department, Lands Department, Hong Kong Police Force, Planning Department, Office of the Communications Authority, all departments do not have adverse comments on the proposal. The department's replies are attached in *Appendix 5*.





| | | | | | | | | |
|----------|------|-------------|--------------------------------|-------------------------------|---|--|----------------------|--|
| 1 | | 24/9/2024 | 1ST SUBMISSION | CLIENT: SmaTone | CONSULTANT:  測建行 PRUDENTIAL SURVEYORS INTL., LTD. | PROJECT TITLE : Public Utility Installation (Radio Base Station) and Excavation of Land on Government land, near Lin Ma Hang Road, Pak Fu Shan, New Territories | SCALE : 1 : 500 (A4) | |
| REV/MOS. | DATE | DESCRIPTION | DRAWING NO. B8435-S5 | | | | | |

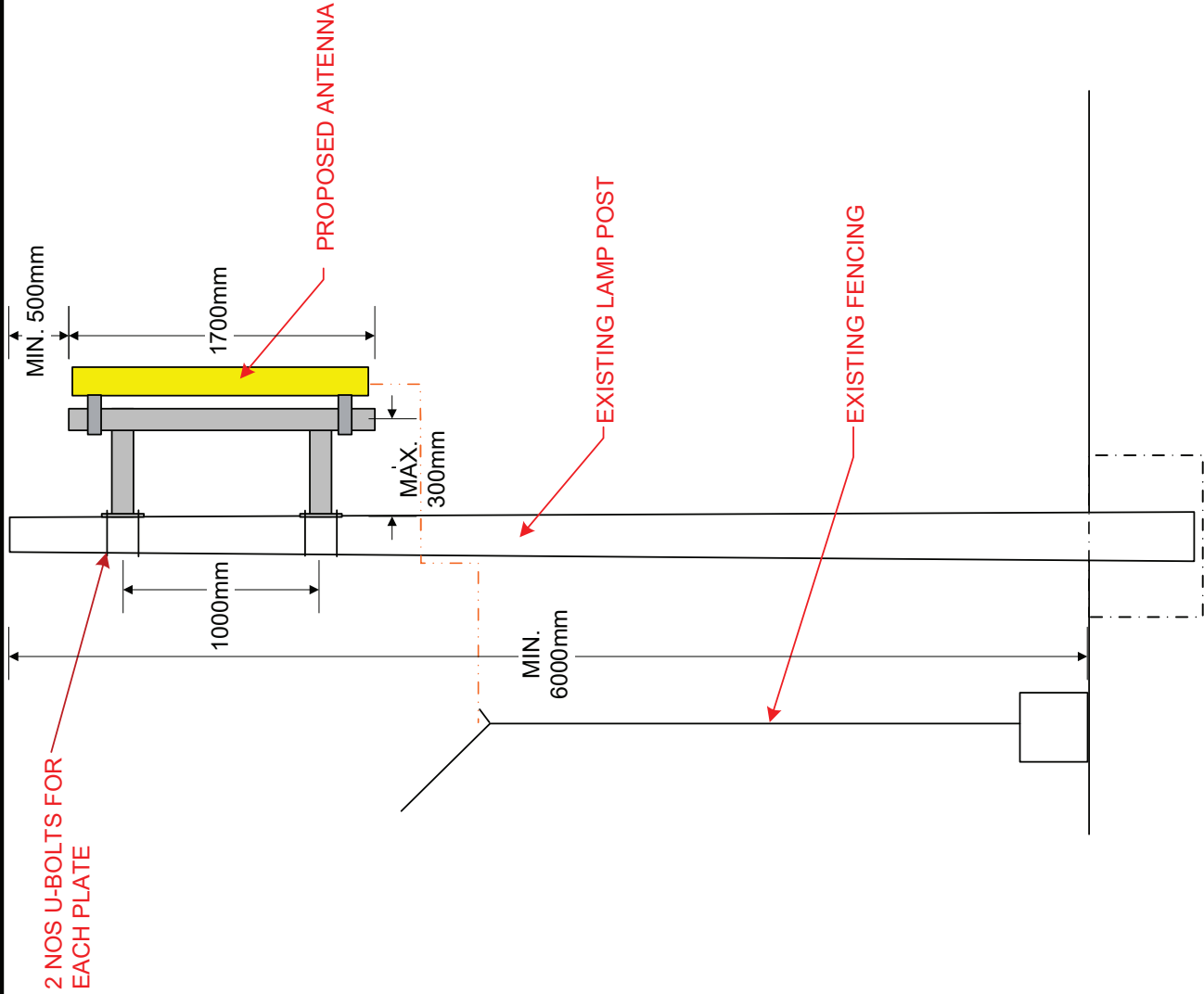




MOUNTING DETAILS FOR METER KIOSK
(SIZE OF KIOSK: 1.15m(W)x0.7m(D)x1.6m(H))
(LOCATION OF KIOSK IS WITHIN THE FENCE ROAD)

Drawing Title: Mounting Details for Meter Kiosk

| | | | |
|---|---|----------------------------------|------------------------------------|
| Smartone | Drawn By : Eric Tong (Prudential Surveyors Int. Ltd) | RNE Approved By : Dragon Kwok | Project Approved By : Bill Chan |
| | Date : 7/10/2022 | Date : 7/10/2022 | Date : 7/10/2022 |
| Site No. & Name : Lamp-post Sites along the Border | | | |
| Address : | | | |
| Drawing No. : B8435-S9 | Status : 3 rd Submission | Date : 20/01/2023 | Scale : N.T.S. |



| ANTENNA MODEL | SIZE AND WEIGHT |
|---------------|----------------------------|
| A+P_6419 | 419(W)X203(D)X1640(H) 35KG |

