

2022年2月8日
此文件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。
收到。城市規劃委員會

- 8 FEB 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.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - LY7/761
	Date Received 收到日期	- 8 FEB 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)
HIP HING ENGINEERING COMPANY LIMITED 協興工程有限公司

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)
LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOTS 888E(PART) AND 889C(PART) IN D.D. 83, LUNG YEUK TAU, FANLING, 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 790 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 638.3 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)	..... NIL 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	DRAFT LUNG YEUK TAU AND KWAN TEI SOUTH OUTLINE ZONING PLAN ("OZP") NO. S/NE-LYT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"RESIDENTIAL (GROUP C)"
(f) Current use(s) 現時用途	TEMPORARY SITE OFFICE (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
4/1/2022 (DD/MM/YYYY)[&] (請見夾附的通知副本)
於 4/1/2022 (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 5/1/2022 (DD/MM/YYYY)[&]
於 5/1/2022 (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，或有關的鄉事委員會[&] (請見夾附由郵局發出的收條)。

Others 其他

- others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

“TEMPORARY SITE 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

year(s) 年 3
 month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	..... 300.6 .....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 489.4 .....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 11	
Proposed domestic floor area 擬議住用樓面面積	..... NIL .....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 638.3 .....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 638.3 .....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)

PLEASE REFER TO APPENDIX 4 OF THE PLANNING STATEMENT

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	.....
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	.....
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 .FROM 8AM.TO.7PM.FROM MONDAY.TO.SATURDAY.NO.OPERATION.ON.SUNDAYS.AND .PUBLIC.HOLIDAYS.....																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>HAI WING ROAD.....</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)</p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁表示可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</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 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</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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>	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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<p>(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</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	<p>.....</p>
<p>(e) Approval conditions 附帶條件</p>	<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>
<p>(f) Renewal period sought 要求的續期期間</p>	<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 THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

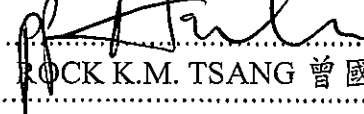
8. Declaration 聲明

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

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

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人


ROCK K.M. TSANG 曾國鳴

DIRECTOR 董事

Name in Block Letters
姓名 (請以正楷填寫)

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

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

07 JAN 2022

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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：
 - 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
 - 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
 (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOTS 888E(PART) AND 889C(PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES
Site area 地盤面積	790 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 checked="" type="checkbox"/> About 約)
Plan 圖則	DRAFT LUNG YEUK TAU AND KWAN TEI SOUTH OUTLINE ZONING PLAN ("OZP") NO. S/NE-LYT/18
Zoning 地帶	"RESIDENTIAL (GROUP C)"
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 SITE OFFICE"

(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	638.3sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.808 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	11	
(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)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	2.62 to 5.24	m 米 <input type="checkbox"/> (Not more than 不多於)
		1 to 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	61.95	%	<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		NIL
	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)		NIL NIL NIL NIL NIL NIL
(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 loading/unloading bays/lay-bys 上落客貨車位/停車處總數		NIL
	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)		NIL NIL NIL NIL NIL

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>

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"/>

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.

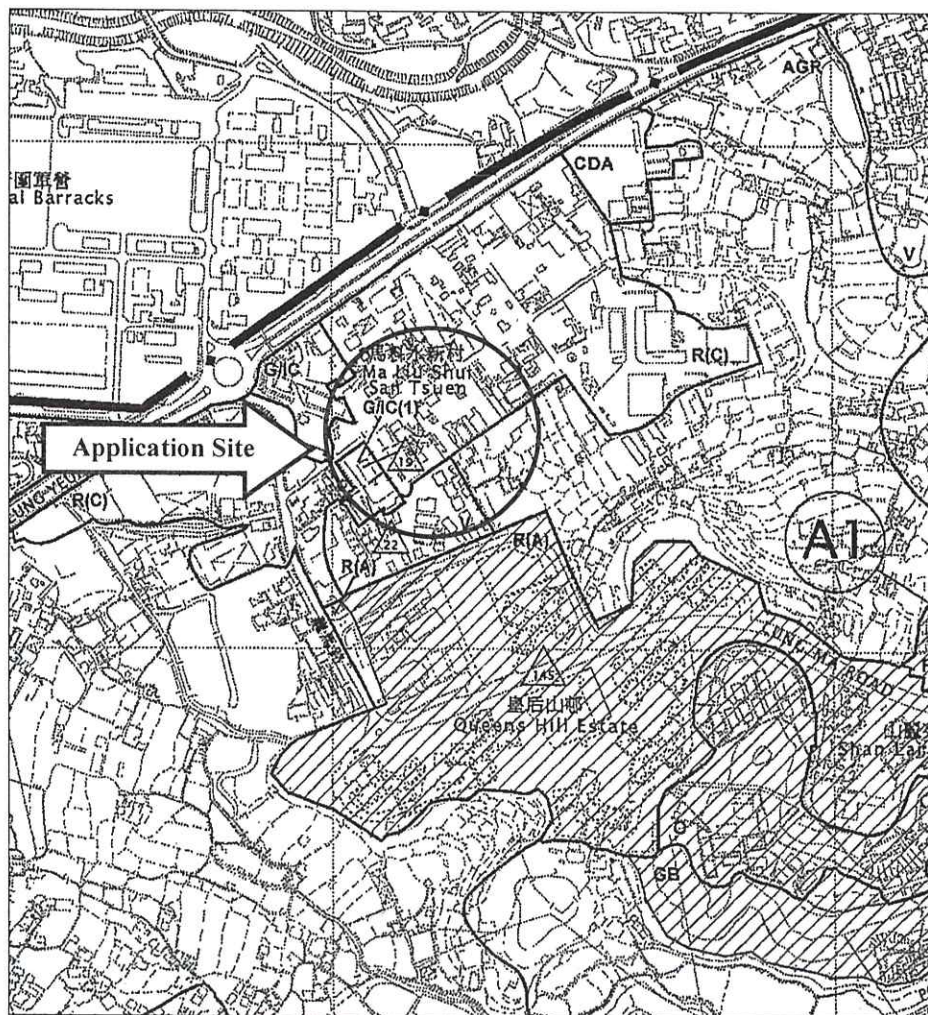
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Proposed “Temporary Site Office”
For a Period of 3 Years
Lots 888E(Part) and 889C(Part) in D.D. 83
Lung Yeuk Tau, Fanling, New Territories**



Prepared by

LANBASE Surveyors Limited

January 2022

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lots No. 888E(Part) and 889C(Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories. It directly abuts Hai Wing Road at its northwest in Ma Liu Shui San Tsuen. The Site is applied for the use of "Temporary Site Office". The Site occupies a site area of about 790m².

In accordance with the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/17 dated 19.2.2016, the Site falls within an area zoned "Residential (Group C)" ("R(C)"). In the "R(C)" zone, planning permission is required by the Town Planning Board (the 'Board') for the subject "Temporary Site Office" use.

The subject application for a planning permission is justified on the following grounds: 1) Previous Planning Permission for Same Use; 2) In Support of Construction Sites of Public Housing Project; 3) No Contravention to Planning Intention; 4) Land Use Compatibility; and 5) No Adverse Traffic, Drainage and Environmental Impacts.

