

2021年 3月 30日

Appendix I

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

30 MAR 2021

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TICLN/39
	Date Received 收到日期	30 MAR 2021

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

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

HARVEST CHINA DEVELOPMENT (HONG KONG) LIMITED(中盛發展(香港)有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

LIT Ying-cheung, Edward (列應祥)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 387 S.B RP (Part) in DD 78 TSUNG YUEN HA, TA KWU LING, New Territories 新界打鼓嶺松園下丈量約份第78號第387 B餘段(部分)
(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 270.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 255.8 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	Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 打鼓嶺北分區計劃大綱圖編號 S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Recreation ("REC") and Green Belt ("GB")
(f) Current use(s) 現時用途	Retail Shop, Canteen & Ancillary 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 _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Retail Shop, Canteen & Ancillary Office (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	14.7 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	255.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7
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	255.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	255.8 .....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)	
1. Retail Shop 15.9 sq.m (3.5 m Ht.)	2. Office 14.6 sq. m (3.5m Ht.)
3. Canteen 136.8 sq. m (3.5 m Ht.)	4. Kitchen 51.3 sq.m (3.5 m Ht.)
5. Storeroom 14.6 sq. m (3.5 m Ht.)	6. Storeroom 14.6 sq.m (3.5 m Ht.)
7. Toilet 8.0 sq.m. (3.5 m Ht.)	
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																																	
8:00 am to 5:00 pm on weekdays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <div style="text-align: right;">Lin Ma Hang Road</div> <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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<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 type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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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 type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <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： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> month(s) 個月 </div>

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。

請參閱附件(1)申請再次批准理由。

附件(2)申請地點及構築物位置圖。

附件(3)運輸署擬建公眾停車場文件副本。

附件(4)消防裝置及設備證書(F.251)dated 1.2.2021

附件(5)北區民政事務專員批准保留舊有邊境圍路白虎山段地圖及現有情況相片。

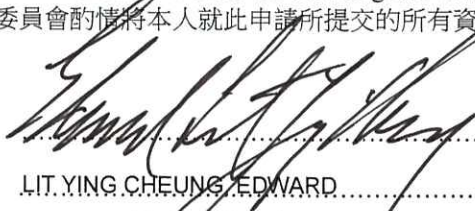
附件(6)有關鄰近之79K巴士站及車長休息室、村民避雨亭及行人隧道往來蓮塘口岸及公共交通
 交匯處之地圖及相片。

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


LIT YING CHEUNG EDWARD
Name in Block Letters
姓名（請以正楷填寫）

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

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

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

Date 日期

23.03.2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . 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	Lot No. 387 S.B RP (Part) in DD 78 TSUNG YUEN HA, TA KWU LING, New Territories 新界打鼓嶺松園下丈量約份第78號第387 B餘段(部分)
Site area 地盤面積	270.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 打鼓嶺北分區計劃大綱圖編號 S/NE-TKLN/2
Zoning 地帶	Recreation ("REC") and Green Belt ("GB") 康樂地帶及綠化地帶
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	Retail Shop, Canteen & Ancillary Office 零售商店, 食堂及附屬寫字樓

(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	255.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.945 <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		
(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	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	94.5% <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) _____ _____		Nil
	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) _____ _____		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"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

申請續期理由如下:

附件(1)

1. 申請地段周边正在進行蓮塘/香園圍口岸程及附帶設施工程. 因疫情關係,蓮塘口岸可能要在年中能正式通關使用. 在這建築保養期間仍然有大约 50 至 100 名建築工人在場內進行維修保養工程. 該等建築工人須花上至少 30 分鐘車程才可到達粉嶺或上水午膳. 故此臨時食堂及附屬寫字樓設施仍有須要為工人解決午膳問題;
2. 運輸署亦在蓮麻坑路天橋底(近本食堂附近)設置一公眾旅遊巴士停車場. 另外;離本申請地點亦為公共巴士 79K 的總站, 如能批准續期, 相信亦可替使用者如職業司機及乘客等解決飲水, 及午膳問題;
3. 申請已完成所有批准的附帶條件;
4. 一切批准情況沒有改動;
5. 申請人承諾於再續期三年後如以後不獲批准續期時或政府須要發展此地段時, 馬上將地方還原;
6. 在本食堂營業期間從未對周边环境地方造成不良影響或污染. 再者亦從未引起附近居民或道路使用者引起任何不便; 及
7. 申請人亦遵照條例於向北區地政處申請改變土地用途暫准證
8. 因疫情關係,申請人已受到巨大金錢損失, 故希望各委員能同情申請人批准及給與三年續期.

Plat 19(2) A

53 RP

GLA-TDN 2742 (STLA)