Drawing Title: Mounting Details for Antenna on Existing Lamp Post

| | | | |
|---|---|----------------------------------|------------------------------------|
| SmarTone | Drawn By : Eric Tong (Prudential Surveyors Int. Ltd) | RNE Approved By : Dragon Kwok | Project Approved By : Bill Chan |
| | Date : 7/10/2022 | Date : 7/10/2022 | |
| Site No. & Name : Lamp-post Sites along the Border | | | |
| Address : | | | |
| Drawing No. : B8435-S10 | Status : 3 rd Submission | Date : 20/01/2023 | Scale : N.T.S. |

MOUNTING DETAILS FOR ANTENNA ON LAMP POST

CONCRETE METER KIOSK
(1150x700x1600mmH)
(WITHIN THE FENCE ROAD)

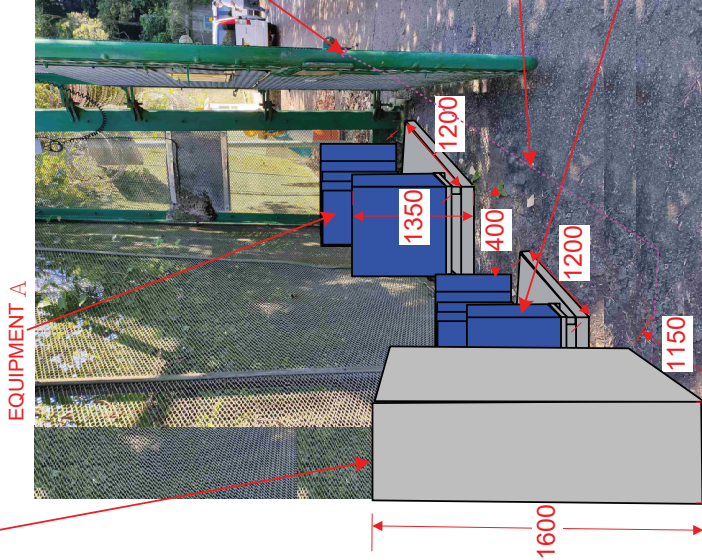


Photo 8 (OUTSITE THE FENCE ROAD)

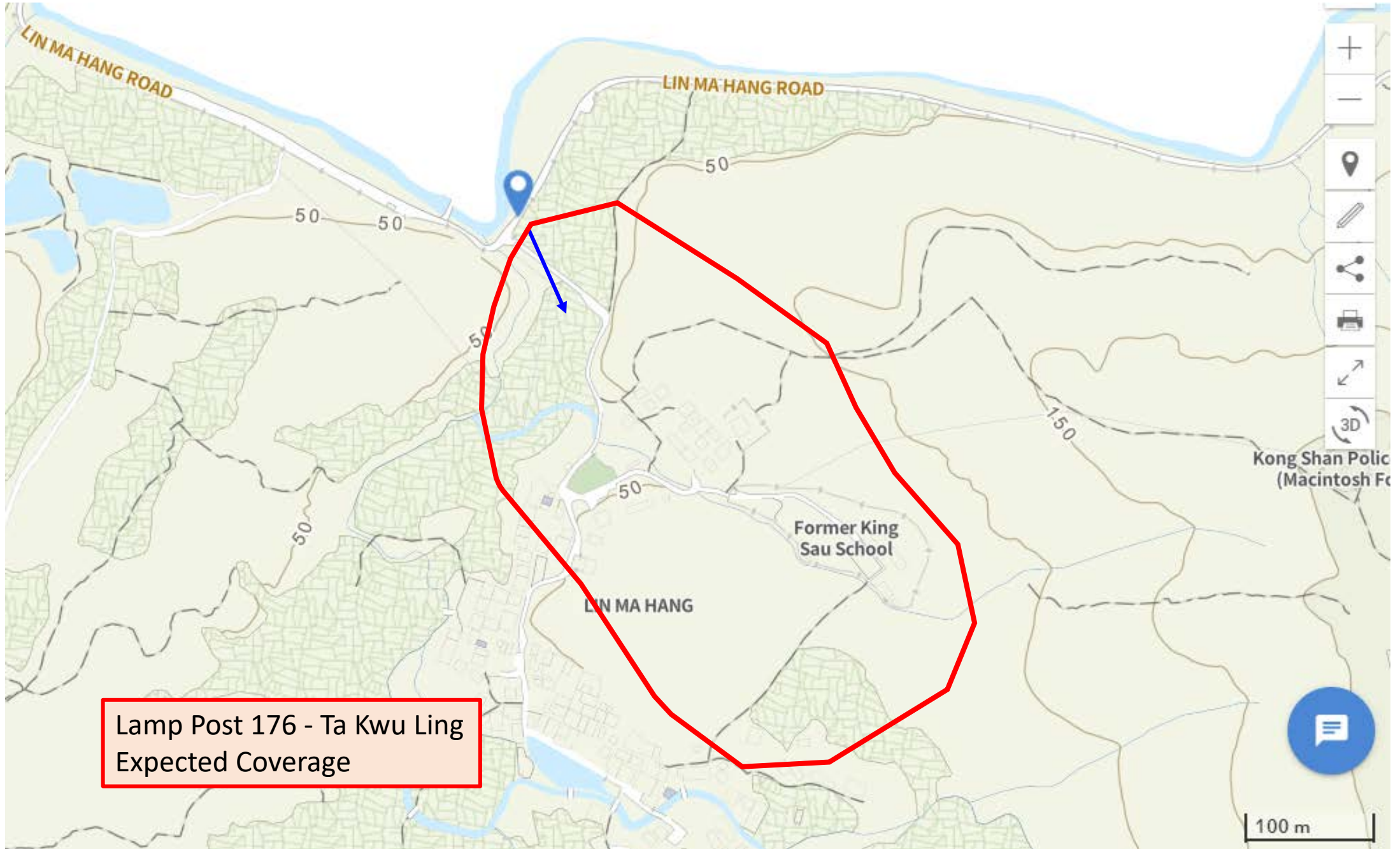
Photo 9 (WITHIN THE FENCE ROAD)

