

2022年 4月 1 日

此文件在\_\_\_\_\_收到。城市規劃委員會  
只會在收到所有必需的資料後，才會正式承認收到  
申請的日期。

This document is received on **11 APR 2022**  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](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](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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/763
	Date Received 收到日期	11 APR 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 checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
楊林 楊潤有 楊偉明 楊偉倫 YOUNG LAM, YOUNG YUN YAU, YOUNG WAI MIN, YOUNG WAI LUN	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
楊潤有 YOUNG YUN YAU	
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)	新界粉嶺沙頭角公路, 第76約地段 1442號及1444號餘段及毗鄰政府土地。 LOT 1442 & 1444 RP in DP 76 SHA TAU KOK Rd. Fanling, NT. & adjoining Gov land.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	1587.74 ~ 1771.8 <input checked="" type="checkbox"/> Site area 地盤面積 1600 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 396.52 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)	190 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S / NG - LYT / 18
(e) Land use zone(s) involved 涉及的土地用途地帶	"農業" "AGRICULTURE"
(f) Current use(s) 現時用途	臨時訓練中心, (歷奇教育訓練中心) Temporary Training Centre (Adventure Training) (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"<sup>7</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>7</sup> (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"<sup>7</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>7</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>7</sup>.  
並不是「現行土地擁有人」<sup>7</sup>。

☐ 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)"<sup>7</sup>.  
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」<sup>7</sup>。

(b) The applicant 申請人 -

☐ has obtained consent(s) of ..... "current land owner(s)"<sup>7</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>7</sup> 的同意。

Details of consent of "current land owner(s)" <sup>7</sup> obtained 取得「現行土地擁有人」 <sup>7</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」"郵遞要求同意書"<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	          (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積 .....sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 .....sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 ..... Proposed domestic floor area 擬議住用樓面面積 .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 .....sq.m <input 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) ..... ..... .....	
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			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input 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))	
		<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)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	_____		
	_____		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas****位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-LYT/ 1, 692</u>
(b) Date of approval 獲批給許可的日期	<u>3 MAY 19</u> (DD 日/MM 月/YYYY 年) ✓
(c) Date of expiry 許可屆滿日期	<u>11 JUNE 22</u> (DD 日/MM 月/YYYY 年) ✓
(d) Approved use/development 已批給許可的用途/發展	<u>臨時訓練中心, (歷奇教育訓練中心)</u> ✓
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></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。

見附件

**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌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

楊潤有  
YOUNG YUN YAU

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

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

Date 日期

29/3/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOT 1442 & 1444 RP in DD76 SHA TAN Lok Road, Fanling, NT & adjoining Gov land.
Site area 地盤面積	1600 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 190 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE - LYT / 18
Zoning 地帶	農業
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時訓練中心 (歷奇教育訓練中心)

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	396.52 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	25% <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0	<input type="checkbox"/> (Not more than 不多於) m 米
		0	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用		<input type="checkbox"/> (Not more than 不多於) m 米
			<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	25 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		0
	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) _____ _____		0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
TPB/A/NE-LYT/692		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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



## 要求的續辦理由

附件(一) 共通

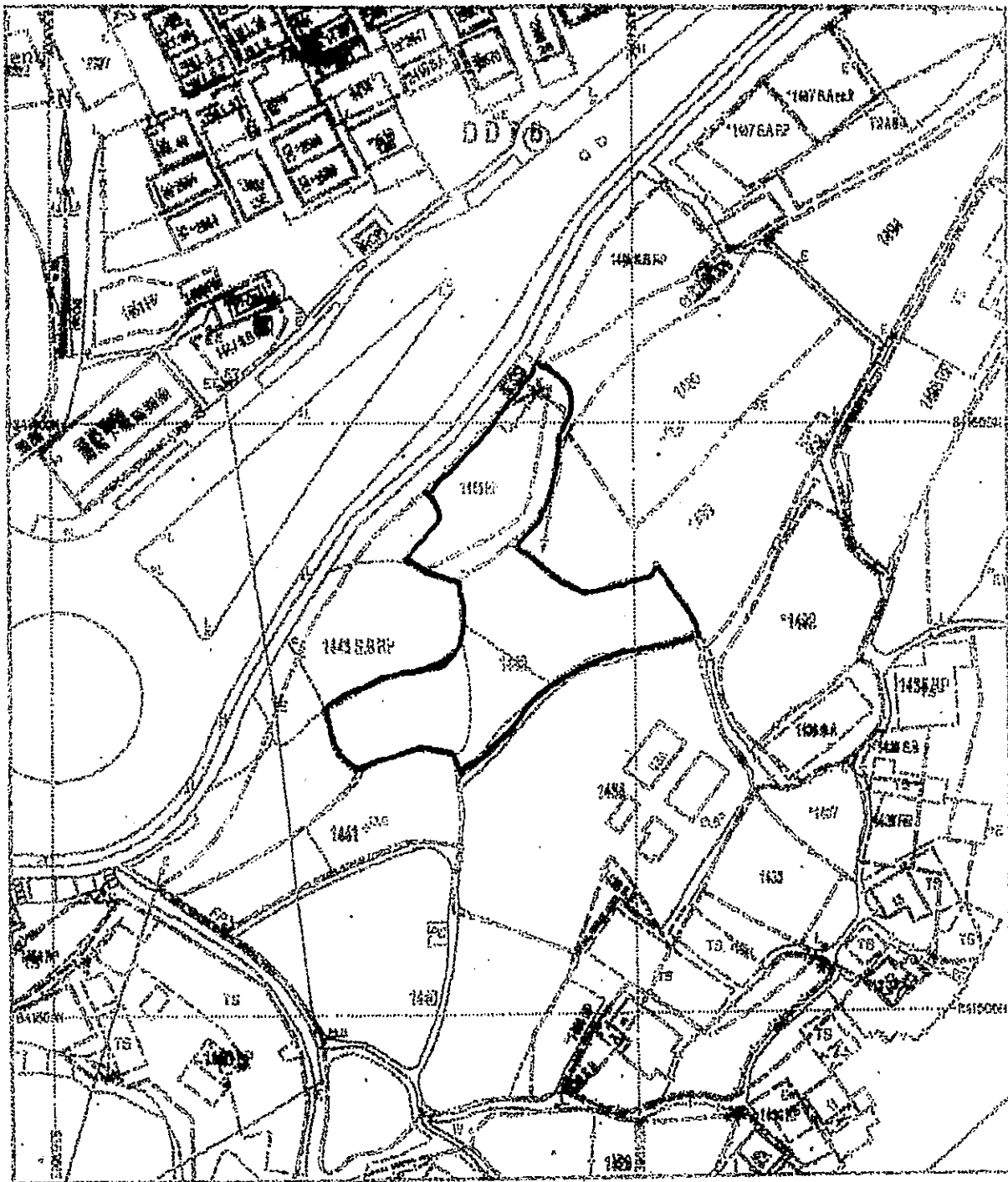
### 理由

需配合教育方向及學校所需，如 特需學習 SEN 學問，或長期  
天空計劃，校本/校本計劃，中學通識和其他學習經驗等，及  
教師發展及社工培訓等。

故特區申請延續 體育訓練場地，以提供 體育教育  
服務。一方面助能 豐富資源運用及提供 一個安全而富  
挑戰性的設施和場地，為本港青年、學生及不同團體  
等作出 教育訓練及培訓服務之用。另一方面以  
生命教育作為藍本，協助他們作出自我和對生活  
經驗的反思成長。

此外，申請 延續使用此地段有助優化環境  
及善用土地。而場地內亦提供專業設施及器材，  
有助專業並合規格的導師帶領活動。如獲批准申請使用，  
不但能培訓更多導師，也可營造一個具有教育意義和強  
身健體的成長場地。

# LOT INDEX PLAN



Plan produced by SMO, Lands Department.