LOCATION PLAN

GLA-TDN 2742 (

SUBJECT SITE

DN 2137

387 S B RP

385 S B RP

410 S B RP

384 S B RP

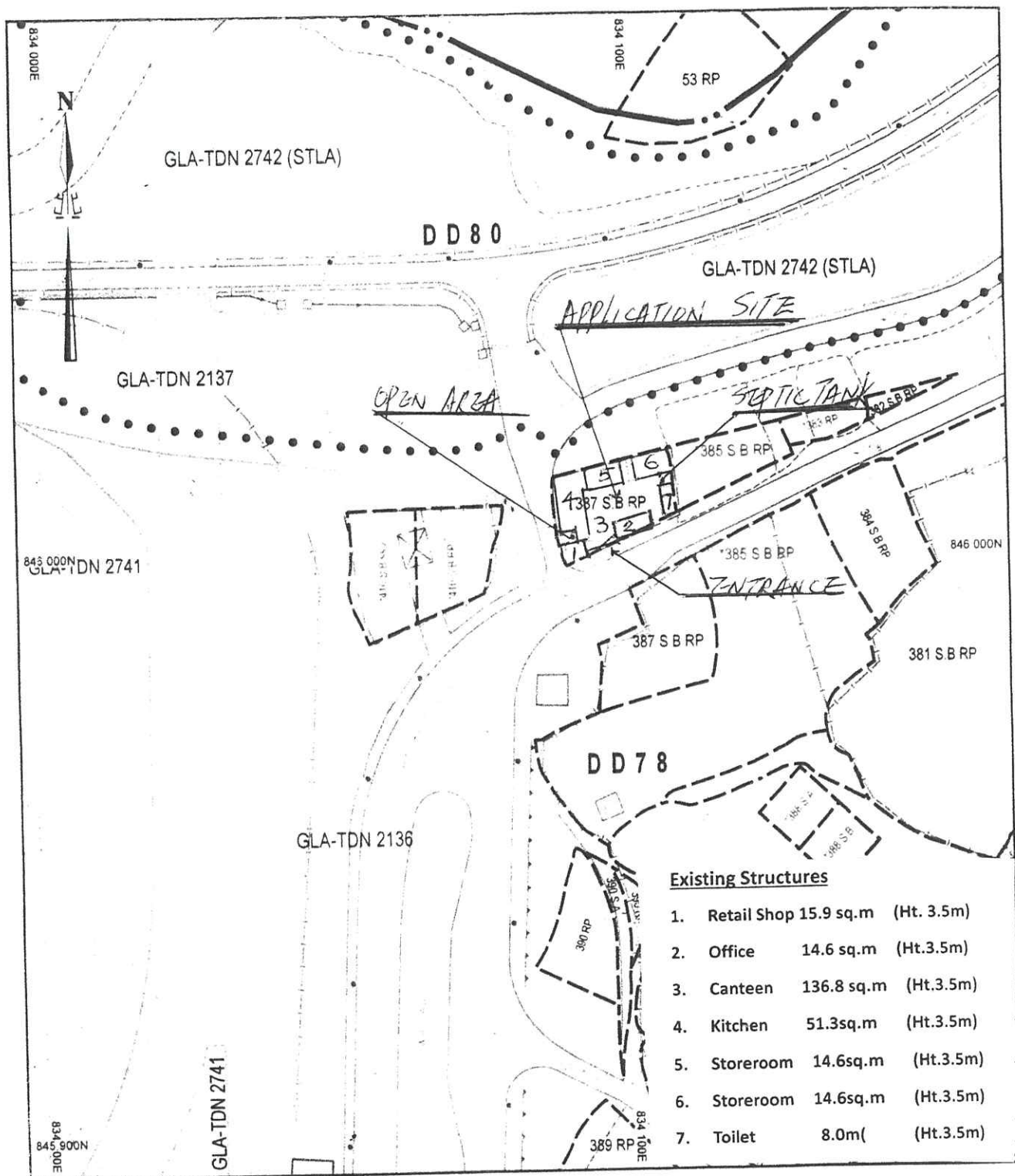
385 S B RP

387 S B RP

LAKE WINDING RIVER

地段索引圖 LOT INDEX PLAN

3414(2) B

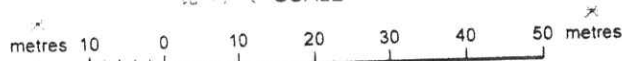


Existing Structures

1. Retail Shop 15.9 sq.m (Ht. 3.5m)
2. Office 14.6 sq.m (Ht. 3.5m)
3. Canteen 136.8 sq.m (Ht. 3.5m)
4. Kitchen 51.3sq.m (Ht. 3.5m)
5. Storeroom 14.6sq.m (Ht. 3.5m)
6. Storeroom 14.6sq.m (Ht. 3.5m)
7. Toilet 8.0m (Ht. 3.5m)

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

比例尺 SCALE 1:1 000



Locality :

Lot Index Plan No. : ND0242062019

District Survey Office : North

Date : 24-Jun-2019

Reference No. : 3-NW-8D

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SMO-P01 20190624121324 10

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的情況。臨時佔用土地的情況可憑臨時通知出現或終止，因此應向有關的地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies or Government Land Licences. The temporary occupation of land may be created terminated at short notice and should be confirmed with the District Lands Office. 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.

北區民政事務處

新界粉嶺
璧峰路二號
北區政府合署二樓



NORTH DISTRICT OFFICE
3/F, NORTH DISTRICT GOVERNMENT OFFICES,
3 PIK FUNG ROAD,
FANLING,
NEW TERRITORIES.

附件(三)A

本處檔號 *Our Ref.* : (58) in DON 31/239/92 Pt. 2
來函檔號 *Your Ref.* :
電話 *Tel.* : 2675 1591
傳真 *Fax.* : 2676 9109

郵寄函件

新界打鼓嶺香園圍 3 號
香園圍居民代表
萬新財先生

共 : 4 頁 (連本頁)

萬先生 :

在蓮麻坑路(近蓮塘/ 香園圍口岸)設置公眾停車場

本處接獲運輸署通知，希望就題述事宜諮詢你的意見。詳情如下。

諮詢事項 : 在蓮麻坑路(近蓮塘/ 香園圍口岸)設置公眾停車場
(位置如附圖#E180045.03)

你可將有關資料傳閱或張貼在當眼處，以便廣泛地諮詢有關居民的意見。請填寫夾附的回條，並於 2018 年 6 月 4 日或之前 傳真 (號碼: 2676 9109) 或寄回本處，以便本處代為轉交運輸署。如本處在上述日期前尚未收到你的回覆，將視你對此項諮詢沒有意見。

如對此諮詢事宜有任何疑問，請致電 2399 2405 向運輸署黃嘉麟先生查詢，或致電 2675 1591 與本處王永康先生聯絡。

北區民政事務專員

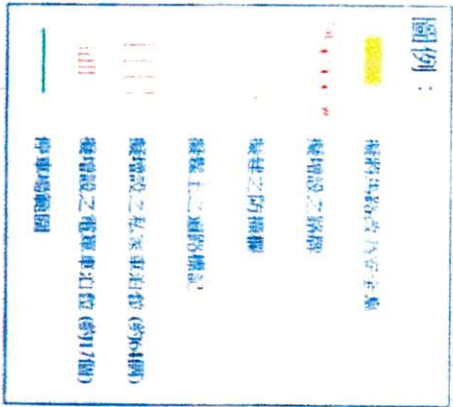
(王永康



代行)

附件：位置圖和回條

2018 年 5 月 21 日



蓮麻坑路



擬增設之蓮麻坑路
公眾停車場位置

LIN MA HANG
ROAD

松園下

Tsung Yuen Ha

下香園

Ho Heung Yuen

蓮麻坑路

葵涌污水
處理廠
Seachate
Treatment
Works

竹園村
Chuk Yuen Village

較寮村
Kaw Liu
Village

銅鑼坑

TUNG LO HANG

東風坳

TUNG FUNG AU

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: _____
消防處檔號

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 7655393

附件(4)A

Name of Client:

顧客姓名

擁有人

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

LOT 387 S.B RP(PART) IN D.D.78

Street/Road/Estate Name:

街道/屋苑名稱

TSUNG YUEN HA

Block:

座

District:

分區

TA KWU LING

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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 編碼 (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)
23	消防喉轆 x 2套	As above	Conforms with FSD requirements	23-1-2021	22-1-2022
"	消防正副泵 x 2台	"	"	"	"
"	消防喉轆泵控制箱 x 1套	"	"	"	"
13	手動火警鐘掣連警鐘 及閃燈 X 2套	"	"	"	"
11	11 x 應急照明燈 ("Zebra" Model: Z12)	"	"	"	"
12	7 x 出口指示牌 ("Apollo")	"	"	"	"

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

Code 編碼 (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)
12	1 x 出口指示牌	"	全新更換出口指示燈箱 ("Apollo")	Conforms with FSD requirements	23-1-2021

Part 3 第三部 Defects 損壞事項

Code 編碼 (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

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**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 1/2016)

Authorized
Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

LI SAU PING

RC 2/163 RC 1/60

Intercept Fire & Security

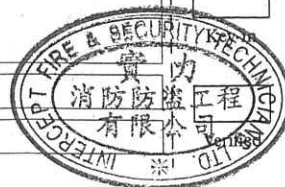
Tech Ltd

2425 5404

1-2-2021

For FSD
use only:

Inspected



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

FSD Ref.: _____
消防處檔號

A 7647796

附件(4)B

Name of Client:

顧客姓名

擁有人

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

LOT 387 S.B RP(PART) IN D.D.78

Street/Road/Estate Name:

街道/屋苑名稱

TSUNG YUEN HA

Block:

座

District:

分區

TA KWU LING

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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 編碼 (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	2 x 9 L WATER CO2 TYPE F.E.	AS ABOVE	Conforms with FSD requirements	23-1-2021	22-1-2022
"	4 x 4 KG DRY POWDER TYPE F.E.	"	Conforms with FSD requirements	"	"
"	3 x 5 KG CO2 GAS TYPE F.E.	"	Conforms with FSD requirements	"	"
25	1 x FIRE BLANKET TYPE F.E.	"			

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

Code 編碼 (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)
24	1 x 9 L WATER CO2 TYPE F.E.	AS ABOVE	TO SUPPLY AND INSTALL	Conforms with FSD requirements	23-1-2021

Part 3 第三部 Defects 損壞事項

Code 編碼 (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

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之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**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署Name:
姓名FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

Cheung Wai Keung

RC 3/456

Intercept Fire & Security
Tech.Ltd

2425 5404

1-2-2021

For FSD
use only:

Inspected



附件(5)



北區民政事務處

北區地政處
渠務署



附件(5)(i)

NORTH DISTRICT OFFICE
3/F, NORTH DISTRICT GOVERNMENT OFFICES,
3 PIK FUNG ROAD,
FANLING,
NEW TERRITORIES.

本處參考 Our Ref.: (4) in DON 15/44/04 Pt.7

貴處參考 Your Ref.:

電話 Tel.: 2675 1781

傳真 Fax: 2676 9109

新界打鼓嶺
松園下村 16 號 B
松園下原居民代表
何悅明先生

新界打鼓嶺香園圍 3 號
香園圍居民代表
萬新財先生

何村長、萬村長：

關於舊有邊境圍網路白虎山路段

謝謝你們於本年 3 月 9 日就上述事宜的來信及建議。經與北區地政處了解事件後，該處表示上述路面的瀝青路將會予以保留。

如有查詢，請致電 2675 1781 與本文代行人聯絡。

謝謝你們對上述事宜的關注。

北區民政事務專員
(王淑嫻 代行)