PHOTOS FOR SITE 3

Drawing Title: Photos for Site 2 & 3

| | | | |
|---|---|----------------------------------|------------------------------------|
| SmarTone | Drawn By : Eric Tong (Prudential Surveyors Int. Ltd) | RNE Approved By : Dragon Kwok | Project Approved By : Bill Chan |
| | Date : 7/10/2022 | Date : 7/10/2022 | Date : 7/10/2022 |
| Site No. & Name : Lamp-post Sites along the Border | | | |
| Address : | | | |
| Drawing No. : B8435-S13 | Status : 3 rd Submission | Date : 20/01/2023 | Scale : N.T.S. |

PIPE



From: Siu Yee YUNG <siuyee-yung@ofca.gov.hk>
Sent: Friday, October 21, 2022 9:54 AM
To: YC Lee
Cc: S LEE; Frankie Pang; Dragon Kwok
Subject: Re: Provision of Mobile Services on lamppost at Frontier Closed Area.

CAUTION : If you don't know the EXTERNAL sender, don't click on any link/attachment or reply to this Email.

Dear YC,

I refer to your technical proposal of setting up the Radio Base Station (RBS) at the Frontier Closed Area as mentioned in your email of 2 September 2022 and HKPF's support of your proposal on 19 October 2022 at the HKPF's land allocation within the fence road where SmarTone's equipment will be installed. In order to improve the public mobile coverage in the border areas and support HKPF's operations, I have no objection to the technical proposal.

Please note that this email does not serve as an approval to the application of setting up the RBS at the Frontier Closed Area because you are required to comply with all the licence conditions as stated in the relevant telecommunications licence. Besides, you are required to obtain approval from our Spectrum Planning Section 2 for the technical details of the RBS such as antenna azimuth, maximum effective radiated power and frequencies to be used etc. You are also required to ensure that the RBS complies with the technical requirements of the Communications Authority in respect of prevention of radio interference and radiation safety prior to activation of the RBS.

The technical proposal is also subject to approvals of the relevant Government departments. You should share the antennae and other radio equipment and/or associated facilities of the RBS with other Mobile Network Operators as far as practicable and technically feasible if necessary.

Regards,

S Y Yung
 Office of the Communications Authority
 2961 6387

----- Forwarded by Siu Yee YUNG/OFCA/HKSARG on 2022/10/21 09:39 上午 -----

From: "YC Lee" <[REDACTED]>
 To: "'shun-lee@ofca.gov.hk'" <shun-lee@ofca.gov.hk>
 Cc: "'hpchung@police.gov.hk'" <hpchung@police.gov.hk>, "Siu Yee YUNG" <siuyee-yung@ofca.gov.hk>, "Frankie Pang" <[REDACTED]>, "Dragon Kwok" <[REDACTED]>
 Date: 2022/10/19 10:07 上午
 Subject: RE: Provision of Mobile Services on lamppost at Frontier Closed Area.

Dear Wilson,

Below is the reply from HKPF for your consideration.

YC Lee
 Senior Manager
 RNE
 E&O division

SmarTone
 Direct: [REDACTED]

Mobile: [REDACTED]
Email: [REDACTED]
31/F Millennium City 2, 378 Kwun Tong Road
Kwun Tong, Kowloon, Hong Kong
smartone.com



From: hpchung@police.gov.hk <hpchung@police.gov.hk>
Sent: Wednesday, October 19, 2022 10:04 AM
To: YC Lee <[REDACTED]>
Subject: RE: Provision of Mobile Services on lamppost at Frontier Closed Area.

Dear Mr. LEE,

The land allocation within fence road should be under HKPF. Police is support and approve the captioned project due to operational need.

Thank you.

Best Regards,

(HUI Pak-chung, Anthony) SIP
SIP OPS SUP & TRG BORDIST
Office : 3661 4015

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"YC Lee" <[REDACTED]>
2022/10/18 15:12

To: "'shun-lee@ofca.gov.hk'" <shun-lee@ofca.gov.hk>, "hpchung@police.gov.hk" <hpchung@police.gov.hk>
Cc: "Frankie Pang" <Frankie_Pang@smartone.com>, "Dragon Kwok" <[REDACTED]>, "erictony@police.gov.hk" <erictony@police.gov.hk>, "Siu Yee YUNG" <siuyee-yung@ofca.gov.hk>
Subject: RE: Provision of Mobile Services on lamppost at Frontier Closed Area.
Reference:

Dear Anthony,

OFCA would to know whether the land allocation of the fence road is under HKPF or under Lands, and would like to know if your consent / approval is obtained on our proposed installation of base station on the lamppost along the fence road.