SCALE 1:1000  
METRES 10 0 10 20 30 40 50 METRES



Locality : DD 70  
Lot Index Plan No. : 3-SW-4B  
District Survey Office : North  
Date : 21 Jul 10  
Reference No. : 2076/2010  
(c) Copyright reserved - Hong Kong Government

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allotments, Temporary Government Land Allotments, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

本圖則為地籍圖的副本，顯示地籍界線的大概位置。包括臨時佔用政府土地、臨時政府土地撥用、短期租約及政府土地牌照等。臨時佔用土地可能隨時被取消或更改，應與區地政主任核實。圖上顯示之資料必須經實地調查核實。地籍圖可隨時根據新發現之界線資料而作出修訂，而無需事先通知。

A, B, C  
(上蓋, 鐵片蓋頂)

D 貨柜

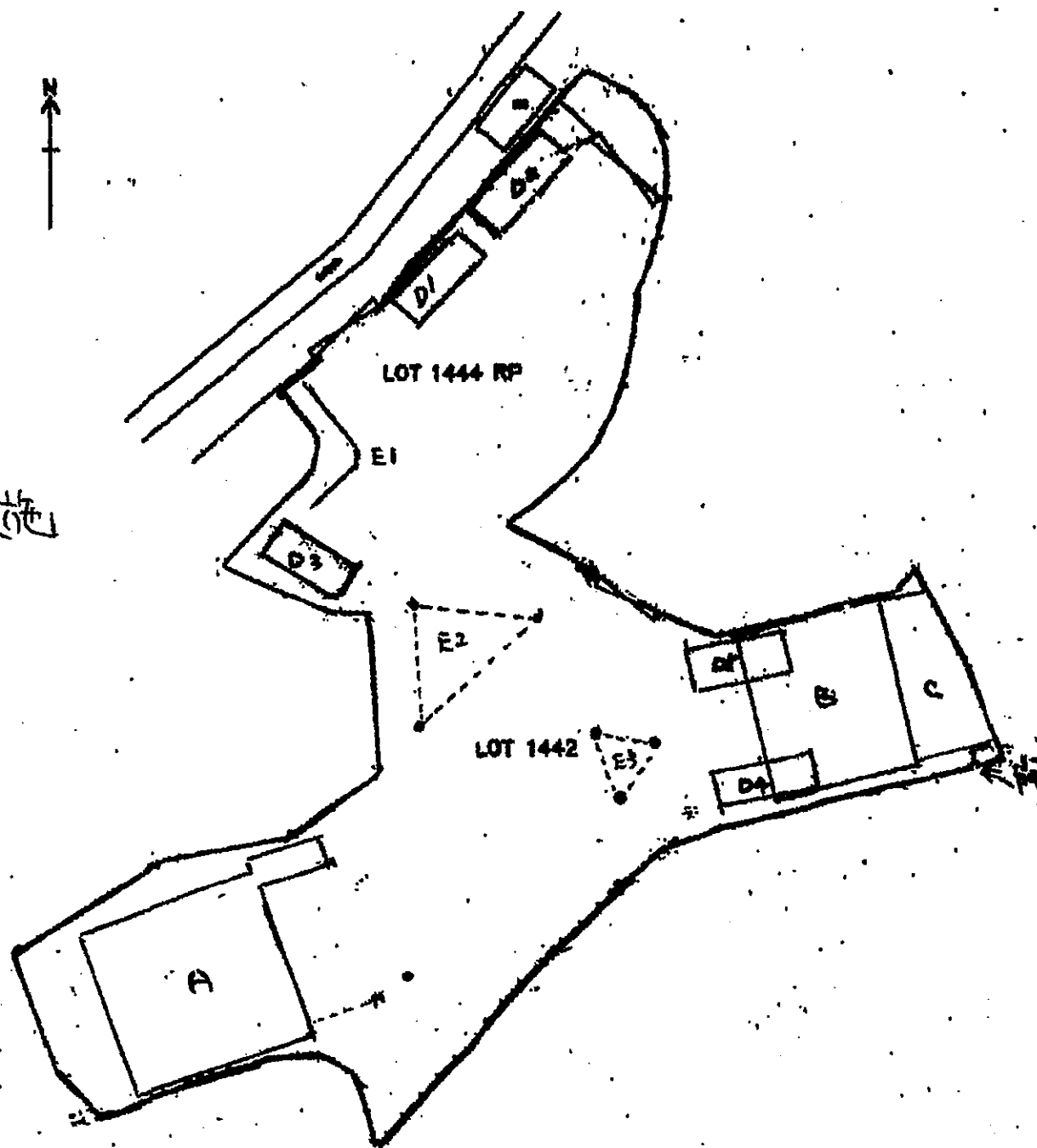
D+ 雙疊貨柜

D5

E 戶外活動項目設施

• 木柱

H 鐵柱



A. 上蓋, 用途作攀壁, 結繩, 繩網及高橋等設施

B. 上蓋, 用途作攀壁及上蓋旁作游繩下降等設施

C = 廁所

D = 貯物櫃 D, D<sub>2</sub> 及 D<sub>3</sub> 為單層櫃, 高 2.7 米, 加格熱層 0.5 米  
共 3.2 米高

用作貯物, 寫字樓及會議室之用

D<sub>4</sub> 及 D<sub>5</sub> 分別為雙層櫃, 高 2.7 米加 2.7 米  
共 5.4 米高

用作貯物, 會議室及活動室

E<sub>1</sub>, E<sub>2</sub>, E<sub>3</sub> 戶外項目, 繩網及攀繩設施

總樓面面積(約)

A 上蓋 (10.95m x 12.30m) + (2.10m x 5.66m)	= 146.144m <sup>2</sup> (高 8m) 單層
B 上蓋 (11.70m x 9.10m)	= 106.47m <sup>2</sup> (高 6m) 單層
C 上蓋 (11.70m x 2.125m) + (11.70m x 1.05m)	= 38.61m <sup>2</sup> (高 3m) 單層
D 貨櫃 共 5 個	= 105m <sup>2</sup> (D <sub>1</sub> D <sub>2</sub> D <sub>3</sub> ) 單層 (D <sub>4</sub> D <sub>5</sub> ) 雙層

總樓面面積約 396.52m<sup>2</sup> (A + B + C + D 上蓋)

本中心內不設停車位及上落貨區, 參加者自己乘搭公共交通工具,  
然後步行進出中心, 參加活動。洲口只准供行人出入。

**城市規劃委員會**

香港北角渣甸街三百三十三號  
北角政府合署十五樓

**TOWN PLANNING BOARD**

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

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函編號 Your Reference:

覆函請註明本會編號

In reply please quote this ref.: TPB/A/NE-I.YT/692

郵遞及傳真函件

先生／女士：

為批給在劃為「農業」地帶的  
粉嶺沙頭角公路第 76 約地段第 1442 號及  
第 1444 號餘段和毗連政府土地作臨時訓練中心  
(歷奇教育訓練中心)用途的規劃許可續期三年

我曾於二零一九年四月二十三日發信給你。

城市規劃委員會(下稱「城規會」)在考慮這宗申請後，  
決定根據《城市規劃條例》第 16 條，按照你向城規會所提交申  
請的內容，批准這宗規劃許可申請。這項規劃許可屬臨時性  
質，有效期為三年，由二零一九年六月十二日至二零二二年六  
月十一日止，並須附加下列條件：

- (a) 如你所建議，在規劃許可有效期內，不得於晚上七  
時至上午七時在申請地點進行夜間作業；
- (b) 在規劃許可有效期內，不得在申請地點停泊車輛及  
上落客貨；
- (c) 在規劃許可有效期內，必須時刻妥為保養現有的排  
水設施。倘發現這些設施在運作期間有不足或欠  
妥，須作出補救；
- (d) 在規劃許可續期之日起計六個月內(即在二零一九年  
十二月十二日或之前)，提交滅火水源和消防裝置建

議，而有關建議必須符合消防處處長或城規會的要求；

- (e) 就上文(d)項條件而言，在規劃許可續期之日起計九個月內(即在二零二零年三月十二日或之前)，提供滅火水源和消防裝置，而有關情況必須符合消防處處長或城規會的要求；
- (f) 倘在規劃許可有效期內沒有遵守上述規劃許可附帶條件(a)、(b)或(c)項的任何一項，現時批給的規劃許可即會停止生效，並會即時撤銷，不再另行通知；
- (g) 倘在指明日期當日仍未履行上述規劃許可附帶條件(d)或(c)項的任何一項，現時批給的規劃許可即會停止生效，並會於同日撤銷，不再另行通知；以及
- (h) 在這項規劃許可的有效期限屆滿後，把申請地點恢復為美化市容地帶，而有關狀況必須符合規劃署署長或城規會的要求。

城規會亦同意告知你，留意城規會文件附錄 IV 所載的指引性質的條款(隨函夾附該附錄的中譯本)。

你必須嚴格遵守有關履行上述規劃許可附帶條件的期限。如你在指定期限內沒有履行上述附帶條件的任何一項，現時批給的許可即會撤銷，不再另行通知，而當局亦會對有關發展採取執行管制行動。如欲申請延長履行規劃許可附帶條件的期限，請最遲在上述指定期限屆滿前六個星期，向城規會提交第 16A 條申請。這安排旨在讓城規會有足夠時間在徵詢有關部門的意見後處理該宗申請。如規劃許可所指定的期限在城規會考慮延期申請時已經屆滿，該宗延期中請將不獲城規會考慮。詳情請參閱規劃指引編號 34C 和 36B。有關規劃指引、申請表格(表格第 S16A 號)及《申請須知》，可瀏覽城規會的網頁(網址：[www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/))，或向規劃署的規劃資料查詢處(查詢熱線：2231 5000；地址：北角渣華道 333 號北角政府合署 17 樓和沙田上禾輦路 1 號沙田政府合署 14 樓)及城規會秘書處(地址：北角政府合署 15 樓)索取。

規劃署

沙田、大埔及北區規劃處  
新界沙田上禾輦路1號  
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
13/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.

查詢電話 Your Reference  
本署傳真 Our Reference TPB/A/NE-LYT/692  
電話號碼 Tel. No.: 2158 6220  
傳真號碼 Fax No.: 2691 2806 / 2696 2377

傳真

楊先生,

臨時「訓練中心（歷奇教育訓練中心）」用途的規劃許可續期（為期3年）  
（履行規劃申請編號：A/NE-LYT/692 的規劃許可附帶條件(e)項）

本署於二零一九年十一月十八日收到你有關履行規劃許可附帶條件(e)項所提交的落實消防裝置和滅火水源建議，並已於同年十二月二十七日給予簡覆，指出消防處處長仍在處理你提交的文件。

消防處處長（經辦人：陳銘沖先生；電話：2733 7735）審視你提交的資料後沒有意見，並認為規劃許可附帶條件(e)項已經履行。

如你有任何疑問，請致電 2158 6229 與本署易淑儀女士聯絡。

規劃署署長

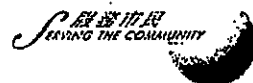
（朱霞芬



代行)

二零二零年一月二十四日

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



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8779869

FSD Ref.: \_\_\_\_\_

消防處編號

Name of Client:

顧客姓名

生命教育訓練有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Area:

☐ HK

香港

☐ K

九龍

☒ NT

新界

Block:

座

District:

分區

粉嶺

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24.	4 Nos x 5 KG CO2/Gas F.E.	Site	Conforms	20.10.2021	19.10.2022
24.	4 Nos x 9L CO2/W F.E.	Inside	With FSD Requirements.		

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			- N. A. -		

## Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			- N. A. -	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈  
或處所當眼處以供消防處人員查核

Authorized  
Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

For FSD  
use only:

Inspected

Key-in

Hui Ham So

RC3-175

Sun Tai Company





Licence No. : 牌照編號	WT00037552-2021
This Licence is Valid to : 本牌照有效期至	30/11/2025

ENVIRONMENTAL PROTECTION DEPARTMENT

環境保護署

WATER POLLUTION CONTROL ORDINANCE (CAP.358)

水污染管制條例(第358章)

LICENCE PURSUANT TO SECTION 20

按第20條簽發的牌照

The Director of Environmental Protection ("the Authority") grants this licence under the Water Pollution Control Ordinance ("the Ordinance") on the terms and conditions stated below.

環境保護署署長(「監督」)按下列的條款及條件,根據水污染管制條例(「本條例」)批給此牌照。

28 MAY 2021

Date

日期

( CHAN Wai-kit )

For the Authority

監督( 陳偉傑 代行)

PART A 甲部 : GENERAL TERMS 一般條款

Name of Licensee ("the Licensee") 持牌人名稱(「持牌人」)	Training for Life Limited 生命教育訓練有限公司
Discharge Premises ("the premises") 排放處所(「處所」)	Lots 1442 and 1444 R.P. in D.D.76, Ho Par Village, Sha Tau Kok Road, Fanling, N.T. 新界粉嶺沙頭角道河壩村丈量約份第76約地段第1442號及1444號餘段
Water Control Zone 水質管制區	Deep Bay Water Control Zone 后海灣水質管制區
Discharge Category 排放種類	Discharge of commercial trade effluent into septic tank system 排放入化糞池系統的商業污水
Nature of Discharge and Wastewater Treatment Facilities 排放性質及廢水處理設施	Trade effluent arising from the premises 源自上址的行業污水  Septic tank system 化糞池系統
Discharge Point 排放點	Soakaway Pit 滲水井