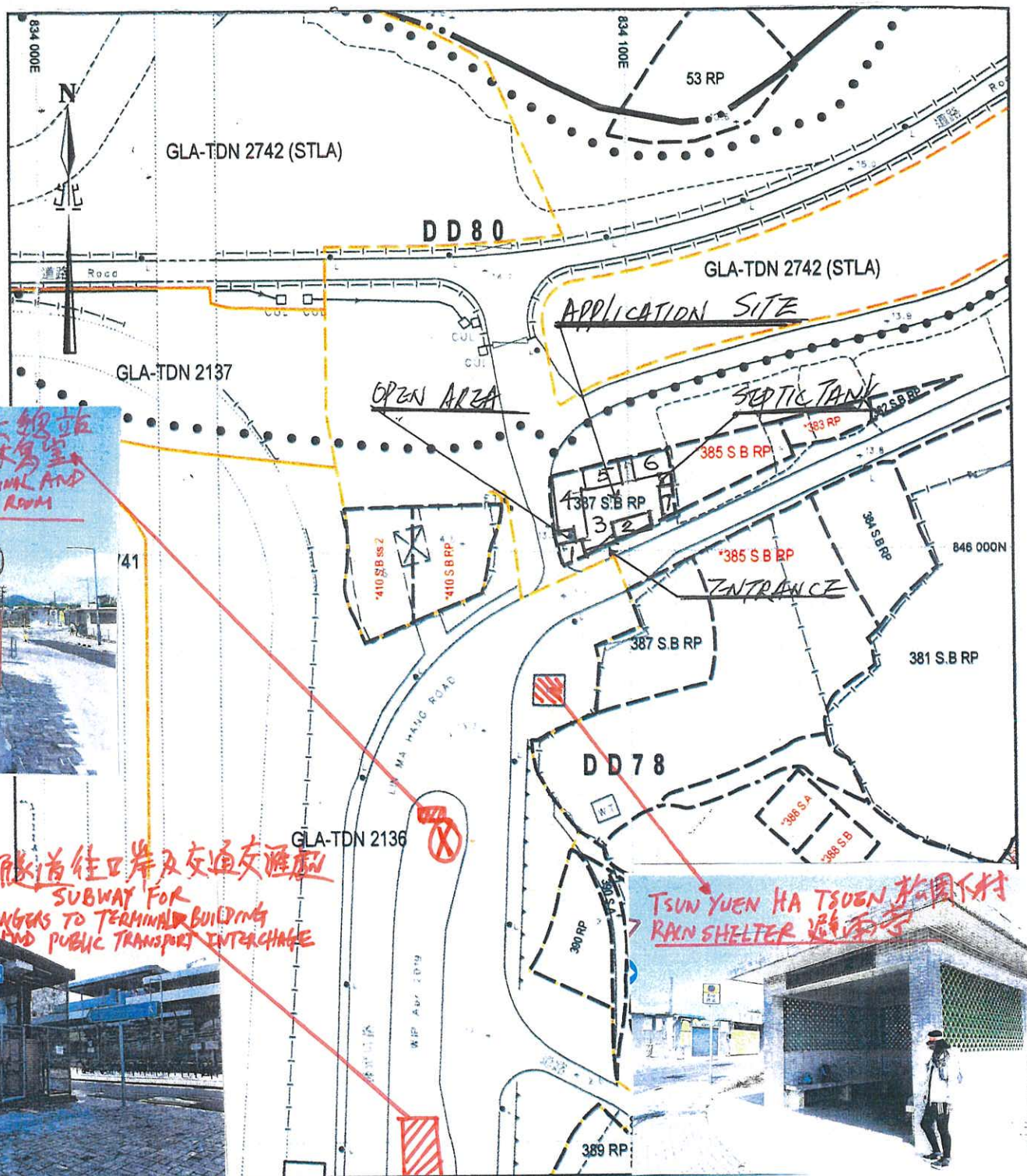


2016 年 3 月 23 日

副本送：

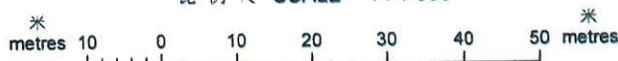
北區地政處 (經辦人：彭鑑基先生)
渠務署 (經辦人：鄭毓文先生)

與申請地點鄰近的公共設施情況 附件(6)



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

比例尺 SCALE 1:1000



Locality : _____
 Lot Index Plan No. : ND0242062019
 District Survey Office : North
 Date : 24-Jun-2019
 Reference No. : 3-NW-8D

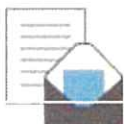
香港特別行政區政府 一 版權所有
 © Copyright reserved - Hong Kong SAR Government
 SMO-P01 20190624121324 10

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府土地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies or Government Land Licences. The temporary occupation of land may be created terminated at short notice and should be confirmed with the District Lands Office. 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.



Re: Planning Application No. TPB/A/NE-TKLN/39 Lot No. 387 Sb RP in DD 78
20/05/2021 16:37

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: ssndan@pland.gov.hk
Date: 20/05/2021 16:18
Subject: Re: Planning Application No. TPB/A/NE-TKLN/39 Lot No. 387 Sb RP in DD 78

Dear Sir/Madam,

Further to the FI submitted earlier today, I write to supplement that the proposed uses, layout and development parameters of the subject application are entirely the same as the previous approved application at the same premises (i.e. NE-TKLN/6) which was ended on 13.04.2021.

I regret for any inconvenience caused.

Best regards

LIT Ying-cheung Edward

[REDACTED] 於 2021年5月20日 週四 下午3:46寫道：

Dear Sir/Madam,

Further to my FI submitted on 18.05.2021 concerning the above captioned application, I write to confirm that the the proposed use of the subject application be read as "**Temporary Retail Shop, Eating Place and Ancillary Office.**" The proposed development mainly serves the staff and workers for the maintenance works of the nearby LT/HYW BCP as well as the residents and villagers of the nearby villages.

In addition, an up-dated proposal for the Fire Services Installation at the premises which was approved by the Fire Services Department on 29.07.2019 under the previous application NE-TKLN/6) is attached herewith for your kind perusal.

Best regards

LIT Ying-cheung, Edward

[REDACTED] 於 2021年5月18日 週二 上午12:55寫道：

Dear Sir/Madam,

I refer to the comments from various Government Departments received by me on 10.05.2021. I forward hereunder the covering letter dated 17.05.2021 together with the Response-to-Comments Table for further consideration by the TPB and relevant Government Departments.

The hard-copies of the above mentioned documents will be handed to your office on 18.05.2021.

Should you have enquiry, please feel free to contact me at [REDACTED]

Best regards

LIT Ying-cheung Edward

**Comments from Government Departments on Planning Application No. A/NE-TKLN/39
at Lot 387 S. B RP in DD 78, Tsung Yuen Ha, Ta Kwu Ling, New Territories**

Summary Table of Response to Comments received on 10 May 2021

Comments	Responses
Comments from the Chief Highway Engineer/New Territories East, Highways Department	
<p>The construction works for PWP Item No. 863TH "Widening of Western Section of LMHR between Ping Yuen River and Ping Che Road" commenced in February 2020. Whilst the application may attract traffic travelling along the Western Section of LMHR to the proposed development, the applicant should review and advise if the proposed development would cause any adverse traffic impact to that section of LMHR.</p>	<p>Noted. Our responses are:</p> <ul style="list-style-type: none"> (i) The proposed development mainly serves the staff and workers for the maintenance of the nearby LT/HYW BCP as well as a small group of villagers of the local villages (i.e., the Tsun Yuen Ha Tsuen), which is within short walking distance; (ii) There is no parking of vehicles on the subject site and there will only be two light goods vehicles trips per week for goods delivery. The duration of this on-street loading/unloading activities would not be more than 20 mins. (iii) Due to the completion of the construction works of LT/HYW BCP, the total number of targeted customers making use of the proposed development would only be from 50 to 100 persons per day. Their attendance would only be concentrated at the lunch hour (i.e. 1200 hrs to 1300 hrs). Moreover, they would only go to and from the proposed development on foot. The operation is small scale and the targeted customers are only the staff and workers of the Maintenance Office of LT/HYW BCP plus a small number of local villagers from Tsun Yuen Ha Tsuen and they going to and from there on foot so it would not cause any adverse traffic impact to that section of LMAR; and (iv) The previous planning approval (NE-TKLN/6) ended on 13.04.2021. The operation thereat so far has not caused any traffic problems to the subject areas. Due to insufficient time for submission of the renewal application, the applicant resubmitted

**Comments from Government Departments on Planning Application No. A/NE-TKLN/39
at Lot 387 S. B RP in DD 78, Tsung Yuen Ha, Ta Kwu Ling, New Territories**