Dear Wilson – attached please find the email between HKPF and SMT on the proposed installation and reply from Lands D on the land usage.

Please contact me if you have further query.

YC Lee
Senior Manager
RNE
E&O division

SmarTone
Direct: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]
31/F Millennium City 2, 378 Kwun Tong Road
Kwun Tong, Kowloon, Hong Kong
smartone.com

SmarTone
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From: YC Lee
Sent: Friday, September 2, 2022 9:47 AM
To: Siu Yee YUNG <siuyee-yung@ofca.gov.hk>
Cc: hpchung@police.gov.hk; Frankie Pang <Frankie_Pang@smartone.com>; Eric Wong <ericwong@pruden.com.hk>; Dragon Kwok <dragon_kwok@smartone.com>
Subject: RE: Provision of Mobile Services on lamppost at Frontier Closed Area.

Dear SY,

SmarTone is working with Police to install mobile sites on lamppost along frontier closed area for enhancing mobile services around the area. The main purpose is to provide emergency services around the remote area for local residents as well as hikers.

Attached please find the application, proposal and email between Police and SmarTone.

Your early comment on the proposal is much appreciated.

Regards

YC Lee
Senior Manager
RNE
E&O division

SmarTone
Direct: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]
31/F Millennium City 2, 378 Kwun Tong Road
Kwun Tong, Kowloon, Hong Kong
smartone.com



[attachment "Email.pdf" deleted by Siu Yee YUNG/OFCA/HKSARG] [attachment "B8435C_OFCA.pdf" deleted by Siu Yee YUNG/OFCA/HKSARG] [attachment "Base Station along Fence Road_2022003.pdf" deleted by Siu Yee YUNG/OFCA/HKSARG]

www.smartone.com

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規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference: B8435B
本署檔號 Our Reference: () in PD/N1/01/14 (L)
電話號碼 Tel. No.: 2158 6241
傳真機號碼 Fax No.: 2691 2806

SmarTone Mobile Communications Limited
31/F, Millennium City 2, 378 Kwun Tong Road
Kwun Tong, Kowloon
Hong Kong
(Attn.: Y C Lee)

By Post and Fax (3128 2266)

27 October 2022

Dear Sir/Madam,

**Re: Proposed Installation of Mobile Radio Base Station and Antennae at
Lamp-post Sites at Frontier Closed Area, Ta Kwu Ling, N.T.
(Applicant: SmarTone Mobile Communications Limited)**

I refer to your letter dated 2.9.2022 regarding the captioned and your colleague's subsequent email dated 24.10.2022 (**Appendix I**) clarifying the dimensions of the proposed installations. An interim reply was issued on 2.9.2022.

2. The proposal involves provision of six equipment cabinets and two meter kiosks, as well as installation of three antennae to the existing lamp poles within areas zoned "Green Belt" ("GB") on the approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/4, the approved Ta Kwu Ling North OZP No. S/NE-TKLN/2 and the approved Lin Ma Hang OZP No. S/NE-LMH/2. The dimensions of the proposed equipment cabinets, meter kiosks and the antennae are tabulated below.

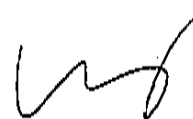
| Site | Equipment/Antenna | Dimension |
|------|--|--|
| 1 | • 2 sets of equipment (Equipment A and B) | Equipment A: 2m (L) x 0.55m (W) x 1.05m (H) Equipment B: 1.6m (L) x 0.55m (W) x 1.05m (H) |
| | • an antenna to be installed on existing lamp pole | 1.64 (H) x 0.419 (W) x 0.203 (D) |
| | • a concrete meter kiosk | 1.15m (L) x 0.7m (W) x 1.6m (H) |
| 2 | • 2 sets of equipment (Equipment A and B) | Equipment A: 2m (L) x 0.55m (W) x 1.05m (H) Equipment B: 1.6m (L) x 0.55m (W) x 1.05m (H) |
| | • an antenna to be installed on existing lamp pole | 1.64 (H) x 0.419 (W) x 0.203 (D) |
| 3 | • 2 sets of equipment (Equipment C and D) | Equipment C: 1.2m (L) x 0.82m (W) x 1.05m (H) Equipment D: 1.2m (L) x 0.55m (W) x 1.05m (H) |
| | • an antenna to be installed on existing lamp pole | 1.64 (H) x 0.419 (W) x 0.203 (D) |
| | • a concrete meter kiosk | 1.15m (L) x 0.7m (W) x 1.6m (H) |

3. According to the covering Notes of the OZPs, provision of 'telecommunications radio base station' including an equipment cabinet not bigger than 5 metres x 4.5 metres x 3.5 metres (L x W x H) and antenna(e) not bigger than 0.6 metre x 0.6 metre x 2.5 metres (L x W x H), excluding pole, for planar shape or 0.8 metre in diameter for circular shape, **within, attached to or on the roof top of a building or structure** for the provision of public telecommunications services to serve the local district is always permitted in the "GB" zone.