申請摘要

申請場地乃新界粉嶺龍躍頭丈量約份第83約地段第888號E段(部份)及第889號C段(部份)。申請場地位於馬料水新村，西北面前臨凱榮路。現作三年臨時規劃許可申請作「臨時地盤辦公室」用途。申請地段佔地共790平方米。

是項申請地段位於龍躍頭及軍地分區計劃大綱核准圖編號S/NE-LYT/17(發表於2016年2月19日)內之「住宅(丙類)」地帶。根據該分區計劃大綱核准圖，在「住宅(丙類)」地帶內發展「臨時地盤辦公室」用途，須要向城市規劃委員會獲取規劃許可。

是項申請的理由如下：1) 跟以前獲批准的用途相同； 2) 支援公營房屋項目建築地盤； 3) 沒有違反規劃意向； 4) 符合附近的土地用途；及5) 沒有不良的交通、渠務及環境影響。

CONTENTS		Page
1.	Introduction.....	1
2.	Site Context.....	2
3.	Town Planning.....	3
4.	Proposed Development.....	4
5.	Justifications.....	5
6.	Conclusion.....	6

Appendices

LIST OF APPENDICES

- Appendix 1 Extract of the Approved Lung Yeuk Tau and Kwan Tei Outline Zoning
Plan No. S/NE-LYT/17 dated 19.2.2016

- Appendix 2 Location Plan

- Appendix 3 Site Plan (Lot Index Plan)

- Appendix 4 Proposed Layout Plans

- Appendix 5 Site Photos

1. INTRODUCTION

- 1.1 The Application Site ('the Site') Lots No. 888E(Part) and 889C(Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories. It directly abuts Hai Wing Road at its northwest in Ma Liu Shui San Tsuen. According to the Approved Lung Yeuk Tau and Kwan Tei Outline Zoning Plan No. S/NE-LYT/17 dated 19.2.2016, the Site falls within an area zoned "Residential (Group C)" ("R(C)"). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.
- 1.2 The current application is applied for a "Temporary Site Office" at the Site for a period of 3 years. According to the Notes of the OZP, planning permission is required by the Town Planning Board ('the Board') for the subject temporary use.
- 1.3 The Applicant has commissioned Lanbase Surveyors Limited on his behalf to submit a planning application to provide a "Temporary Site Office" at the Site for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 The Planning Statement serves to describe the existing site condition and the surrounding land uses, to give details of the proposed development, and to provide justifications for the Board's consideration.

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Site comprises Lots No. 888E(Part) and 889C(Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories. The Site occupies a site area of about 790m². Please refer to Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.

2.1.2 The Site has been paved and is currently being a site office.

2.2 Lease Particulars

The subject lots are held under Block Crown Lease and demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30th June 2047.

2.3 Surrounding Land Uses

2.3.1 It directly abuts Hai Wing Road at its northwest in Ma Liu Shui San Tsuen..

2.3.2 To its southwest is The Church of Jesus Christ of Latter-days Saints.

2.3.3 To its 250m south is a construction site for public housing project under Housing Authority.

2.4 Accessibility

2.4.1 The Site is accessible from Hai Wing Road.

2.4.2 The subject area is served by public transport, including franchised buses and taxis.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Residential (Group C)” (“R(C)”) on the Approved Lung Yeuk Tau and Kwan Tei Outline Zoning Plan (OZP) No. S/NE-LYT/17 dated 19.2.2016. Extract of the OZP are attached at **Appendix 1**.

- 3.2 As stipulated in the Notes of the OZP, a planning permission is required by the Board for the proposed “Temporary Site Office”.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide a “Temporary Site Office” for a period of 3 years in support of nearby construction sites of public housing project under Housing Authority.

4.2 Site Area

The total site area is 790m².

4.3 Ancillary Facilities

A series of container structures is provided at the site for operational purpose. Please see the Proposed Layout Plans at **Appendix 4**.

4.4 Operation Hours

The proposed “Temporary Site Office” would be operated between 8am to 7pm from Monday to Saturday. It would not be operated on Sundays and public holidays.

4.5 Traffic

The proposed “Temporary Site Office” is to support nearby construction sites of public housing project under Housing Authority, as shown in the OZP at **Appendix 2** and Site Photos at **Appendix 5**. Only administration works would be carried out at the Site. Thus, no adverse traffic impact is anticipated.

4.6 Landscape

As the Site is hard paved, no tree planting is required on site.

4.7 Fire Precaution Measures

Some fire precaution measures would be adopted on the existing site for the fire safety purpose.

5. JUSTIFICATIONS

5.1 In Support of Construction Sites of Public Housing Project

There is construction site (as shown in OZP at **Appendix 3** and Site Photos at **Appendix 5**) located at about 250m south of the Site for constructing public housing under Housing Authority. In order to provide administrative support for Housing Authority and the contractor to the construction site, the proposed “Temporary Site Office” is necessary. The approval of the proposed “Temporary Site Office” would provide convenience to the construction works and accordingly faster the progress of the public housing project.

5.2 No Contravention to Planning Intention

The proposed “Temporary Site Office” would be only operated for a short period of time for construction period of the public housing project. The applied use is expected to be operated for about 3 years. Therefore, the proposed development would not contravene a long term planning intention of “R(C)” zone.

5.3 Land Use Compatibility

The Site is located at about 250m south of the construction site of public housing project and there is a church next to the Site. Therefore, the proposed “Temporary Site Office” is considered compatible with the surrounding land uses. In addition, the proposed use is only a temporary use that would not affect the long-term land use planning of the Site.

5.4 No Adverse Traffic, Drainage and Environmental Impacts

Since the proposed “Temporary Site Office” would only provide an administrative support to the construction site of public housing project under Housing Authority and would not involve any construction activities, no adverse traffic, drainage and environmental impacts are anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission to allow a "Temporary Site Office" on the Site for 3 years under S.16 of the Town Planning Ordinance in support of the construction works of the nearby public housing project.

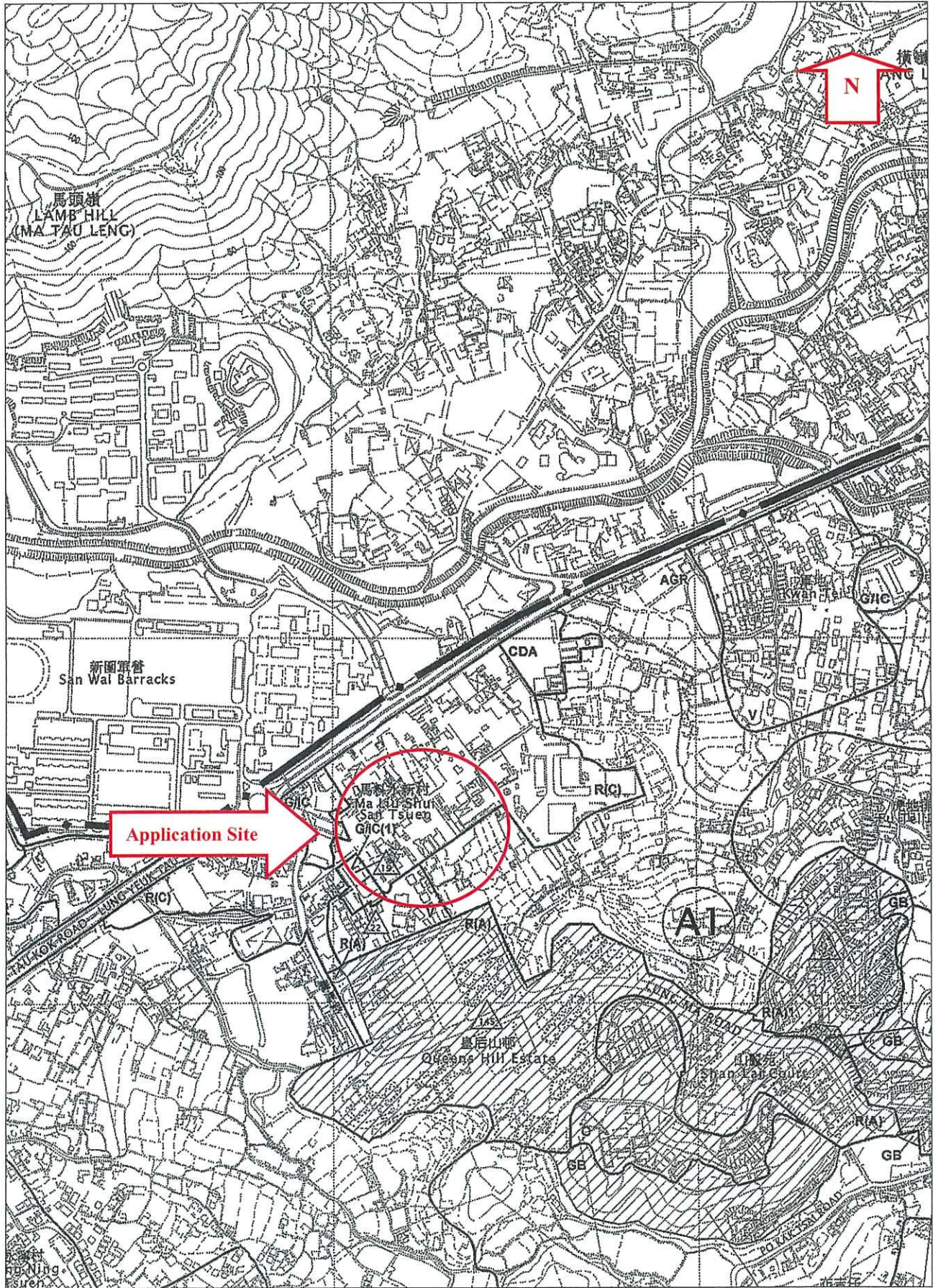
6.2 With regard to the followings:

- in support of construction sites of public housing project;
- no contravention to planning intention;
- land use compatibility; and
- no adverse traffic, drainage and environmental impacts,

the Board is requested to approve the planning application for the use of "Temporary Site Office" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extract of Approved Lung Yeuk Tau and Kwan Tei South
Outline Zoning Plan No. S/NE-LYT/17 dated 19.2.2016**



For Identification Only

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution# Government Refuse Collection Point Government Use (not elsewhere specified)# Institutional Use (not elsewhere specified)# Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution# Residential Institution Rural Committee/Village Office School# Shop and Services Social Welfare Facility# Training Centre

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Planning Intention

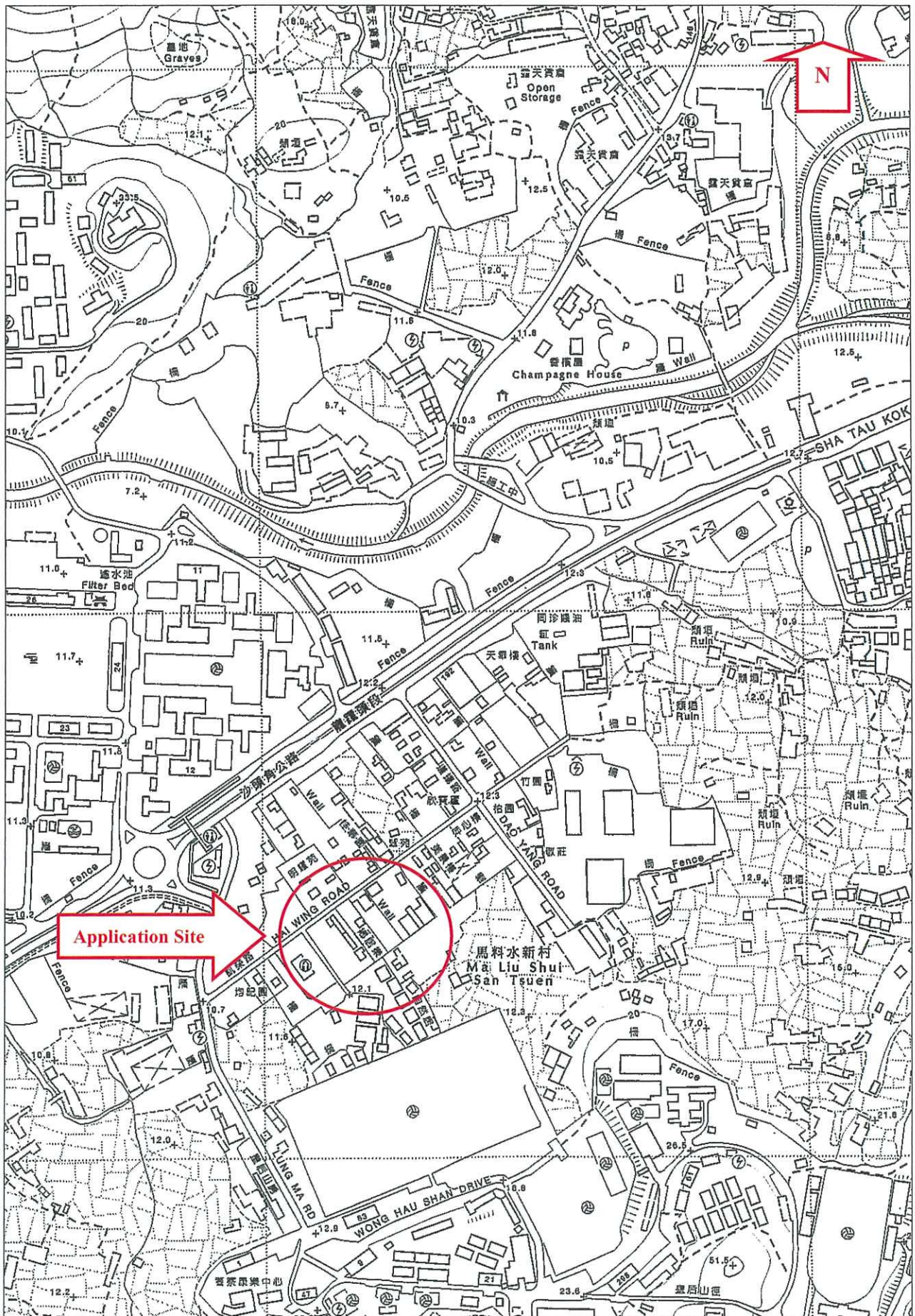
This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m) over 1 storey carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as carport, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