	<p>the planning application without changing any of the development parameters and the users of the structures thereat.</p> <p>(v) Under such circumstance, it is strongly believed that the proposed development would not cause any adverse traffic impact to the section of LMHR.</p>
Comments from the Commissioner of Police	
<p>i. Heung Yuen Wai Boundary Control Point (HYW BCP) premises are highly likely to attract more members of public to stay in the vicinity, which will impose obstruction and General Merchandise Operators (GMO) related problems to the area when HYW BCP is in full operation;</p>	<p>Noted. Please be advised that</p> <p>(i) The proposed development is not falling within the main route for people crossing the Heung Yuen Wai Boundaries Control Point (HYW BCP), thus it would not attract members of the public to gather and stay thereat;</p> <p>(ii) The site under application has no significant sceneries or tourist attractions to the general public and the targeted customers are only the staff and workers of the maintenance office of the nearby LT/HYW BCP as well as a small group of villagers of the local villages nearby (i.e., the Tsuen Yuen Ha Tsuen), which is within short walking distance; so, attraction of more members of the public to stay in the vicinity is not anticipated;</p> <p>(iii) The previous planning approval (NE-TKLN/6) ended on 13.04.2021. The operation thereat so far has not caused any security problems to the subject areas. Due to insufficient time for submission of the renewal application, the applicant resubmitted the planning application without changing any of the development parameters and the users of the structures thereat.</p> <p>(iv) Due to the completion of the construction works of LT/HYW BCP, the total number of targeted customers making use of the proposed development would only be from 50 to 100 persons per day. Their attendance would only go concentrated at the lunch hour (i.e.1200 hrs to 1300 hrs). Moreover, they would only be to and from the proposed development on foot.</p>

**Comments from Government Departments on Planning Application No. A/NE-TKLN/39
at Lot 387 S. B RP in DD 78, Tsung Yuen Ha, Ta Kwu Ling, New Territories**

	<p>The operation is small scale and the targeted customers are only the staff and workers of the Maintenance Office of LT/HYW BCP plus a small number of local villagers from Tsun Yuen Ha Tsuen and they going to and from there on foot so it would not cause any adverse security impact to that area; and</p> <p>(v) The operation is small scale and the targeted customers are only workers or local villagers and they are going to and from there on foot. They would leave the premises immediately after having lunch or shopping of water, drinks or snacks thereat so it would not cause obstruction or General Merchandise Operators (GMO) related problems to the area when HYW BCP is in full operation.</p>
<p>ii. The premises and the Boundary Fence Road (Frontier Closed Area) is around 20 meters in distance. The premises may attract unnecessary gathering in the vicinity and posed the risk of intruders and smuggling activities to the Boundary Fence area.</p>	<p>Noted. Please also be advised that the operation hour of the premises is from 0800 hour to 1700 hour on weekdays only. The targeted customers are only workers or local villagers and they are going to and from there on foot. They would leave the premises immediately after having lunch or shopping of water, drinks or snacks thereat, so the proposed development would not attract unnecessary gathering in the vicinity and pose the risk of intruders and smuggling activities to the Boundary Fence area.</p>
<p>Comments from the Assistant Commissioner for Transport/New Territories</p>	
<p>Regarding the proposed public vehicle park as mentioned in the application, please be advised that there is no plan to be implemented at present.</p>	<p>Noted. If the proposed public vehicle park is implemented in the future, the proposed development may also benefit the drivers for buying some sort of drinks or snacks in this remote area.</p>
<p>Comments from Fire Services Department</p>	
	<p>The previous planning approval (NE-TKLN/6) ended on 13.04.2021. The applicant had already complied with the approval condition (f) (i.e. the implementation of the fire services installations and water supplies for fire-fighting) on 29.07.2019. A photo-copy of the approved</p>

**Comments from Government Departments on Planning Application No. A/NE-TKLN/39
at Lot 387 S. B RP in DD 78, Tsung Yuen Ha, Ta Kwu Ling, New Territories**

	Fire Services Installation Layout and the approval letter for compliance of condition (f) dated 29.7.2019 are attached at Appendix (A) for your information. The photo-copy of the Certificate of Fire Service Installation and Equipment (F.S. 251) dated 1.2.2021 is attached at Appendix (B).
--	--



TPB/A/NE-TKLN/6

2158 6372

2691 2806

傳真(2428 5932)及郵遞函件

實力消防防盜工程有限公司
新界葵涌葵豐徑 33-39 號
華豐工業中心
第二期八字樓 L 座
(經辦人:李小姐)

李小姐:

在劃為「康樂」地帶及「綠化地帶」的
打鼓嶺松園下第 78 約地段第 387 號 B 分段餘段(部分)
經營臨時零售商店及食堂，並闢設附屬辦公室(為期三年)

(履行規劃申請編號：A/NE-TKLN/6 的規劃許可附帶條件(f)項)