4. Based on the information provided by you, the proposed roadside equipment cabinets and meter kiosks (Drawing Nos. B8435-S11 to B8435-S13) do not fall within the specified limitation/requirement of telecommunications radio base station mentioned above, which is to install within, attach to or on the roof top of a building or structure, hence they are regarded as 'Public Utility Installation' requiring planning permission from the Town Planning Board (the Board). You are advised to critically review the project programme and allow sufficient time for pre-submission circulation to all relevant Government departments' prior formal submission to the Board. For making planning application under Section 16 of the Town Planning Ordinance, please refer to the following link for necessary reference: https://www.info.gov.hk/tpb/en/forms/Guidance_Notes/S16_GN_ENG_Feb%202021.pdf.

5. Having considered that the dimensions of the proposed antennae are within the specified limits of telecommunications radio base station, there is no statutory planning objection to the installation of the proposed antennae provided that relevant authorities including the Office of the Communications Authority are satisfied with the spatial and functional requirements of the proposed components of the subject antennae for mobile telephone services. Please note that any use or development must also conform to any other relevant legislation, the conditions of the Government lease concerned and any other Government requirements, as may be applicable.

Yours faithfully,



(Ms. Amy Y. T. CHONG)
for District Planning Officer/
Sha Tin, Tai Po & North,
Planning Department

c.c.

GPA

(Attn.: Ms. Amy TANG/Mr. Terence TANG)

(Fax No. 2596 0859)

Internal

PD/N1/01/19 (L)

PD/N1/01/20 (L)

Site Record

TF/AC/NW/nw

Appendix I



RE: Lamp-post Sites along the Border 24/10/2022 17:30

From: Dragon Kwok <[REDACTED]>

To: YC Lee <[REDACTED]>, "aytchong@pland.gov.hk" <aytchong@pland.gov.hk>

Cc: Bill Chan <[REDACTED]>, "hpchung@police.gov.hk" <hpchung@police.gov.hk>, Dragon Kwok <[REDACTED]>

History:

This message has been forwarded.

Hi Ms Chong,

Please find the updated table as below. Thanks!

| Site | Equipment/Antenna | Dimension |
|------|--|--|
| 1 | 2 sets of equipment (Equipment A and B) | Equipment A: 2m (L) x 0.55m (W) x 1.05m (H) Equipment B: 1.6m (L) x 0.55m (W) x 1.05m (H) |
| | an antenna to be mounted on existing lamp pole | Antenna: 1640 (H) x 419 (W) x 203 (D) (mm) |
| | a concrete meter kiosk | 1.15m (L) x 0.7m (W) x 1.6m (H) |
| 2 | 2 sets of equipment (Equipment A and B) | Equipment A: 2m (L) x 0.55m (W) x 1.05m (H) Equipment B: 1.6m (L) x 0.55m (W) x 1.05m (H) |
| | an antenna to be mounted on existing lamp pole | Antenna: 1640 (H) x 419 (W) x 203 (D) (mm) |
| | | |
| 3 | 2 sets of equipment (Equipment C and D) | Equipment C: 1.2m (L) x 0.82m (W) x 1.05m (H) Equipment D: 1.2m (L) x 0.55m (W) x 1.05m (H) |
| | an antenna to be mounted on existing lamp pole | Antenna: 1640 (H) x 419 (W) x 203 (D) (mm) |
| | a concrete meter kiosk | 1.15m (L) x 0.7m (W) x 1.6m (H) |

Dragon Kwok
Assistant Manager
Radio Network Engineering
Engineering & Operations

SmarTone
Direct: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]
Unit 01-23, 9/F KITEC, 1 Trademart Drive,
Kowloon Bay, Kowloon, Hong Kong
smartone.com

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From: YC Lee <[REDACTED]>
Sent: Monday, October 24, 2022 17:24
To: aytchong@pland.gov.hk
Cc: Dragon Kwok <[REDACTED]>; Bill Chan <[REDACTED]>; hpchung@police.gov.hk
Subject: RE: Lamp-post Sites along the Border

Dear Ms. Chong,

It is agreed between HKPF and SmarTone that the captioned cables (optical and power) will be placed on the upper fencing along the border. Underground work is not required.

YC Lee
Senior Manager
RNE
E&O division

SmarTone
Direct: [REDACTED]
Mobile: [REDACTED]

From: cheunpl@archsd.gov.hk
Sent: Friday, September 2, 2022 3:07 PM
To: hpchung@police.gov.hk
Cc: Dragon Kwok; Eric Wong; Frankie Pang; YC Lee; chuklj@archsd.gov.hk; suenck@archsd.gov.hk
Subject: HKPF (Smartone) Provision of Mobile Services on lamppost at Frontier Closed Area - ArchSD's Maintenance Comments
Attachments: Email.pdf; B8435B_ASD.pdf; Base Station along Fence Road_2022003.pdf

CAUTION : If you don't know the EXTERNAL sender, don't click on any link/attachment or reply to this Email.

Dear Mr. Chung,

As requested in preceding email issued by the telecommunication company "SmarTone", please be generally reminded that "SmarTone" and his appointed contractors/ consultants shall take proper care of the government premises & building facilities in carrying out the installation works of mobile services (hereunder "works").

As a **building maintenance agent of border fence and government venues at Front Closed Area** as appointed by HKPF, ArchSD is **not** in the proper position to express comment for any installation of mobile services on lamppost therein.