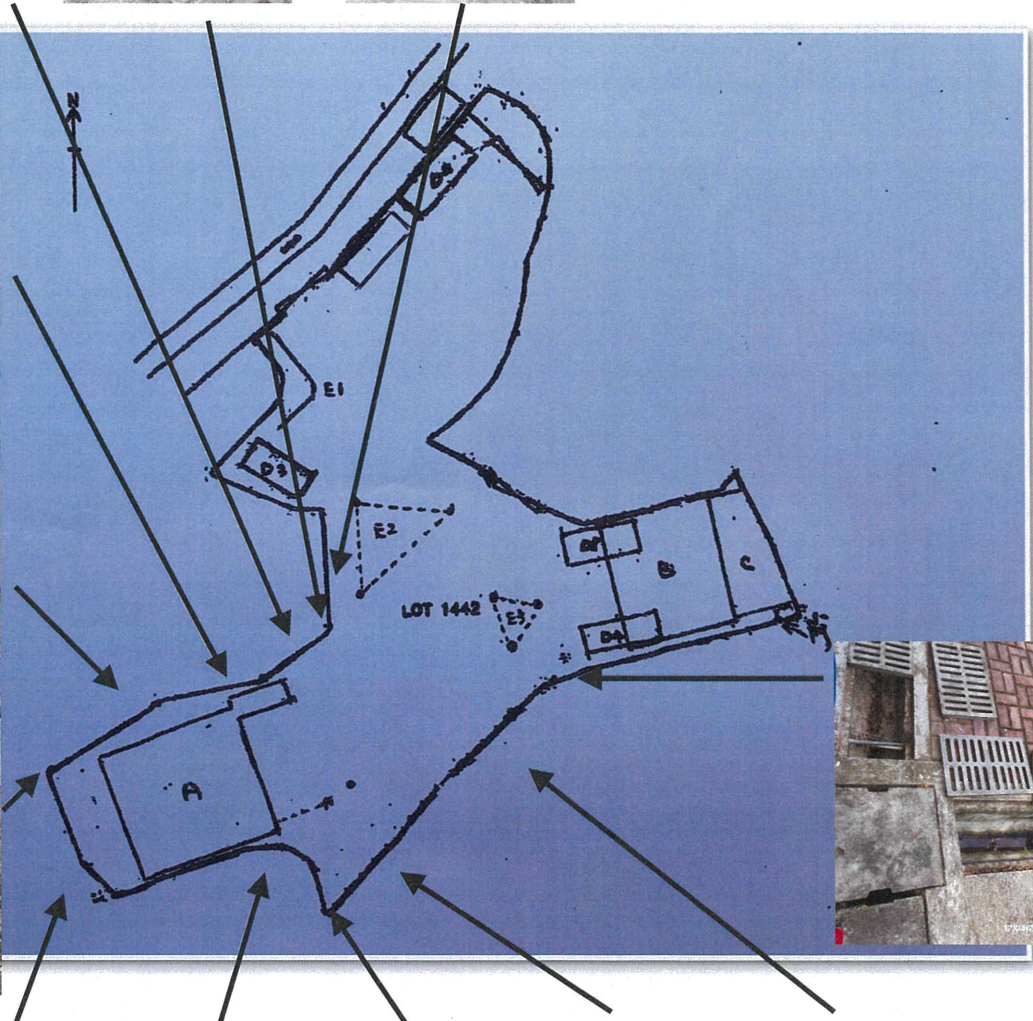
PART B 乙部 : SPECIFIC CONDITION 特別條件

B1. Limitation on Discharge 排放限制

The maximum allowable flow rate is .....1..... cubic metre(s) per day. The flow rate refers to the total discharge from the premises.

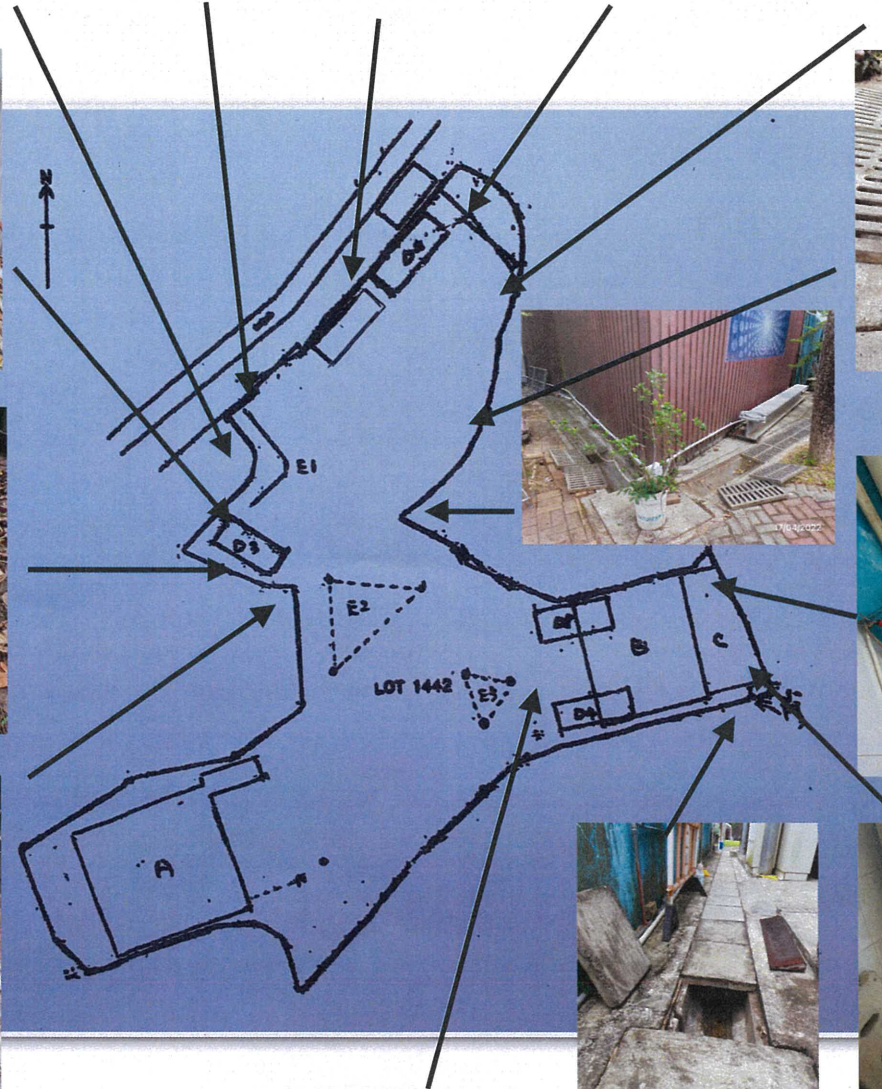
准予最高流量率為每日.....1.....立方米。流量率是指所有源自處所的排放的總和。