APPENDIX 2

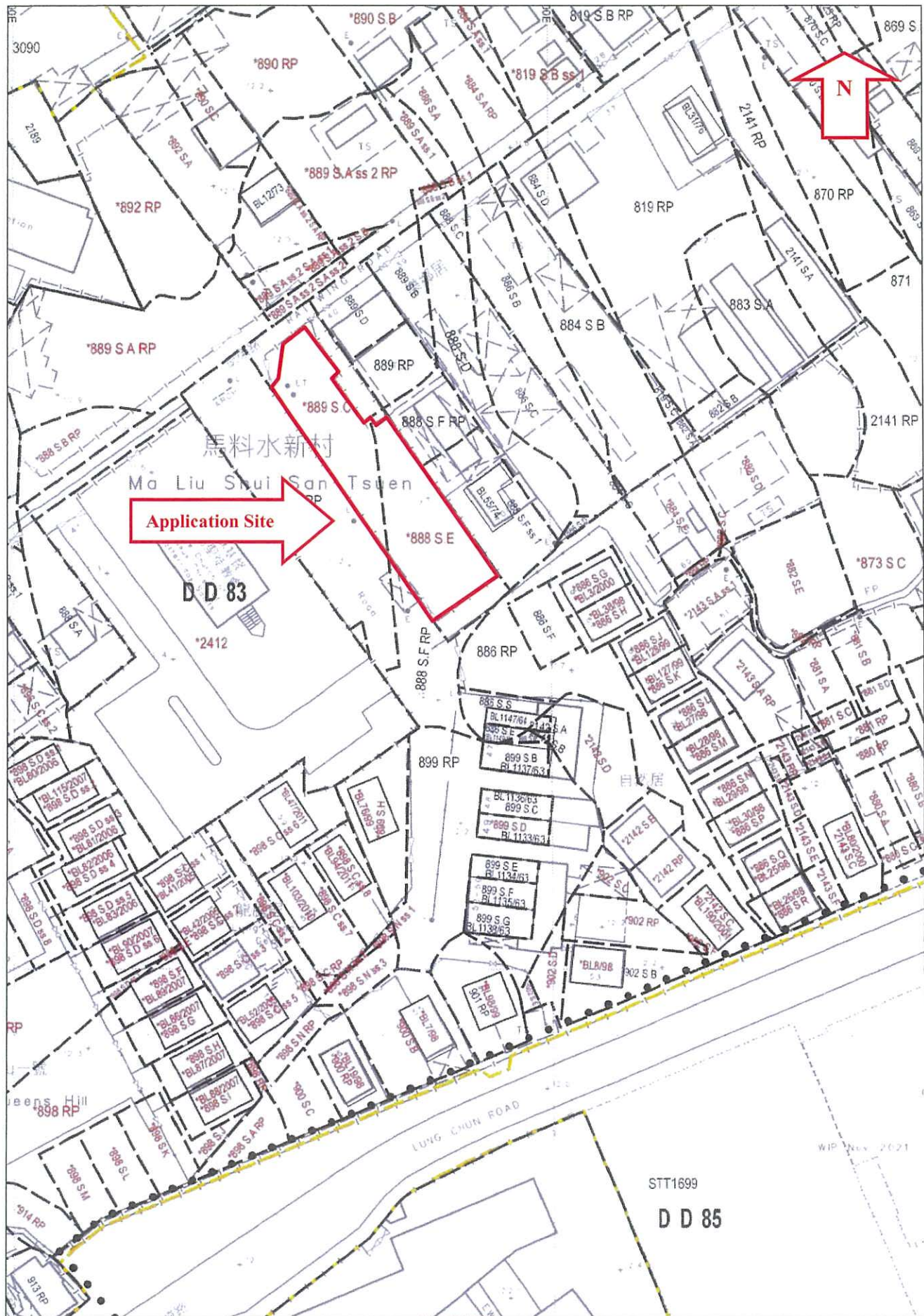
Location Plan



For Identification Only

APPENDIX 3

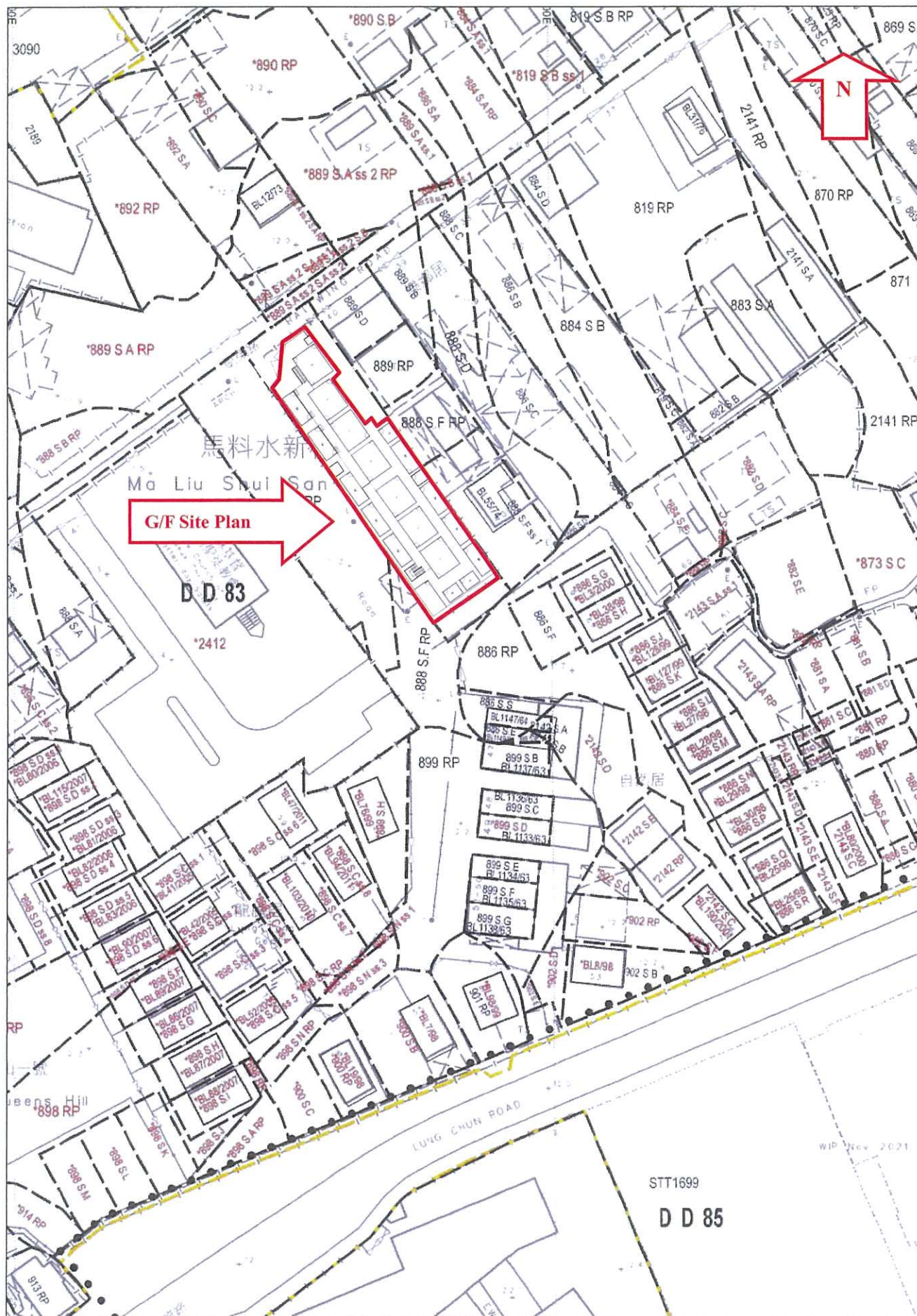
Site Plan (Lot Index Plan)