Nevertheless, please convey the following general comments to "Smartone" and his appointed contractors/ consultants for full compliance with necessary precautionary measures if the works would involve government premises/ venues/ building facilities under maintenance ambit of ArchSD :

- 1) SmarTone shall provide written certification/ undertaking to confirm that all proposed works shall comply with the relevant statutory requirements, standards and related codes of practice in-force;
- 2) SmarTone shall ensure that the proposed works are structurally sound and would not affect the integrity of any building structure including the border fences and gates therein and nearby the works locations;
- 3) SmarTone shall be responsible for the all building & structural design, construction and future maintenance of the proposed works;
- 4) SmarTone shall be responsible for making good all affected areas to the satisfaction of HKPF and the venue management upon receipt of their notification;
- 5) SmarTone shall ensure that the works will not affect the integrity and waterproofing system of the floor slab and shall demonstrate such compliance before and during the site work implementation;
- 6) SmarTone shall ensure that no new fixtures nor conduit would be allowed to be mounted on the external wall of the building within the border area unless receiving written consent from HKPF and venue management;
- 7) If any new installation works are proposed to be erected higher than the height of existing buildings, SmarTone shall check and verify with the corresponding Government Land Allocation and its Engineering Conditions to ensure that this is permitted before the site works implementation;
- 8) No works shall obstruct the operation and maintenance of the existing government premises/ venues/ building facilities and the services/fixtures/installations therein. SmarTone shall undertake to relocate the proposed installations at his own cost if maintenance/repair work to the subject area is required to be carried out by this department;
- 9) SmarTone shall ensure that the proposed locations of relevant installation works will not cause any accumulation of water;
- 10) SmarTone shall apply the necessary excavation permit for any excavation works in public road;
- 11) SmarTone shall ensure that any structural works shall be designed and endorsed by Registered Structural Engineer (RSE) before commencement of site works;

12) SmarTone shall understand that ArchSD does not assume any supervision/auditing role on the actual works done. SmarTone should appoint an RSE to ensure that the design and supervision requirements set out under the Buildings Ordinance and the subsidiary legislations made thereunder and any amendments thereto are complied with in the design and construction of the structural works. The appointed RSE shall also verify the actual site conditions against the design assumptions prior to construction, and shall certify that the completed works have been carried out in accordance with the design and are, in his opinion, structurally safe;

13) As-fitted drawings and record photos showing the site conditions before and after the works shall be submitted to HKPF and ArchSD for record;

14) SmarTone shall also seek advice from EMSD if the proposed installation will affect the existing electrical installation, wiring circuit and power sources therein.

Should you have any questions, please feel free to discuss.

Regards,

Alan Cheung
PSM/SS&SWH
2773 2662

From: "YC Lee" <[REDACTED]>
To: Po Leung CHEUNG/ARCHSD/HKSARG@ARCHSD
Cc: "h_chun @ police.gov.hk" <hpchung@police.gov.hk> "Frankie Pan " <[REDACTED]>, "Eric Wong" <[REDACTED]>, "Dragon Kwok" <[REDACTED]>
Date: 02/09/2022 10:08
Subject: Provision of Mobile Services on lamppost at Frontier Closed Area.

Dear Mr. Cheung,

SmarTone is working with Police to install mobile sites on lamppost along frontier closed area for enhancing mobile services around the area. The main purpose is to provide emergency services around the remote area for local residents as well as hikers.

Attached please find the application, proposal and email between Police and SmarTone.

Your early comment on the proposal is much appreciated.

Regards

YC Lee
Senior Manager
RNE
E&O division

SmarTone
Direct: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]
31/F Millennium City 2, 378 Kwun Tong Road
Kwun Tong, Kowloon, Hong Kong
smartone.com

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***** (File-Checksum-0506f993)(File-Checksum-2438de4b)(File-Checksum-403fb5ed)

From: lenlm6@landsd.gov.hk
Sent: Monday, September 5, 2022 3:59 PM
To: YC Lee
Cc: slenlm@landsd.gov.hk; sleng@landsd.gov.hk; lenlm2@landsd.gov.hk
Subject: Fw: Provision of Mobile Services on lamppost at Frontier Closed Area.

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Dear YC LEE,

I refer to your preceding email enquiry dated 2 September 2022 concerning the proposed installations in 3 sites (covering 5 locations) in connection with the purpose of provision of fixed telecommunication network services.

Whereas this office has no strong view on your proposal, you are required to apply to this office for Excavation Permits pursuant to Condition No. 10 of the Block License dated 23 November 2011 issued to SmarTone Communications Limited.

Separate applications for each of the 3 sites are preferred.

DLON 67/149/22

Regards,
Bryan LEE
LE/LM6, DLO/N
Tel: 2675 1537

From: YC Lee <[REDACTED]>
To: "lenlc2@landsd.gov.hk" <lenlc2@landsd.gov.hk>
Cc: "hpchung@police.gov.hk" <hpchung@police.gov.hk>, Frankie Pang <[REDACTED]>, Eric Wong <[REDACTED]>, Dragon Kwok <[REDACTED]>
Date: 02/09/2022 09:45
Subject: RE: Provision of Mobile Services on lamppost at Frontier Closed Area.

Dear Mr. Tang

SmarTone is working with Police to install mobile sites on lamppost along frontier closed area for enhancing mobile services around the area. The main purpose is to provide emergency services around the remote area for local residents as well as hikers.

Attached please find the application, proposal and email between Police and SmarTone.

Your early comment on the proposal is much appreciated.