排水渠



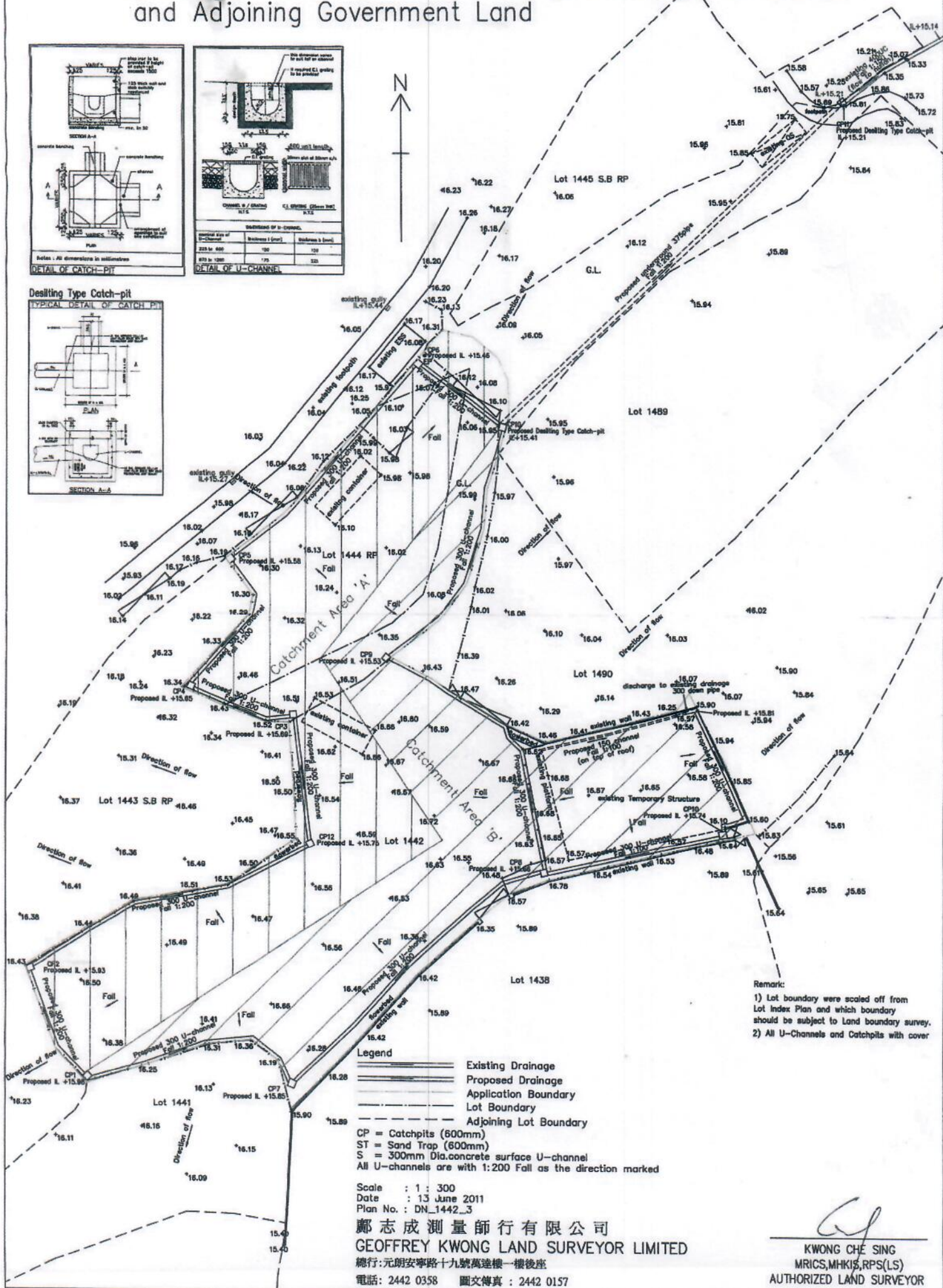
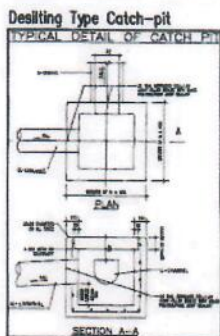
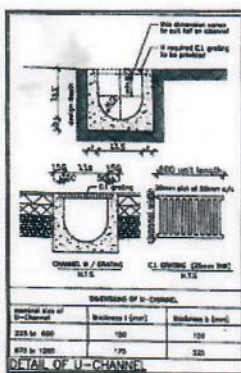
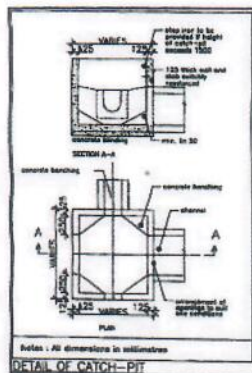


# 排水渠





# Drainage Plan of Lot Nos. 1442 and 1444 RP in D.D.76 and Adjoining Government Land



**Drainage Design on Lot Nos. 1442 and 1444 RP in D.D.76 and Adjoining Government Land**

The elevation of application site is higher than that of adjoining land. The proposed drainage will only intercept and convey the runoff from application site, and it will not affect the adjoining land.

The eastern section of proposed 300UC(s) (Fall 1:200) from CP1 to CP10 will intercept and convey all runoff from catchment Area 'A' and the western section of proposed 300UC(s) (Fall 1:200) from CP1 to CP10 will intercept and convey all runoff from catchment Area 'B'. Then the proposed underground 375pipe (Fall 1:200) from CP10 to CP11 will convey all runoff to existing 400UC (Fall 1:150) in north-east. Finally, the existing 400UC convey all runoff to nullah.

This proposed development will have no adverse impact, so it should be considered acceptable.

All the information is shown on the plan (DN\_1442\_2). Both proposed 300UC(s), proposed underground 375pipe and existing 400UC will not overload. The calculation is checked below.