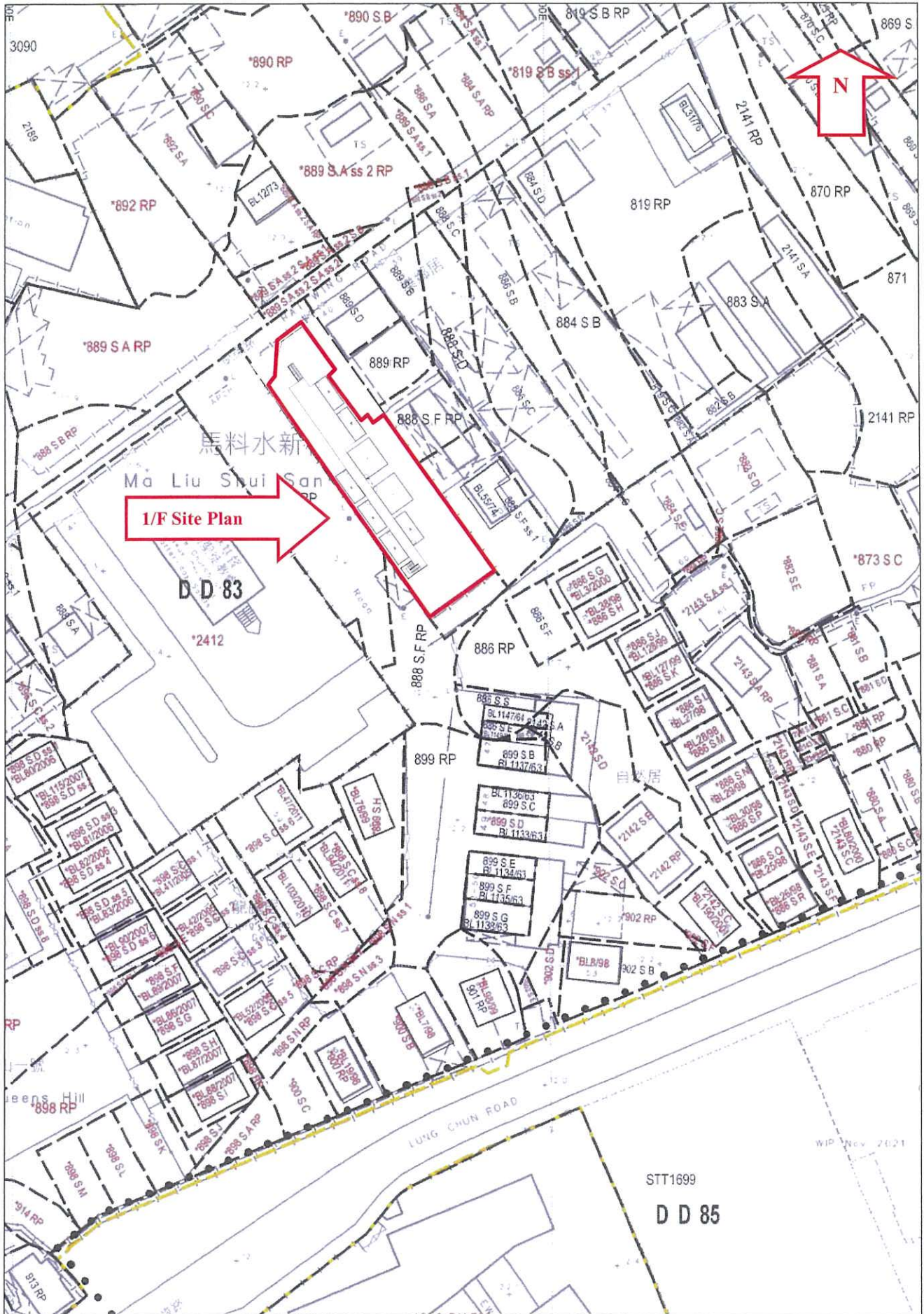
For Identification Only

APPENDIX 4

Proposed Layout Plans



For Identification Only



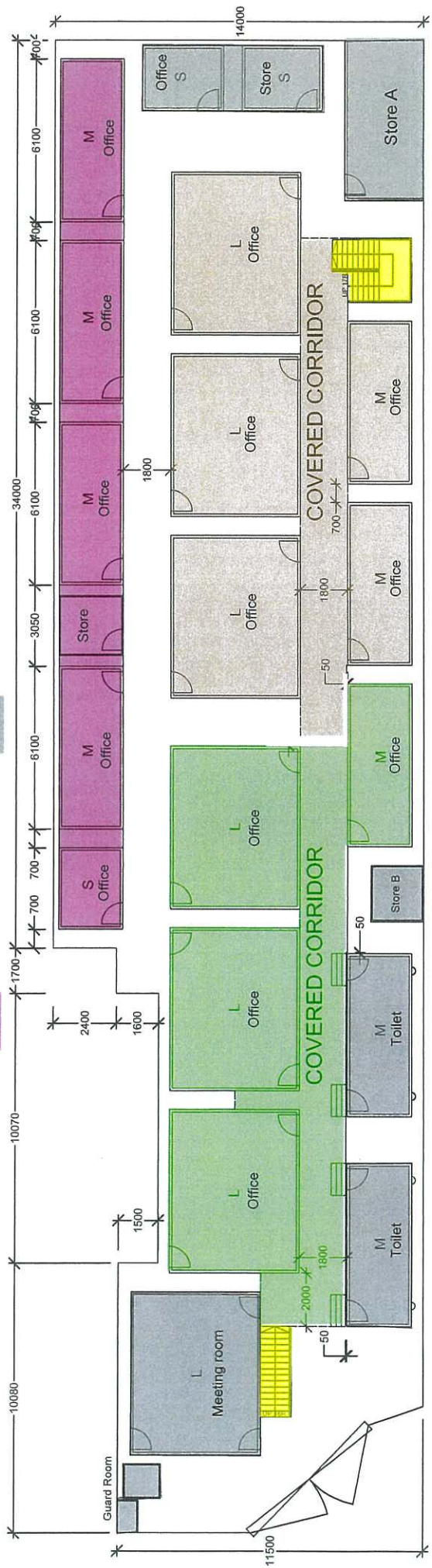
For Identification Only

OFFICE LAYOUT PLAN AT HAI WING ROAD
DD83 LOT 889S.C / 888S.E
DATE 2021-12-15

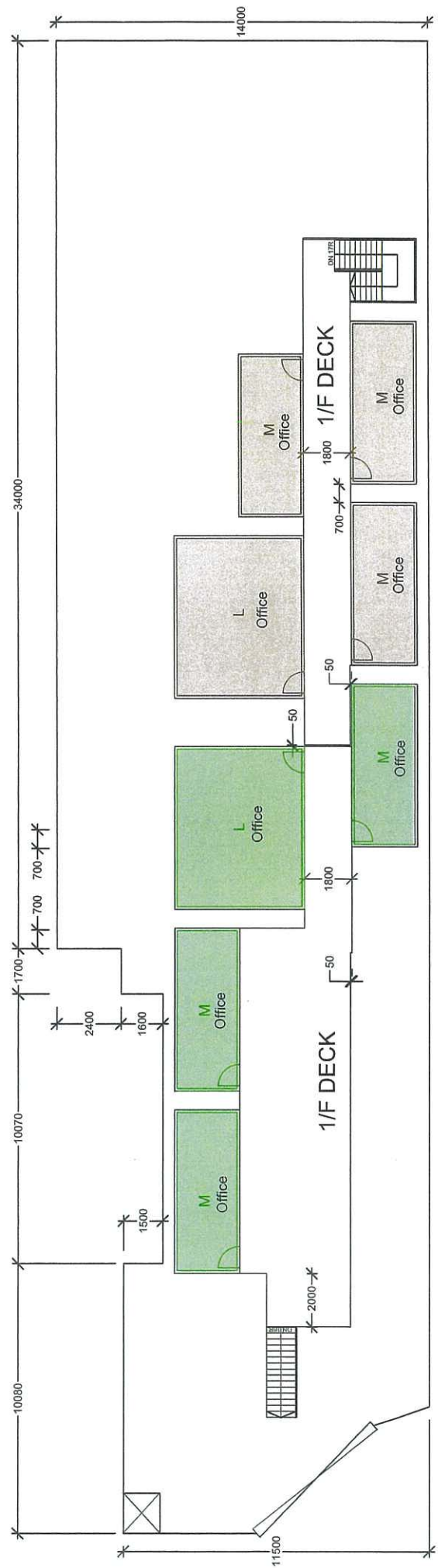
LEGEND:

- L - 6100L x 4880W x 2620H (20 FEET DOUBLE CONTAINER)
- M - 6100L x 2440W x 2620H (20 FEET SINGLE CONTAINER)
- S - 3050L x 2440W x 2620 H (10 FEET SINGLE CONTAINER)
- Store A: 3000H, Store B: 2500H, Guard Room: 2500H

Staircase: 9.9 SQM
 PORTION A: 221.5 SQM
 PORTION C: 79.5 SQM
 PORTION B: 226.5 SQM
 PORTION D: 100.9 SQM



OFFICE AT G/F LAYOUT (G/F GFA: 489.4m²)



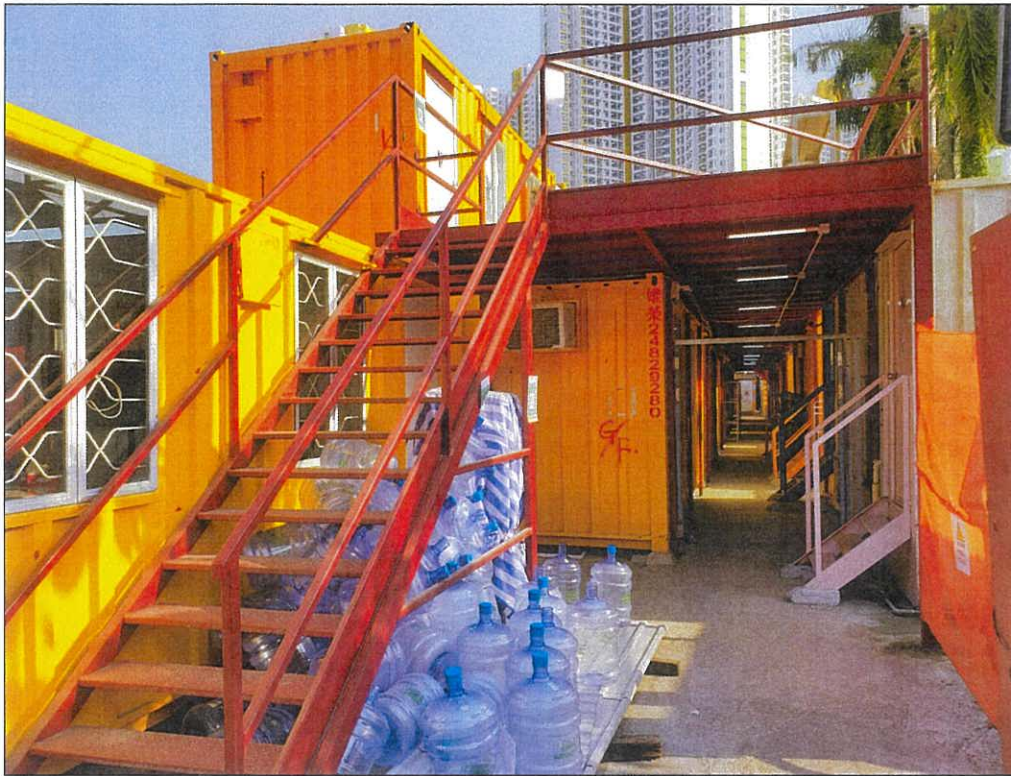
OFFICE AT 1/F LAYOUT (1/F GFA: 148.9m²)