本署於二零一九年五月二十七日收到你有關履行附帶條件(f)項所提交的
落實消防裝置及滅火水源建議的資料，並已於同年七月八日給予簡覆。

消防處處長(經辦人：葉恩賜先生；電話：2733 5844)審視你提交的資料
後，認為規劃許可附帶條件(f)項已經履行。

如有任何疑問，請致電 2158 6241 與本署李韻玲女士聯絡。

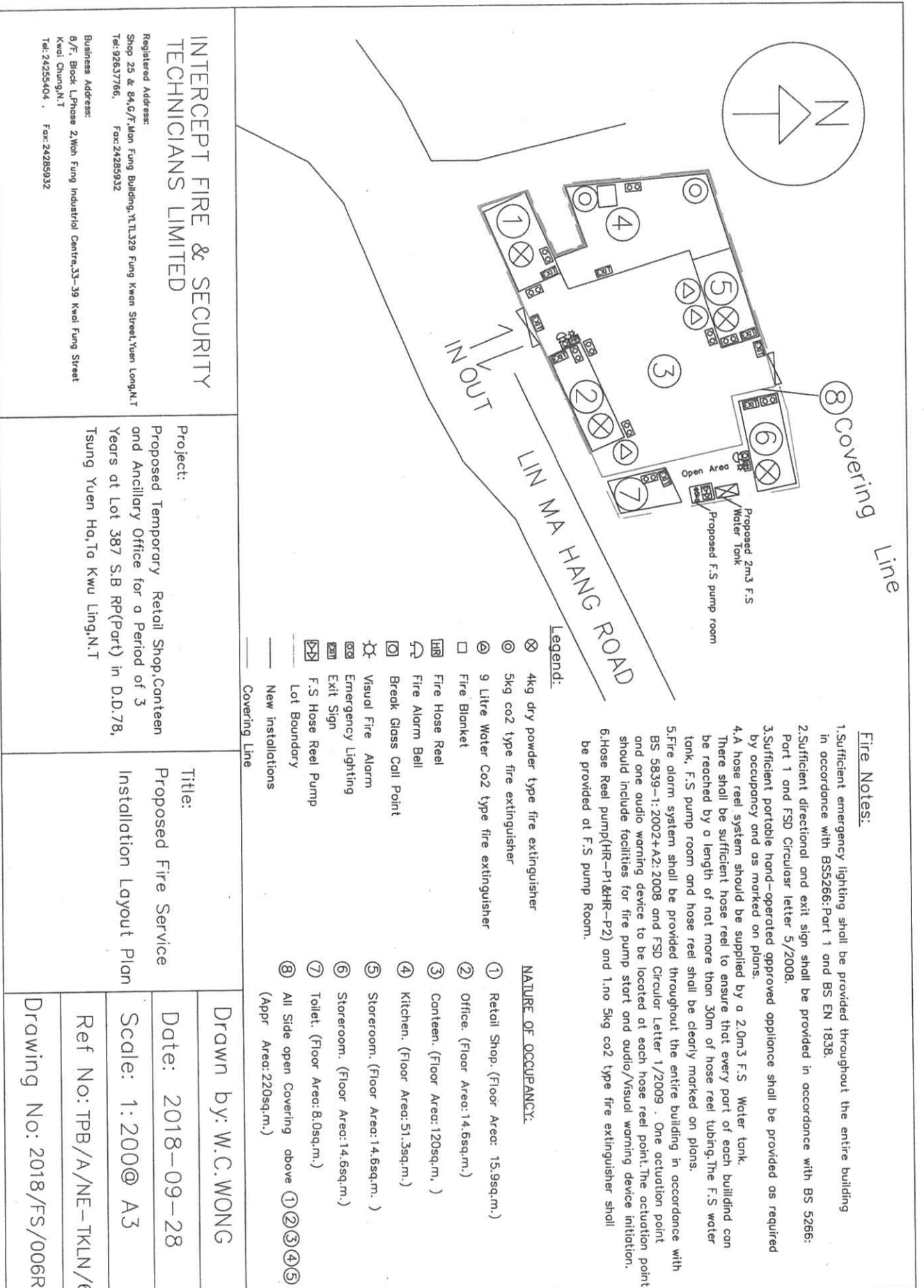
規劃署署長

(胡耀聰先生

代行)

二零一九年七月二十九日





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 7655393

附件B

FSD Ref.:
消防處編號

Name of Client:
顧客姓名

擁有人

Name of Building:
樓宇名稱

Street No./Town Lot:
門牌號數/市地段

LOT 387 S.B RP(PART) IN D.D.78

Street/Road/Estate Name:
街道/屋苑名稱

TSUNG YUEN HA

Block:
座

District:
分區

TA KWU LING

Area:
地區

☐ HK
香港

☐ K
九龍

☒ NT
新界

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 編碼 (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)
23	消防喉轆 x 2套	As above	Conforms with FSD requirements	23-1-2021	22-1-2022
"	消防正副泵 x 2台	"	"	"	"
"	消防喉轆泵控制箱 x 1套	"	"	"	"
13	手動火警鐘掣連警鐘, 及閃燈 X 2套	"	"	"	"
11	11 x 應急照明燈 ("Zebra" Model: Z12)	"	"	"	"

12 / x 出口指示牌 ("Apollo")

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

Code 編碼 (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)
12	1 x 出口指示牌	"	全新更換出口指示燈箱 ("Apollo")	Conforms with FSD requirements	23-1-2021

Part 3 第三部 Defects 損壞事項

Code 編碼 (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

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

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署

Name:
姓名

FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

LI SAU PING

RC 2/163 RC 1/60

Intercept Fire & Security

Tech.Ltd

2425 5404

1-2-2021

For FSD
use only:

Inspected

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

FSD Ref.:
消防處編號

A 7647796

附件B

Name of Client:
顧客姓名

擁有人

Name of Building:
樓宇名稱

Street No./Town Lot:
門牌號數/市地段

LOT 387 S.B RP(PART) IN D.D.78

Street/Road/Estate Name:
街道/屋苑名稱

TSUNG YUEN HA

Block:
座

District:
分區

TA KWU LING

Area:
地區

☐ HK
香港

☐ K
九龍

☒ NT
新界

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 編碼 (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	2 x 9 L WATER CO2 TYPE F.E.	AS ABOVE	Conforms with FSD requirements	23-1-2021	22-1-2022
"	4 x 4 KG DRY POWDER TYPE F.E.	"	Conforms with FSD requirements	"	"
"	3 x 5 KG CO2 GAS TYPE F.E.	"	Conforms with FSD requirements	"	"
25	1 x FIRE BLANKET TYPE F.E.	"			

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

Code 編碼 (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)
24	1 x 9 L WATER CO2 TYPE F.E.	AS ABOVE	TO SUPPLY AND INSTALL	Conforms with FSD requirements	23-1-2021

Part 3 第三部 Defects 損壞事項

Code 編碼 (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

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之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

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署

Name:
姓名

Cheung Wai Keung

FSD/RC No.:
消防處註冊號碼

RC 3/456

Company Name:
公司名稱

Intercept Fire & Security
Tech.Ltd

Telephone:
聯絡電話

2425 5404

Date:
日期

1-2-2021

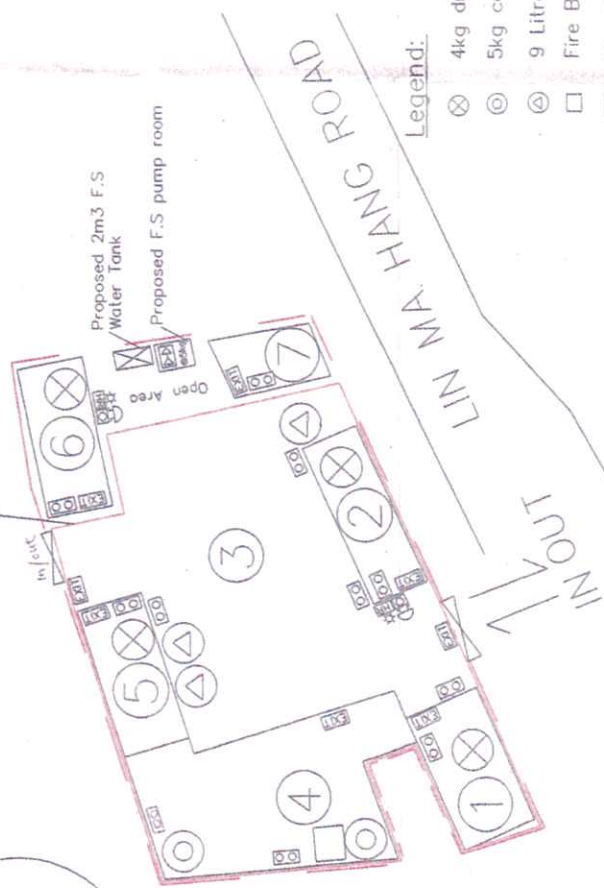
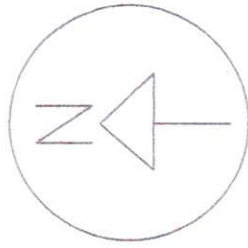
For FSD
use only:

Inspected

Key in



Line
Covering



Legend:

- ⊗ 4kg dry powder type fire extinguisher
- ⊙ 5kg co2 type fire extinguisher
- ⊖ 9 Litre Water Co2 type fire extinguisher
- Fire Blanket
- ⌂ Fire Hose Reel
- 🔔 Fire Alarm Bell
- 📞 Break Glass Call Point
- 🔦 Visual Fire Alarm
- 🚪 Emergency Lighting
- 🚪 Exit Sign
- 🚰 F.S. Hose Reel Pump
- Lot Boundary
- New installations
- Covering Line

NATURE OF OCCUPANCY:

- ① Retail Shop. (Floor Area: 15.9sq.m.)
- ② Office. (Floor Area: 14.6sq.m.)
- ③ Canteen. (Floor Area: 120sq.m.)
- ④ Kitchen. (Floor Area: 51.3sq.m.)
- ⑤ Storeroom. (Floor Area: 14.6sq.m.)
- ⑥ Storeroom. (Floor Area: 14.6sq.m.)
- ⑦ Toilet. (Floor Area: 8.0sq.m.)
- ⑧ All Side open Covering above ①②③④⑤ (Appr Area: 220sq.m.)

Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266:Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. A hose reel system should be supplied by a 2.0m³ F.S. Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S. water tank, F.S. pump room and hose reel shall be clearly marked on plans.
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2002+A2:2008 and FSD Circular Letter 1/2009. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
6. Hose Reel pump(HR-P1&HR-P2) and 1.no 5kg co2 type fire extinguisher shall be provided at F.S pump Room.

**INTERCEPT FIRE & SECURITY
TECHNICIANS LIMITED**

Registered Address:
Shop 25 & 84, G/F, Man Fung Building, Y.L.T. 329 Fung Kwan Street, Yuen Long, N.T.
Tel: 92637766, Fax: 24285932

Business Address:
8/F, Block L, Phase 2, Wah Fung Industrial Centre, 33-39 Kwai Fung Street
Kwai Chung, N.T.
Tel: 24255404, Fax: 24285932

Project:
Proposed Temporary Retail Shop, Canteen
and Ancillary Office for a Period of 3
Years at Lot 387 S.B RP(Part) in D.D.78,
Tsung Yuen Ha, Ta Kwu Ling, N.T.

Title:
Proposed Fire Service
Installation Layout Plan

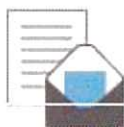
Drawn by: W.C. WONG

Date: 17/5/2021

Scale: 1:200@ A3

Ref No: TPB/A/NE-TKLN/6

Drawing No: 2018/FS/006R1



Application No. A/NE-TKLN/39

21/05/2021 16:16

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: ssnkan@pland.gov.hk
Date: 21/05/2021 16:08
Subject: Application No. A/NE-TKLN/39

Dear Sir/ Madam,

Please be advised that the approved canteen use under our previous planning approval (i.e. NE-TKLN/6) was solely restricted to serve the staff and workers of the LT/HYW BCP and the food were bought from licenced food factory as such the applicant did not apply to Food and Environmental Hygiene Department (FEHD) for a food licence so far.

The applicant undertakes that if the current planning application for Temporary Retail Shop, Eating Place and Ancillary office is approved by the Town Planning Board, he will immediately apply to FEHD for a food licence and strictly comply with the rules, conditions and law of Hong Kong in relation to the food licence from FEHD.

Best regards
LIT Ying-cheung, Edward
[REDACTED]

**Relevant Extract of Town Planning Board Guidelines No. 10 for
“Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance”
(TPB PG-No. 10)**

The relevant assessment criteria for assessing applications include:

- (a) there is a general presumption against development (other than redevelopment) in a “GB” zone;
- (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (d) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds;
- (g) the proposed development should not overstrain the overall provision of Government, institution and community facilities in the general area; and
- (h) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

Previous Application

Approved Application

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-TKLN/6	Temporary Retail Shop, Canteen and Ancillary Office for a Period of 3 Years	13.4.2018 (on review)	A1 - A9

Approval Conditions

- A1 No operation between 5:00 p.m. and 8:00 a.m. on weekdays was allowed
- A2 No operation on Saturdays, Sundays and public holidays was allowed
- A3 The submission of drainage proposal
- A4 The provision of drainage facilities
- A5 The submission and the implementation of proposals for fire service installations and water supplies for fire-fighting
- A6 The submission of the design of septic tank and soakaway system and/or other wastewater treatment facilities
- A7 The provision of septic tank and soakaway system and/or other wastewater treatment facilities
- A8 Revocation clause
- A9 Reinstatement clause

**Similar S.16 Applications for Retail Shop or Eating Place within/partly within
the “Green Belt” and/or “Recreation” zone
in the vicinity of the Application Site
in the Ta Kwu Ling North Area**

Approved Applications

<u>Application No.</u>	<u>Uses/ Development</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/NE-TKLN/4	Temporary Canteen and Ancillary Office for a Period of 3 Years	14.9.2016	A1 - A8, A12 & A13
A/NE-TKLN/22	Renewal of Planning Approval for Temporary Canteen and Ancillary Office for a Period of 3 Years	6.9.2019	A1 - A3 & A9 - A13

Approval Conditions:

- A1 No operation between 3:00 p.m. and 7:00 a.m. on weekdays was allowed
- A2 No operation on Saturdays, Sundays and public holidays was allowed
- A3 The maintenance of the existing boundary fencing on the site at all times
- A4 The submission of drainage proposal
- A5 The provision of drainage facilities
- A6 The submission and the implementation of proposals for water supplies for fire-fighting and fire service installations
- A7 The submission and the implementation of landscape proposal
- A8 The submission of design and the provision of septic tank and soakaway system and/or other wastewater treatment facilities
- A9 All existing trees shall be maintained
- A10 The existing drainage facilities should be maintained
- A11 The existing fire service installations implemented on the site should be maintained
- A12 Revocation clause
- A13 Reinstatement clause

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

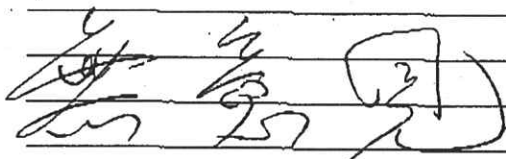
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKLN/39

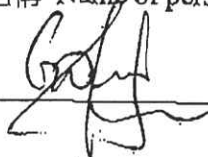
意見詳情 (如有需要，請另頁說明)

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

14 APR 2021

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



A/NE-TKLN/39 Tsung Yuen Ha GB - Rec
28/04/2021 03:25

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
FileRef:

Dear TPB Members,

After a lengthy discussion in 2018 approval was granted :

the subject development was mainly to serve **the staff and workers from the LT/HYW BCP construction site** which was within walking distance.