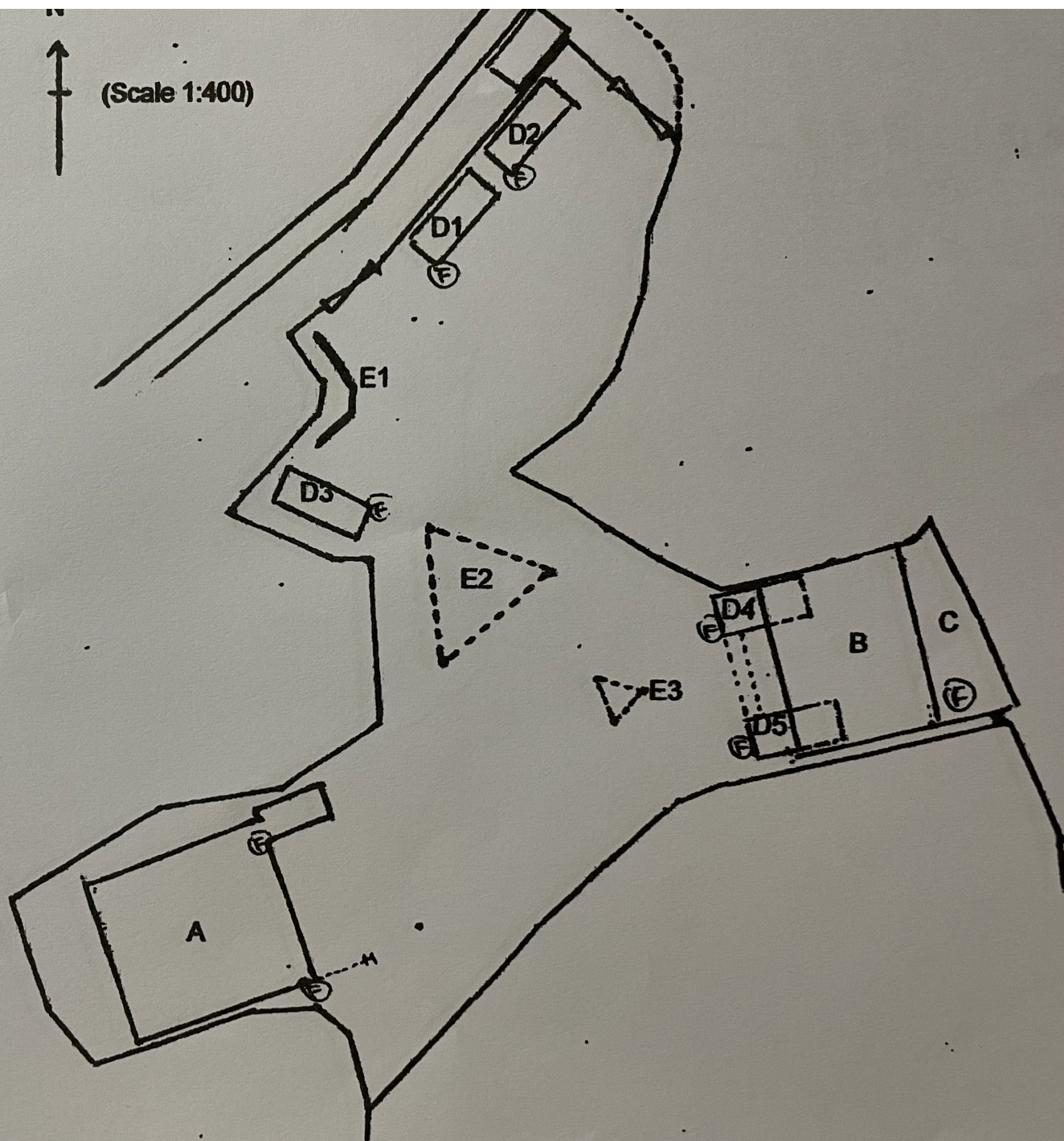
Storm Water Calculation	Job: Lot Nos. 1442 and 1444 RP in D.D.76 and Adjoining Government Land  Subject: Surface Drainage Design	Reference
<p><b>1. For Catchment Area 'A'</b></p> <p><b>a. Catchment Area 'A' to CP10</b></p> <p><math>A = 796.5 \text{ sq.m.}</math></p> <p><math>L = 103 \text{ m}</math></p> <p><math>\delta h = 16.65 - 15.41 = 1.24 \text{ m (say application site level is 16.65m)}</math></p> <p><math>H = \delta h / L = 1.20 \text{ (m/100m)}</math></p> <p><math>t_r = 0.14465 \times 103 / (1.20^{0.2} \times 796.5^{0.1})</math>  <math>= 7.36 \text{ min}</math></p> <p>With design return period 1 in 100 Years for permanent drainage,  <math>i_{100} = 270 \text{ mm/hr}</math></p> <p>Flow for 100 year return period,  <math>Q_{100} = 1.0 \times 796.5 \times 270 / 3600 = 59.7 \text{ litres/sec}</math></p> <p><b>b. Design of flowing channel (Proposed eastern 300 UC)</b></p> <p>For 300 UC at gradient 1 in 200 ,  Hydraulic Gradient = 0.5 (m/100m)</p> <p><math>Q_{\max} = 90 \text{ litres/sec} &gt; 59.7 \text{ litres/sec}</math></p>		<p>Fig. 802 Geotechnical Manual for Slopes</p> <p>Fig. 8.7 Geotechnical Manual for Slopes</p>

Storm Water Calculation	Job: Lot Nos. 1442 and 1444 RP in D.D.76 and Adjoining Government Land  Subject: Surface Drainage Design	Reference
<p><b>2. For Catchment Area 'B'</b></p> <p><b>a. Catchment Area 'B' to CP10</b></p> <p><math>A = 811.5 \text{ sq.m.}</math></p> <p><math>L = 101 \text{ m}</math></p> <p><math>\delta h = 16.65 - 15.41 = 1.24 \text{ m (say application site level is 16.65m)}</math></p> <p><math>H = \delta h / L = 1.23 \text{ (m/100m)}</math></p> <p><math>t_r = 0.14465 \times 101 / (1.23^{0.2} \times 811.5^{0.1})</math> <math>= 7.17 \text{ min}</math></p> <p>With design return period 1 in 100 Years for permanent drainage, <math>i_{100} = 270 \text{ mm/hr}</math></p> <p>Flow for 100 year return period, <math>Q_{100} = 1.0 \times 811.5 \times 270 / 3600 = 60.9 \text{ litres/sec}</math></p> <p><b>b. Design of flowing channel</b> <span style="float: right;"><b>(Proposed western 300 UC)</b></span></p> <p>For 300 UC at gradient 1 in 200 , Hydraulic Gradient = 0.5 (m/100m)</p> <p><math>Q_{\text{max}} = 90 \text{ litres/sec} &gt; 60.9 \text{ litres/sec}</math></p>		<p>Fig. 802 Geotechnical Manual for Slopes</p> <p>Fig. 8.7 Geotechnical Manual for Slopes</p>

Storm Water Calculation	Job: Lot Nos. 1442 and 1444 RP in D.D.76 and Adjoining Government Land  Subject: Surface Drainage Design	Reference
<p><b>3. For Outlet</b></p> <p><b>Design of flowing channel (Proposed 375pipe)</b></p> <p>For 375 pipe at gradient 1 in 200 , Hydraulic Gradient = 0.5 (m/100m)</p> <p><math>Q_{\max} = 160 \text{ litres/sec} &gt; 120.6 \text{ litres/sec}</math> (59.7 from Catchment Area A + 60.9 from Catchment Area B)</p> <p><b>Design of outlet channel (Existing 400UC)</b></p> <p>For 400 UC at gradient 1 in 150 , Hydraulic Gradient = 0.67 (m/100m)</p> <p><math>Q_{\max} = 200 \text{ litres/sec} &gt; 120.6 \text{ litres/sec}</math></p>		<p>Fig. 8.7 Geotechnical Manual for Slopes</p> <p>Fig. 8.7 Geotechnical Manual for Slopes</p>