APPENDIX 5

Site Photos

Site Photos

Application Site



Public Housing Site (Queen's Hill Estate)





宏 基 測 量 師 行

9/F, Heony Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: NH/TPN/2493A/L03

18 February 2022

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
Proposed "Temporary Site Office"
For a Period of 3 Years
Lots 888E(Part) and 889C(Part) in D.D. 83
Lung Yeuk Tau, Fanling, New Territories
(Planning Application No. A/NE-LYT/761)**



We refer to the captioned planning application.

We would like provide your herewith a revised Proposed Layout Plan for submission.
Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.
Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

Rock K.M. Tsang
Director
RK/AL
Encl.

c.c.
DPO/ST, TP&N (Attn.: Ms. Nora Wong By Email)

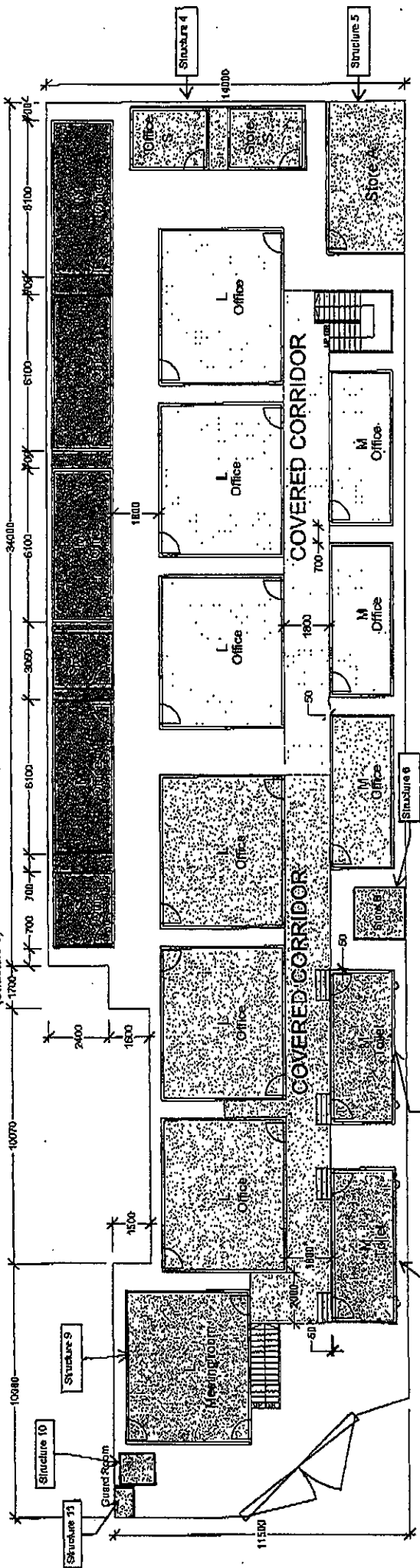


OFFICE LAYOUT PLAN AT HAI WING ROAD
DD83 LOT 889S.C / 888S.E
DATE 2021-12-15

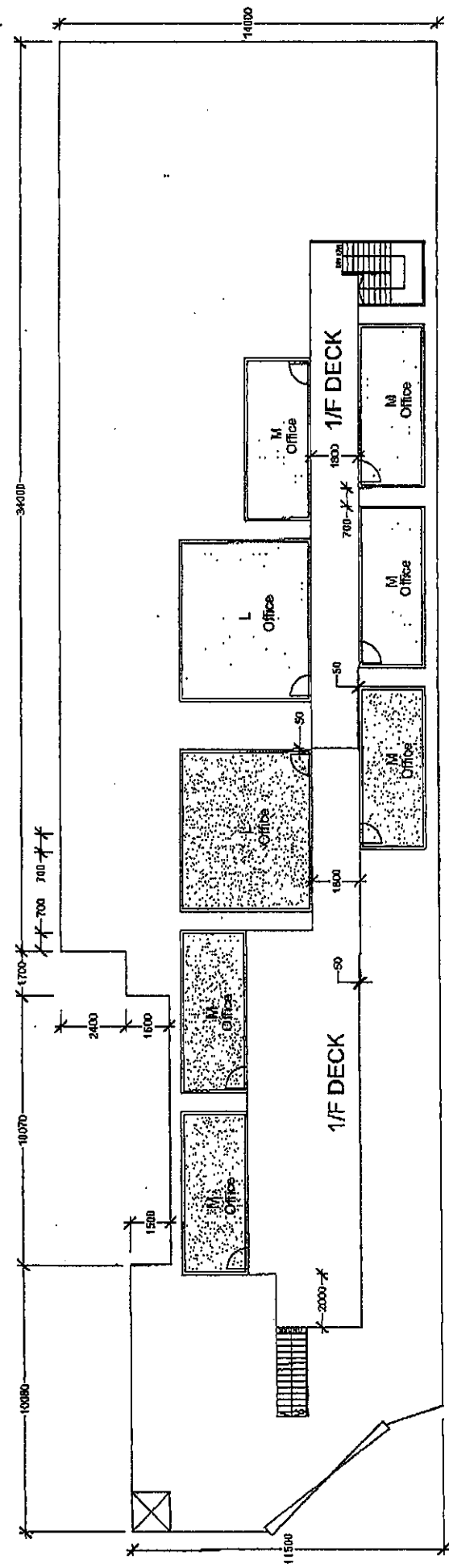
LEGEND:
 CONTAINER OFFICE = L - 6100L x 4890W x 2620H (20 FEET DOUBLE CONTAINER)
 M - 6100L x 2440W x 2620H (20 FEET SINGLE CONTAINER)
 S - 3050L x 2440W x 2620 H (10 FEET SINGLE CONTAINER)
 Store A: 3000H, Store B: 2500H, Guard Room: 2500H

Staircase: 9.9 SQM
 PORTION A: 221.5 SQM (Structure 1)
 PORTION C: 79.5 SQM (Structure 3)

PORTION B: 226.5 SQM (Structure 2)
 PORTION D: 100.9 SQM (Structure 4 to 11)



OFFICE AT G/F LAYOUT (G/F GFA: 489.4m²)



OFFICE AT 1/F LAYOUT (1/F GFA: 148.9m²)

Our Ref.: NH/TPN/2493A/L04

18 March 2022

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

By Post and Fax (2877-0245)

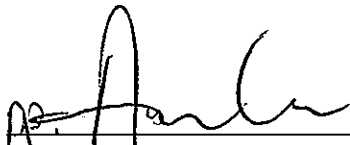
Dear Sir/Madam,

**Planning Application for
Proposed "Temporary Site Office"
For a Period of 3 Years
Lots 888E(Part) and 889C(Part) in D.D. 83
Lung Yeuk Tau, Fanling, New Territories
(Planning Application No. A/NE-LYT/761)**

We refer to the captioned planning application.