Regards

YC Lee
Senior Manager
RNE
E&O division

SmarTone
Direct: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]
31/F Millennium City 2, 378 Kwun Tong Road
Kwun Tong, Kowloon, Hong Kong
smartone.com



www.smartone.com

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***** [attachment "Email.pdf" deleted by Chi Wa LEE/LAO/LANDSD/HKSARG] [attachment "B8435A_LD.pdf" deleted by Chi Wa LEE/LAO/LANDSD/HKSARG] [attachment "Base Station along Fence Road_2022003.pdf" deleted by Chi Wa LEE/LAO/LANDSD/HKSARG]

From: pangkm@emsd.gov.hk
Sent: Wednesday, September 14, 2022 4:26 PM
To: YC Lee
Cc: Dragon Kwok; Eric Wong; Frankie Pang; hpchung@police.gov.hk; leungps@emsd.gov.hk; chankaichuen@emsd.gov.hk; shleung@emsd.gov.hk; wongkf@emsd.gov.hk
Subject: 回覆: Provision of Mobile Services on lamppost at Frontier Closed Area.

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Dear Mr. Lee,

Please be advised that EMSTF is a maintenance agent of the fence boundary floodlights and we would only provide our comments on the related aspects. Please find our comments below:

1. It is recommend Smartone to apply a independent power supply from power company.
2. It is recommend not to connect the mobile services system to our existing system, e.g. power systems, lightning systems in order not to affect the operation and reliability of the existing systems.
3. Please seek ArchSD's comment on the structural issue of the lamp pole.
4. Please also inform us for the modification works on the lamp pole, if any.
5. Please be reminded to seek the venue owner's (HKPF) approval on the use of locations or modifications of fencing, etc.
- 6 Please be reminded to arrange appropriate maintenance services for the radio base stations.

If you have any enquiry, please feel free to contact me. Thank you!

Best Regards,
Karman Pang
E/S/NT2
Electrical and Mechanical Services Department
Tel : 2808 3779 / 6053 2296
Fax: 2577 1824

寄件者: "YC Lee" <[REDACTED]>
收件者: "pangkm@emsd.gov.hk" <pangkm@emsd.gov.hk>
副本抄送: "hpchung@police.gov.hk" <hpchung@police.gov.hk>, "Frankie Pang" <[REDACTED]>, "Eric Wong" <[REDACTED]>, "Dragon Kwok" <[REDACTED]>
日期: 2022/09/02 上午 10:12
主旨: Provision of Mobile Services on lamppost at Frontier Closed Area.

Dear Mr. Pang,

SmarTone is working with Police to install mobile sites on lamppost along frontier closed area for enhancing mobile services around the area. The main purpose is provide emergency services around the remote area for local residents as well as hikers.

Attached please find the application, proposal and email between Police and SmarTone.

Your early comment on the proposal is much appreciated.

Regards

YC Lee
Senior Manager
RNE
E&O division

SmarTone
Direct: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]
31/F Millennium City 2, 378 Kwun Tong Road
Kwun Tong, Kowloon, Hong Kong
smartone.com



www.smartone.com

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***** [附件檔 "B8435A_EMSD.pdf" 已被 ESNT2/HQ/EMSD 刪除] [附件檔 "Base Station along Fence Road_2022003.pdf" 已被 ESNT2/HQ/EMSD 刪除] [附件檔 "Email.pdf" 已被 ESNT2/HQ/EMSD 刪除]

=====

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=====

11 November 2024

Your Ref: A/NE-LMH/1
Our Ref: TPB111124OC-B8435

By email and by Post
Secretary
Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sirs,

Re: A/NE-LMH/1
Application for Permission under Section 16 of the Town Planning Ordinance for Public Utility Installation (Telecommunication Radio Base Station) and Associated Excavation of Land at Government land, near Lin Ma Hang Road, Lin Ma Hang, New Territories

We refer to the captioned S.16 Application submitted vide our letter dated 22 October 2024 and would like to change the application title to “*Application for Permission under Section 16 of the Town Planning Ordinance for Public Utility Installation (Telecommunication Radio Base Station) and Associated Excavation of Land at Government land, near Lin Ma Hang Road, Lin Ma Hang, New Territories*”. And the title on the Supporting Planning Statement shall be updated accordingly. The revised pages of the S.16 Application Form is attached.

Should you have any queries or require any further information, please feel free to contact Mr. Ken Fong [REDACTED] or the undersigned [REDACTED].

We look forward to hearing from you soon.

Yours faithfully,
For and on behalf of
PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED



Michael C K Lee
Director
Encl.

(ii) For Type (ii) application 供第(ii)類申請

| | |
|--|--|
| <p>(a) Operation involved 涉及工程</p> | <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 2.55 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 0.6 m 米 <input checked="" type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p> |
| <p>(b) Intended use/development 有意進行的用途/發展</p> | <p>Public Utility Installation (Radio Base Station) and Associated Excavation of Land</p> |