⑦ 滅火筒





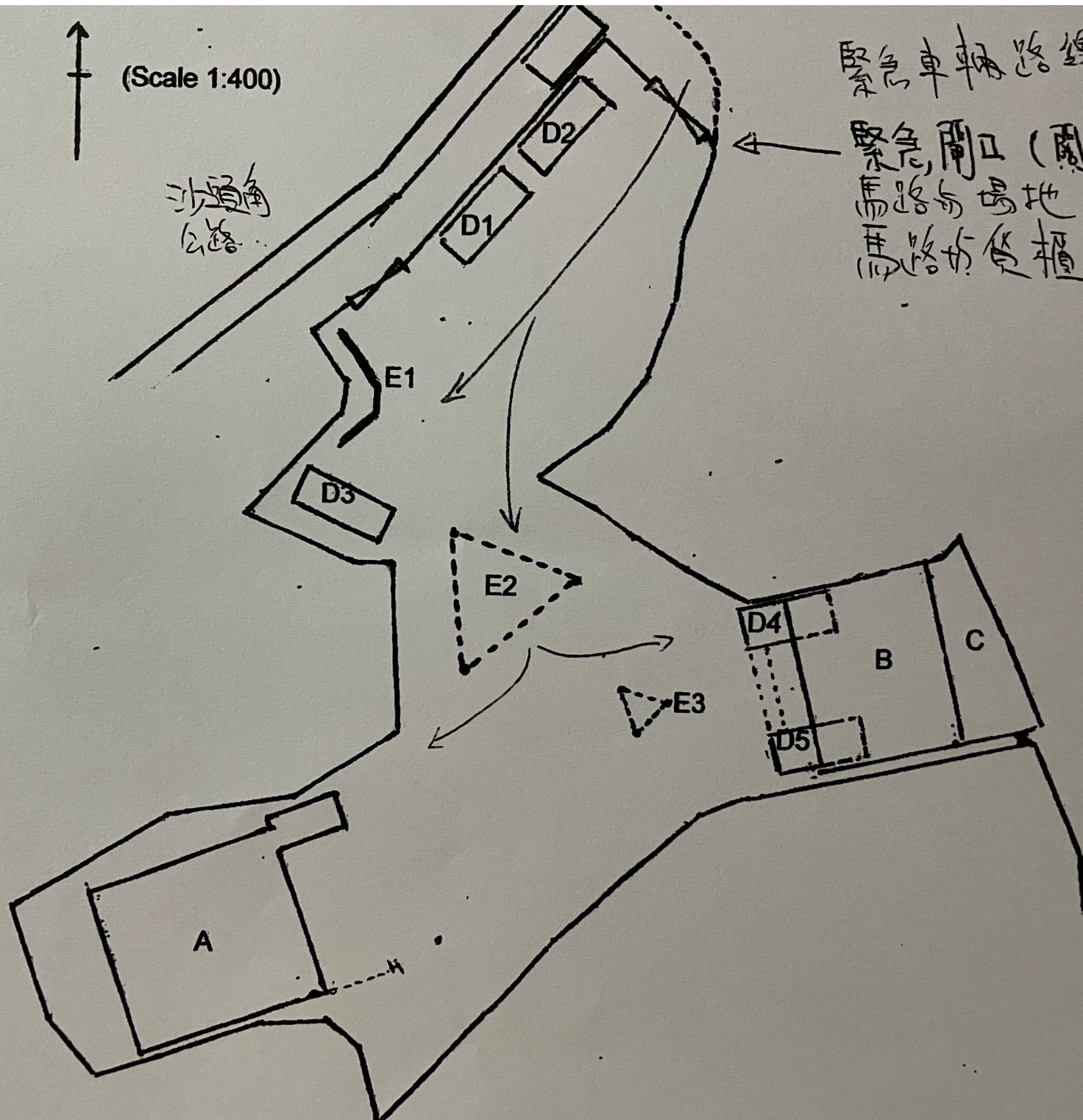


(Scale 1:400)

沙頭角  
公路

緊急車輛路線

緊急開口 (闊 4.5米)  
馬路與場地距離約 3米  
馬路與貨櫃距離約 40米





(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 0	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 396.52	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 25%
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> (Not more than 不多於) m 米 0	
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 0	
	Non-domestic 非住用	<input type="checkbox"/> (Not more than 不多於) m 米 3-8	
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 1-2 層	
(iv) Site coverage 上蓋面積	25 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)  		0
	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)  		0

補充資料 (A\_NE-LYT\_763)

致 城市規劃委員會

回應5/5/2022電郵資料

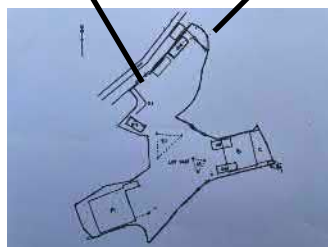
- 1) 場地不設車位及上落貨區
- 2) 場地預留大門，分別：
  - 大閘(A)參加者、進場人士使用
  - 大閘(B)只供政府部門緊急車輛通道
  - 小門只供職員出入之用。



參加者出入之用



緊急車輛通道



緊急車輛通道

參加者出入之用





Re: Comments from Transport Department (Application No. A/NE-LYT/763)25/05/2022  
22:36  
From: Chris Yeung  
To: <wcchim@pland.gov.hk>  
Cc:  
File Ref:  
History:

Dear Chim,

All the apply same as previous application (A/NE-LYT/692)

- 1) the business hours (7am-7pm)
- 2) the site boundary of your premise. (Same as the previous application (A/NE-LYT/692))

Sorry for the drawing.

Many thanks

CHRIS YEUNG

(<wcchim@pland.gov.hk>) 在 2022年5月24日 星期二 GMT+8 下午05:10:58 寫道 :

Dear Mr. Yeung,

I refer to the captioned application for renewal of planning approval. As per our phone conversation, please clarify 1) the business hours and 2) the site boundary of your premise.

Enclosed please find an illustration of the site boundary of the current application (A/NE-LYT/763) and previous application (A/NE-LYT/692) for your reference. As you can see, the site boundary that you have drawn has encroached onto **a tiny part of an adjacent lot (Lot 1490 DD 76)** to the east of your site. Please provide an updated lot index plan.

Thank you very much.

Regards,  
Christian CHIM  
*For District Planning Officer/  
Sha Tin, Tai Po & North District Planning Office  
Planning Department  
T 2158 6164 F 2691 2806  
E wcchim@pland.gov.hk*





回覆： Re: Comments from Transport Department (Application No. A/NE-LYT/763)  
27/05/2022 17:42  
From: Chris Yeung  
To: <wcchim@pland.gov.hk>  
Cc:  
File Ref:

詹先生：

補充及回應相關資料：

1) 儘管申請人表示申請場地內不設停車位／上落客貨車位，申請人仍須解釋是否有任何車輛出入申請場地的需要（包括送貨等用途）。如是，請提供現時車輛出入申請場地的路線。

場地沒有車輛進出（包括送貨、上落貨等用途）

2) 除此之外，你於本年5月26日就有關題述申請的進一步資料收悉。本署知悉申請場地的營業時間為上午七時至下午七時，而你未列明除星期一至六以外，營業時間是否包括星期日及公眾假期，請你於回覆電郵時一併答覆。

場地不設Walk in，只供有課程日子才開放，因此（星期一至日及公眾假期也有機會提供服務）營業時間為上午七時至下午七時

謝謝

Chris

星期五, 5月 27, 2022, 17:29 於 [wcchim@pland.gov.hk](mailto:wcchim@pland.gov.hk) 寫道：

楊先生：

運輸署審視你於本年5月6日提交的進一步資料後，現答覆如下：

儘管申請人表示申請場地內不設停車位／上落客貨車位，申請人仍須解釋是否有任何車輛出入申請場地的需要（包括送貨等用途）。如是，請提供現時車輛出入申請場地的路線。

本署會將你的回覆轉交運輸署考慮。

除此之外，你於本年5月26日就有關題述申請的進一步資料收悉。本署知悉申請場地的營業時間為上午七時至下午七時，而你未列明除星期一至六以外，營業時間是否包括星期日及公眾假期，請你於回覆電郵時一併答覆。