We would like provide your herewith a set of "Response-to-Comments" for submission.
Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.
Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Rock K.M. Tsang
Director
RK/AL
Encl.



c.c.
DPO/ST, TP&N

(Attn.: Ms. Amy Chong

By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Response-to-Comments

	Departmental Comments	Responses
	<p><u>Transport Department (TD)</u> (Contact: Mr. Poon Wing-hong at 2399-2228)</p>	
(i)	<p>The applicant should advise the average number of staff working in the proposed site office and the means of transportation to and from the site office; and</p>	<p>The average number of staff working in the proposed site office is 40, which include the staff from Housing Authority (HA) and the contractor.</p> <p>The staff would take shuttle bus (mainly for HA staff) and public transport including bus and mini-bus to transport to and/or from the site office. The drop-off points of shuttle bus and the public transport are all at Lung Ma Road and the staff would walk from the drop-off points to the site office.</p>
(ii)	<p>The application should advise and substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions.</p>	<p>Please note that there would be no drop-off point at the site office and most of the staff would take public transport daily for working. With regard to the shuttle bus, there would be only 7 trips a day travelling along Lung Ma Road. Therefore, there would be no adverse traffic impact to the site and the surroundings.</p>

Our Ref.: NH/TPN/2493A/L05

24 March 2022

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

By Post and Fax (2877-0245)

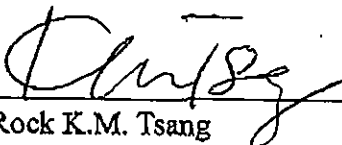
Dear Sir/Madam,

**Planning Application for
Proposed "Temporary Site Office"
For a Period of 3 Years
Lots 888E(Part) and 889C(Part) in D.D. 83
Lung Yeuk Tau, Fanling, New Territories
(Planning Application No. A/NE-LYT/761)**

We refer to the captioned planning application.

We would like provide you herewith a set of revised Executive Summary for submission.
Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.
Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Rock K.M. Tsang
Director
RK/AL
Encl.

c.c.
DPO/ST, TP&N (Attn.: Ms. Amy Chong By Email)

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lots No. 888E(Part) and 889C(Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories. It directly abuts Hai Wing Road at its northwest in Ma Liu Shui San Tsuen. The Site is applied for the use of "Temporary Site Office". The Site occupies a site area of about 790m².

In accordance with the Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/18 dated 17.12.2021, the Site falls within an area zoned "Residential (Group C)" ("R(C)"). In the "R(C)" zone, planning permission is required by the Town Planning Board (the 'Board') for the subject "Temporary Site Office" use.

The subject application for a planning permission is justified on the following grounds: 1) In Support of Construction Sites of Public Housing Project; 2) No Contravention to Planning Intention; 3) Land Use Compatibility; and 4) No Adverse Traffic, Drainage and Environmental Impacts.

申請摘要

申請場地乃新界粉嶺龍躍頭丈量約份第 83 約地段第 888 號 E 段(部份)及第 889 號 C 段(部份)。申請場地位於馬料水新村，西北面前臨凱榮路。現作三年臨時規劃許可申請作「臨時地盤辦公室」用途。申請地段佔地共 790 平方米。

是項申請地段位於龍躍頭及軍地分區計劃大綱草圖編號 S/NE-LYT/18(發表於 2021 年 12 月 17 日)內之「住宅(丙類)」地帶。根據該分區計劃大綱核准圖，在「住宅(丙類)」地帶內發展「臨時地盤辦公室」用途，須要向城市規劃委員會獲取規劃許可。

是項申請的理由如下：1) 支援公營房屋項目建築地盤；2) 沒有違反規劃意向；3) 符合附近的土地用途；及 4) 沒有不良的交通、渠務及環境影響。

Our Ref.: NH/TPN/2493A/L07

19 April 2022

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
Proposed “Temporary Site Office”
For a Period of 3 Years
Lots 888E(Part) and 889C(Part) in D.D. 83
Lung Yeuk Tau, Fanling, New Territories
(Planning Application No. A/NE-LYT/761)**

We refer to the captioned planning application.

We would like to supersede our previous letter (NH/TPN/2493A/L06) submitted on 16 April 2022 and clarify the followings:

- (1) The proposed “Temporary Site Office” is to provide administrative support to the 3-Year period after-construction maintenance works of the completed public housing construction project – Queen’s Hill Estate (i.e. OP in January 2022) at the convenient location (i.e. about 250m distance to the construction site).
- (2) There is a lack of available vacant land in the vicinity. The proposed site is situated at only about 250m distance to the construction site. Therefore, it is the most suitable location for placing the temporary site office in support of the completed public housing construction project – Queen’s Hill Estate.
- (3) The proposed “Temporary Site Office” is mainly to provide an office area and meeting venue to staff of the contractor and Housing Authority (HA), and there is no construction works and no storage of construction materials at the Site.
- (4) The staff would take shuttle bus (mainly for HA staff) and public transport including bus and mini-bus to transport to and/or from the site office. The drop-off points of shuttle bus and the public transport are all at Lung Ma Road and the staff would walk from the drop-off points to the site office. A Site Access Plan is provided herewith for your reference.



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

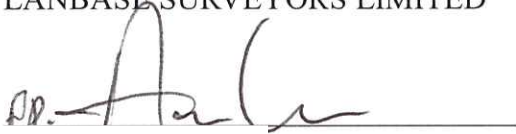


ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Our Ref.: NH/TPN/2493A/L07

Should you have any queries, please feel free to call our _____
Thank you.

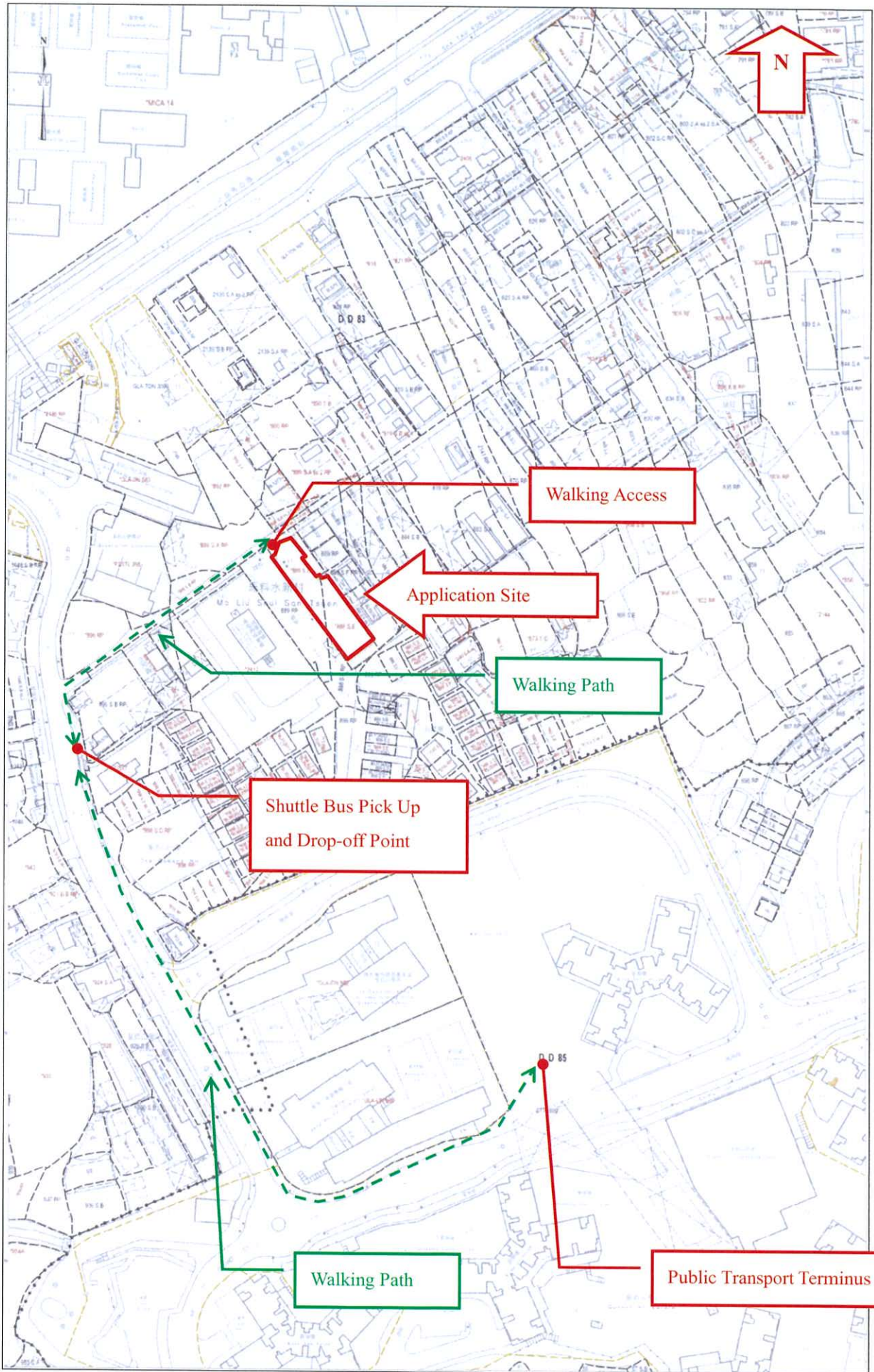
Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



A handwritten signature in black ink, appearing to be 'R.K. AL', is written over a horizontal line.