I have been to Lin Ma Hang Road, the border crossing is completed.

21 Aug 2020.— The Government today announced that **Heung Yuen Wai Boundary Control Point (BCP)** will commence services on **August 26**,

Therefore Condition K is applicable "upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board."

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, February 19, 2018 2:40:39 AM
Subject: Re: A/NE-TKLN/6 Tsung Yuen Ha GB
Dear TPB Members,

Kung Hei Fat Choi,

TIA does not change the fact that the site is zoned Rec and GB.

There is no justification for departure from the planning intention.

TPB must reject again.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, September 27, 2017 1:15:11 AM
Subject: Re: A/NE-TKLN/6 Tsung Yuen Ha GB

Dear TPB Members,

On 28 July you rejected this application on the following grounds:

"(a) the development is not in line with the planning intention of the "Recreation" zone which is primarily for low-density recreational developments for the use of the general public and encourages the development of active and/or passive recreation and tourism/eco-tourism. It is also not in line with the planning intention of "Green Belt" zone which is primarily for defining the limits of urban and sub-urban development areas as well as to provide passive recreational outlets and there is a general presumption against development within this zone. There is no strong planning justification provided in the submission to justify a departure from the planning intentions, even on a temporary basis; and
(b) the applicant fails to demonstrate in the submission that the development would have no adverse traffic impact on the surrounding areas."

PD also mentioned the issue of effluent .

As there can be no material change in such a short period, members must again reject the application.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, March 28, 2017 1:10:44 AM
Subject: A/NE-TKLN/6 Tsung Yuen Ha GB

A/NE-TKLN/6
Lot 387 S.B RP (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling
Site area : 270.5 m²
Zoning : Recreation" and "Green Belt"
Applied Use : Retail Shop / Canteen / Toilet

Dear TPB Members,

This No Names applications is totally inappropriate.

The development is not in line with the planning intention of the "Recreation" zone which is primarily for recreational developments for the use of the general public. No strong planning justification has been provided in the submission for a departure from the planning intention, even on a temporary basis.

The proposed development is also not in line with the planning intention of the "Green Belt" zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

The proposed development does not comply with the Town Planning Board Guidelines No. 10 for „Application for Development within "Green Belt" zone under section 16 of the Town Planning Ordinance" in that the proposed development could involve extensive clearance of existing natural vegetation and affect the existing natural landscape on the surrounding environment.

There is also the issue of effluent; no details are provided on the toilet facilities.

TPB must reject this application as there are many brownfield sites that can be used for the proposed facilities and approval would set an undesirable precedent.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) in that the Site is likely to be in conflict with the scheme of the road widening works under PWP Item No. 854th “Widening of Eastern Section of Lin Ma Hang Road between Tsung Yuen Ha and Lin Ma Hang”. The applicant should be advised that land resumption/clearance at any time before expiry of the planning permission might be required for the portion of land falling within the road widening works;
- (b) to note the following comments of District Lands Officer/North, Lands Department (DLO/N, LandsD):
 - (i) the Site comprises a private lot in D.D. 78 which is an Old Schedule lot held under the Block Government Lease (demised for agricultural use) without any guaranteed right of vehicular access;
 - (ii) it is noted that an unauthorised structure erected on the Site without prior approval from his office. The structure is not acceptable under the Lease concerned and he reserves the rights to take necessary enforcement actions against lease breach;
 - (iii) it is noted that one of the proposed structures would be built for toilet use. The applicant should note that any proposed toilet facility should meet the current health requirements;
 - (iv) a Short Term Waiver (STW) application was submitted by the ex-owner of the subject lot. However, as the ownership of the lot has changed on 30.6.2020, the said STW application is considered invalid; and
 - (v) should the planning application be approved, the owner(s) of the lot concerned shall apply to his office for STW covering the whole lot and all the structures concerned. The application for STW will be considered by Government in its landlord’s capacity and there is no guarantee that they will be approved. If the STW is approved, their commencement date will 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 fee as considered appropriate by his office;
- (c) to note the following comments of the Director of Environmental Protection (DEP):
 - (i) the applicant should be reminded to follow EPD’s ProPECC PN 5/93 for the provision and operation of septic tank and soakaway system and/or other waste water treatment facilities, and that it is the applicant’s responsibility to ensure proper and full implementation of all precautionary and mitigation measures including regular maintenance of the existing septic tank to keep it in good operating condition; and
 - (ii) the applicant is also reminded to observe strictly all relevant pollution control ordinance such as Noise Control Ordinance, Air Pollution Control Ordinance, Water Pollution Control Ordinance, Waste Disposal Ordinance, etc. during the operation of the project;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is reminded to maintain the drainage system properly and rectify any inadequacies or defects found during operation. In addition, the applicant shall

be liable for and shall indemnify claims and demands arising out of damage or nuisance due to failure of the system;

(e) to note the following comments of CBS/NTW, BD:

- (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 Building Ordinance (BO) and should not be designated for any approved use under the captioned application;
- (ii) before any new building works (including containers/metal cover as temporary buildings) are to be carried out on the Site, prior approval and consent from the BD should be obtained, otherwise they are unauthorised building works (UBW). An authorized person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iii) for UBW erected on leased land, enforcement action may be taken by the 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 application site under the BO;
- (iv) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings and are subject to control under the Building (Planning) Regulations (B(P)Rs) Part. VII;
- (vi) the Site shall be provided with means of obtaining access thereto from a street under B(P)Rs 5 and emergency vehicular access shall be provided under B(P)R 41D;
- (vii) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under B(P)R 19(3) at the building plan submission stage;
- (viii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under the BO will be provided at the building plan submission stage; and

(f) to note the following comments of the Director of Food and Environmental Hygiene (DFEH):

- (i) if food business is involved, the operation of any eating place should be under a food licence issued by the Food and Environmental Hygiene Department (FEHD). If the operator intends to operate a restaurant business in the territory, a general restaurant/light refreshment restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132); and
- (ii) the operation of the temporary canteen must not cause any environmental nuisance to the surroundings.