如你對以上內容有其他查詢，請與本人（電話：2158 6164）聯絡。

沙田、大埔及北區規劃專員  
（詹仲軒 代行）

**Relevant Extracts of Town Planning Board Guidelines No. 34C on  
‘Renewal of Planning Approval and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development’  
(TPB-PG No. 34C)**

1. The relevant assessment criteria for assessing applications include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous s.16 Applications covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Uses / Developments</b>	<b>Date of Consideration</b>
A/NE-LYT/413	Temporary Training Centre (Adventure Training Centre) for a Period of 3 Years	11.6.2010 (RNTPC)
A/NE-LYT/504	Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre) for a Period of 3 Years	3.5.2013 (RNTPC)
A/NE-LYT/591	Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre) for a Period of 3 Years	13.5.2016 (RNTPC)
A/NE-LYT/692	Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre) for a Period of 3 Years	3.5.2019 (RNTPC)

**Similar s.16 Application in the vicinity of the Site and within the “AGR” zone on the Lung Yeuk Tau and Kwan Tei South OZP in the past 5 years**

**Approved Application**

<b>Application No.</b>	<b>Uses / Developments</b>	<b>Date of Consideration</b>
A/NE-LYT/739	Proposed Temporary Golf Training Centre for a Period of 3 Years	26.3.2021 (RNTPC)



**Government Departments' General Comments**

**1. Land Administration**

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

- the Site comprises Lot Nos. 1442 and 1444 RP both in D.D. 76 and adjoining government land (GL). The lots are Old Schedule lots held under the Block Government Lease (demised for agriculture use) without any guarantee of right of vehicular access. The applicants should make their own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining GL will be allowed for the vehicular access to the Site for the proposed use;
- it is noted that there are unauthorised structures erected on the Site and one of the structures was found encroached onto adjoining Lot No. 1490 in D.D. 76. Portions of adjoining GL are also found to be occupied without approval. His office reserves the right to take necessary lease enforcement actions against the structures on the private lots and land control action against the irregularities on GL as appropriate;
- it is noted that a structure would be built for toilet use. The applicants should note that any toilet facility should meet the current health requirements; and
- the applicants have submitted a Short Term Tenancy (STT) application to regularise the GL within the Site. If the planning application is approved, the owners of the lots concerned shall apply to his office for a Short Term Waiver (STW) to regularise the unauthorised structures erected on the lots. The STW and STT applications will be considered by government in its landlord's capacity and there is no guarantee that they will be approved. If they are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by his office.

**2. Traffic**

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

- based on the FI submitted by the applicants, no parking and loading/unloading facilities are provided at the Site. She has no objection to the renewal application from traffic engineering perspective.

### **3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint related to the Site was received for the past three years; and
- the applicants are advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD to minimise potential environmental nuisance to the surrounding area.

### **4. Landscape**

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

- no objection to the renewal application from landscape planning perspective;
- significant adverse landscape impact is not anticipated; and
- approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants shall seek approval for any proposed tree works from relevant departments prior to commencement of the works;

### **5. Drainage**

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

- no objection to the renewal application from public drainage perspective; and
- having reviewed the record photos submitted by the applicants, he considers that the implementation of drainage facilities is acceptable.

### **6. Fire Safety**

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

- no in-principle objection to the renewal application subject to the existing fire service installations implemented on the site being maintained in efficient working order at all times.

### **7. Building Matters**

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

- there is no record of approval by the Building Authority for the existing buildings/structures at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

## **8. Other Departments**

- The following government departments have no comments on the application:
  - (a) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
  - (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
  - (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- the Site comprises Lot Nos. 1442 and 1444 RP both in D.D. 76 and adjoining government land (GL). The lots are Old Schedule lots held under the Block Government Lease (demised for agriculture use) without any guarantee of right of vehicular access. The applicants should make their own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining GL will be allowed for the vehicular access to the Site for the proposed use;
  - it is noted that there are unauthorised structures erected on the Site and one of the structures was found encroached onto adjoining Lot No. 1490 in D.D. 76. Portions of adjoining GL are also found to be occupied without approval. His office reserves the right to take necessary lease enforcement actions against the structures on the private lots and land control action against the irregularities on GL as appropriate;
  - it is noted that a structure would be built for toilet use. The applicants should note that any toilet facility should meet the current health requirements; and
  - the applicants have submitted a Short Term Tenancy (STT) application to regularise the GL within the Site. If the planning application is approved, the owners of the lots concerned shall apply to his office for a Short Term Waiver (STW) to regularise the unauthorised structures erected on the lots. The STW and STT applications will be considered by government in its landlord's capacity and there is no guarantee that they will be approved. If they are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by his office;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicants are advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD to minimise potential environmental nuisance to the surrounding area;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling under the lease. Tree removal applications should be submitted direct to DLO/N, LandsD for approval;
- (d) to note the comments of the Director of Fire Services (D of FS) that the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the development and the drainage facilities implemented on Site shall not obstruct overland flow/surface runoff and any existing drainage facilities; and
  - the applicants shall make sure that rain water falling onto the Site shall be collected by a drainage system and conveyed to a proper discharge point(s). The applicants shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at their own cost. The applicants shall also be liable for and shall indemnify government against claims and demands arising out of damage or nuisance caused by a failure of the system;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures are erected on leased land without approval of BD (no 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 application;
  - before any new building works (including containers/open sheds as temporary building) are to be carried out on the Site, prior approval and consent of BD should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - any temporary shelters or converted containers for storage/washroom/first-aid room/site office are considered as temporary buildings, and they are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
  - for UBW erected on leased land, enforcement action may be taken by BD 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;
  - the Site shall be provided with means of obtaining access thereto from a street under B(P)R 5 and emergency vehicular access shall be provided under B(P)R 41D; and
  - if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage.

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

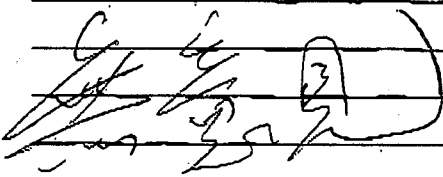
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有關的規劃申請編號 The application no. to which the comment relates  
A/NE-LYT/763

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

27 APR 2022

2 to 4

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請看附頁反對資料

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簽署 Signature

李國英

日期 Date

13-5-2022

2

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## 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/763

新界粉嶺沙頭角公路丈量約份第76約地段第1442號及

第1444號餘段和毗連政府土地

臨時訓練中心（歷奇教育訓練中心）用途的規劃許可續期（為期3年）

（申請編號：A/NE-LYT/763）

頃接該區村民對上述申請提出 強烈反對 意見，並要求本會向 貴處轉述意見如下：

- 1) 上述地段入口正是巴士站位置，有阻上落客，非常擠迫，對乘客/村民/行人帶來不便，容易造成危險。
- 2) 村路狹窄，引入大量車輛，車輛阻塞，影響道路安全，危及他人生命。
- 3) 引入大量外來人流，品流複雜，喧嘩噪音，影響村民樸素而寧靜的鄉村生活環境。
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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



（李國鳳）

敬上

2022年5月13日



粉嶺區鄉事會

FDRC

## 香港新界粉嶺區鄉事委員會

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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  
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粉嶺區鄉事委員會首副主席



劉永安

敬上

（劉永安）

2022年5月13日



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李廣明

（李廣明）

敬上

2022年5月13日