Director
RK/AL
Encl.

c.c.
DPO/ST, TP&N (Attn.: Ms. Nora Wong By Email)



For Identification Only

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- the Site comprises Lot Nos. 888 S.E and 889 S.C both in D.D. 83. The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access.

2. Traffic

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

- no comment on the application and considers that the traffic impact induced by the temporary development is tolerable from the traffic engineering point of view; and
- Hai Wing Road is not managed by TD.

3. Landscape

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

- no objection to the application from landscape planning perspective;
- the Site is located in an area with non-landscape sensitive zoning and no significant adverse landscape impact arising from the proposed development is anticipated; and
- should the application be approved, it is considered not necessary to impose a landscape condition in the planning permission.

4. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area; and
- the Site is in an area where no public sewer connection is available.

5. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department.

6. **Environment**

Comments of the Director of Environmental Protection (DEP):

- there was no environmental complaint received in the past 3 years.

7. **Building Matters**

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

- his detailed comments are at **Appendix III**.

8. **District Officer's Comments**

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- the Chairman, First Vice-Chairman and Vice-Chairman of the Fanling District Rural Committee object on the application; and
- the incumbent North District Councilor of N18 Constituency, the Indigenous Inhabitant Representative (IRR) of Ma Liu Shui San Tsuen and the Chairman of Lung Shan Area Committee do not response.

9. **Other Departments**

- the following government departments have no comment on/ no objection to the application:
 - (i) Chief Planning Officer of Housing Department (CPO of HD);
 - (ii) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
 - (iii) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
 - (iv) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
 - (v) Director of Agriculture, Fisheries and Conservation (DAFC); and
 - (vi) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) to note the following comments of the District Lands Officer/North, Lands Department:
 - (i) the Site comprises Lot Nos. 888 S.E and 889 S.C in D.D. 83. The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the Site for the proposed use;
 - (ii) the proposed structure would include toilet use. The applicant should note that any proposed toilet facility should meet the current health requirements;
 - (iii) should the application be approved, the owners of the lots concerned shall apply to his office for a Short Term Waiver (STW) to cover the structures concerned. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by her office;
- (c) to note the comments of the Commissioner for Transport that the vehicular access between the Site and Hai Wing Road is not managed by his office. The applicant should seek comments from the responsible party;
- (d) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department:
 - (i) the Site is in an area where no public sewer connection is available;
 - (ii) should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area;
- (e) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department:
 - (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;
 - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are unauthorized buildings works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;

- (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) any temporary shelters or converted containers for site office or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
 - (v) the Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of P(P)R and emergency vehicular access shall be provided under Regulation 41D of B(P)R;
 - (vi) if the Site is not abutting on a specific street having a width not less than 4.5m wide, the development intensity shall be determined by BA under B(P)R 19(3) at building plan submission stage;
 - (vii) in general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008;
 - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond or land. Detailed comments under BO will be provided at formal building plans submission stage;
- (f) to note the following comments of the Director of Fire Services:
- (i) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to FSD for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

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

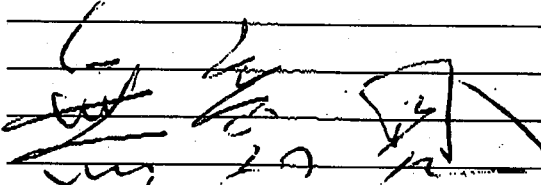
By e-mail : tpbpd@pland.gov.hk

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

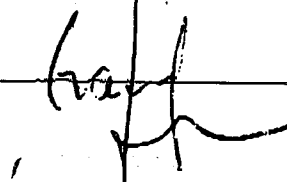
A/NE-LYT/761

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature  日期 Date 28 FEB 2022

5-2 to 4

1/4

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-LYT/761

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁反對資料

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

簽署 Signature



日期 Date

9-3-2022

5-2

2/4



香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel:(852) 26755277 圖文傳真/ Fax:(852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-LYT/761

新界粉嶺龍躍頭丈量約份第 83 約地段第 888 號 E 分段(部份)

及第 889 號 C 分段(部分)

臨時地盤辦公室 (為期 3 年)

(申請編號：A/NE-LYT/761)

頃接村民對上述申請提出 強烈反對 意見，並要求本會向 貴處轉述意見，其理由是：

- 1) 村路狹窄，不宜大型車輛/貨櫃車出入，阻塞道路，危及行人安全。
- 2) 由於周邊全是住宅區，排出大量廢氣造成空氣污染，影響村民生活環境。
- 3) 不宜存放大量貨櫃箱。

懇請 貴處理解村民之憂慮，慎重處理上述申請。

此致

規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席



(Handwritten signature)

敬上

(李國鳳)

2022年3月9日

5-3

3/4

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel:(852)26755277 圖文傳真/Fax:(852)26699687

敬啟者：

貴處檔號：TPB/A/NE-LYT/761

新界粉嶺龍躍頭丈量約份第 83 約地段第 888 號 E 分段(部份)

及第 889 號 C 分段(部分)

臨時地盤辦公室 (為期 3 年)

(申請編號：A/NE-LYT/761)

頃接村民對上述申請提出 強烈反對 意見，並要求本會向 貴處轉述意見，其理由是：

- 1) 村路狹窄，不宜大型車輛/貨櫃車出入，阻塞道路，危及行人安全。
- 2) 由於周邊全是住宅區，排出大量廢氣造成空氣污染，影響村民生活環境。
- 3) 不宜存放大量貨櫃箱。

懇請 貴處理解村民之憂慮，慎重處理上述申請。

此致

規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會副主席



李廣明

(李廣明)

敬上

2022年3月9日

5-4

4/4



香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel:(852) 26755277 圖文傳真/ Fax:(852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-LYT/761
新界粉嶺龍躍頭丈量約份第 83 約地段第 888 號 E 分段(部份)
及第 889 號 C 分段(部分)
臨時地盤辦公室 (為期 3 年)
(申請編號：A/NE-LYT/761)

頃接村民對上述申請提出 強烈反對 意見，並要求本會向 貴處轉述意見，其理由是：

- 1) 村路狹窄，不宜大型車輛/貨櫃車出入，阻塞道路，危及行人安全。
- 2) 由於周邊全是住宅區，排出大量廢氣造成空氣污染，影響村民生活環境。
- 3) 不宜存放大量貨櫃箱。

懇請 貴處理解村民之憂慮，慎重處理上述申請。

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會首副主席



劉永安
(劉永安)

敬上

2022年3月9日

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



FW: A/NE-LYT/761
14/03/2022 10:30

5-5

From: <tpbpd@pland.gov.hk>
To: <kstlam@pland.gov.hk>
Cc: <ccycheung@pland.gov.hk>, <ykfwok@pland.gov.hk>, <stndpo@pland.gov.hk>
File Ref:

From: [REDACTED]
Sent: Sunday, March 13, 2022 2:08 AM
To: tpbpd <tpbpd@pland.gov.hk>
Subject: A/NE-LYT/761

'PREVIOUS PLANNING PERMISSION FOR SAME USE'

But no approval history is provided and a search on OZP website by lot number does not provide a link

Pls advise Application No of approved use.

Thanks
Mary