(iii) For Type (iii) application 供第(iii)類申請

| | | | |
|---------------------------------------|---|-----------------------------------|---|
| <p>(a) Nature and scale 性質及規模</p> | <p><input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> | | |
| | <p>Name/type of installation 裝置名稱/種類</p> | <p>Number of provision 數量</p> | <p>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</p> |
| | <p>1. Equipment Set A</p> | <p>1</p> | <p>1.2m (W) x 0.4 & 0.82m (L) x 1.2m (H) (trapezium shaped)</p> |
| | <p>2. Equipment Set B</p> | <p>1</p> | <p>1.2m (W) x 0.55m (L) x 1.2m (H)</p> |
| | <p>3. Meter Kiosk</p> | <p>1</p> | <p>1.15m (W) x 0.7m (L) x 1.6m (H)</p> |
| | | | <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p> |

| 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 | Government land, near Lin Ma Hang Road, Lin Ma Hang, New Territories 新界蓮麻坑近蓮麻坑路政府土地 | | |
| Site area 地盤面積 | 4.75 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 4.75 sq. m 平方米 <input checked="" type="checkbox"/> About 約) | | |
| Plan 圖則 | Lin Ma Hang OZP 蓮麻坑分區計劃大綱圖 (S/NE-LMH/2) | | |
| Zoning 地帶 | Green Belt 綠化地帶 | | |
| Applied use/ development 申請用途／發展 | Public Utility Installation (Radio Base Station) and Associated Excavation of Land 公用事業設施裝置 (無線電發射站)及相關的挖土工程 | | |
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 2.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.46 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | | |
| | Non-domestic 非住用 | | |
| | Composite 綜合用途 | | |

29 November 2024

Your Ref: A/NE-LMH/1
Our Ref: TPB291124OC-B8435

By email and by Post
Secretary
Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sirs,

Re: A/NE-LMH/1

**Application for Permission under Section 16 of the Town Planning Ordinance
for Public Utility Installation (Telecommunication Radio Base Station) and Associated
Excavation of Land at Government land, near Lin Ma Hang Road, Lin Ma Hang, New
Territories**

We refer to the captioned S.16 Application and would like to reply the comment from DPO/N received on 28 November 2024 as follows:

The subject Radio Base Station (RBS) is proposed at the application site due to the following reasons:

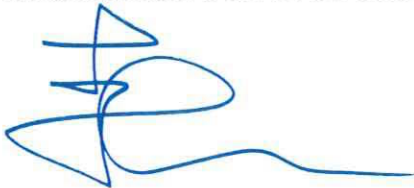
- (a) One of the main purposes of the subject RBS serving the Police to provide better signal coverage along the border area, the subject location could provide the coverage fulfilling the Police's expectation.
- (b) Nearby blockage is an essential consideration for an RBS as it will affect the signal, the area near the application site is open space, therefore it is a good location for an RBS.
- (c) The application site is adjoining to existing vehicle road under the Police's control; therefore it is easier to control and power and fiber connection could be provide easily.
- (d) The application site is formed area and would not have adverse impact to the nature environment during construction and operation.

29 November 2024

Your Ref: A/NE-LMH/1
Our Ref: TPB291124OC-B8435

Should you have any queries or require any further information, please feel free to contact Mr. Ken Fong [REDACTED] or the undersigned [REDACTED].

Yours faithfully,
For and on behalf of
PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED



Michael C K Lee
Director
Encl.

c.c. Client
DPO/N Attn: Mr. WU Wai Pui, Timothy (ATP/N6)

By email : twpwu@pland.gov.hk

10 December 2024

Your Ref: A/NE-LMH/1
Our Ref: TPB101224OC-B8435

By email and by Post
Secretary
Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sirs,

Re: A/NE-LMH/1

Application for Permission under Section 16 of the Town Planning Ordinance for Public Utility Installation (Telecommunication Radio Base Station) and Associated Excavation of Land at Government land, near Lin Ma Hang Road, Lin Ma Hang, New Territories

We would like to supersede our letter dated 9 December 2024 (Ref: TPB091224OC-B8435) with this letter.

We refer to the captioned S.16 Application and would like to reply the comment from DPO/N received on 6 December 2024 and 10 December 2024 as follows:

- (1) The proposed land excavation is for the installation of underground pipe for power cable connecting the radio base station to the electricity meter. And the affected land will be backfilled after the installation.
- (2) The revised “Appendix 2 Drawing Nos. B8435-S6 and B8435-S8” is attached.
- (3) The height of Equipment Set A and B in the Equipment Details Table at Para. 2 of the Planning Statement shall be revised to 1.35 m (from 1.2m) to include the height of the concrete plinth:

| <u>Item</u> | <u>Equipment Type (no.)</u> | <u>Dimension (each)</u> | <u>Area (s.m.)</u> |
|-------------|------------------------------------|---|--------------------|
| (1) | Equipment Set A on Concrete Plinth | 1.2m (W) x 0.4 & 0.82m (L) x 1.35m (H) (trapezium shaped) | 0.732 |
| (2) | Equipment Set B on Concrete Plinth | 1.2m (W) x 0.55m (L) x 1.35m (H) (rectangular shaped) | 0.66 |

10 December 2024

Your Ref: A/NE-LMH/1

Our Ref: TPB101224OC-B8435

| | | | |
|-------------|------------------|--|-------|
| (3) | Meter Kiosk | 1.15m (W) x 0.7m (L) x 1.6m (H) (rectangular shaped) | 0.805 |
| (4) | Underground Pipe | 0.5m (W) x 5.1m (L) x 0.6m (depth) (excavation of land) | 2.55 |
| Total Area: | | | 4.75 |

Should you have any queries or require any further information, please feel free to contact Mr. Ken Fong [REDACTED] or the undersigned [REDACTED].

Yours faithfully,

For and on behalf of

PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED



Michael C K Lee

Director

Encl.

c.c. Client

DPO/N

Attn:

Mr. WU Wai Pui, Timothy (ATP/N6)

By email : twpwu@pland.gov.hk

