

2023年 2月 3日

此文件在 收到。城市規劃委員會
員在收到所有必需的資料及文件後才正式確認收到
由

Appendix I of RNTPC
Paper No. A/NE-TKLN/51A

The application is received on - 3 FEB 2023
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

2300083

6/1

By courier

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7KLN/51
	Date Received 收到日期	- 3 FEB 2023

- 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)

Pong Yuen Holdings Limited 龐源集團有限公司

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)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 359 RP, 359 S.A in DD80 Lin Ma Hang Rd, Ta Kwu Ling North
(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 2,950 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 750 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Not Applicable 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	Ta Kwu Ling North OZP Plan No. S/NE-TKLN/2 打鼓嶺北分區計劃大綱圖S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt 綠化地帶
(f) Current use(s) 現時用途	Vacant 空置 (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 ...05/01/2023... (DD/MM/YYYY), this application involves a total of ...2... "current land owner(s)".
根據土地註冊處截至 ...2023... 年 ...01... 月 ...05... 日的記錄，這宗申請共牽涉 ...2... 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of ...2... "current land owner(s)".
已取得 ...2... 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)
1	Lot 359 S.A in DD80 Lin Ma Hang Rd, Ta Kwu Ling North	21/10/2022
1	Lot 359 RP in DD80 Lin Ma Hang Rd, Ta Kwu Ling North	21/10/2022

(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」[#]遞送要求同意書[&]

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展Proposed Temporary Research & Innotech Centre for period of 3 years
擬臨時研究及創科中心為期三年

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3 Years
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 2,200sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 750sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 3

Proposed domestic floor area 擬議住用樓面面積 Not Applicablesq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 750sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 750sq.m ☒ 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)

Structure A: Research Room; 1 storey (3m) 構築物 A: 研究室; 1層 (3米高)

Structure B: Research Room; 1 storey (3m) 構築物 B: 研究室; 1層 (3米高)

Structure C: Activity Area with Cover (4.57m) 構築物 C: 有上蓋戶外空間; 1層 (4.57米高)

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 Only research related persons are permitted to enter. Mon - Sat : 10:00 - 17:00 whereas Sunday & Public Holiday : Not Open					
(d)	Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) LIN MA HANG RD 蓮麻坑道 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>		
(c)	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 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"/> No 否 <input checked="" type="checkbox"/>	<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／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		
(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 checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<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>
--	--

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

The applicant established a joint-lab with Department of Electrical Engineering at City University of Hong Kong. This collaboration provides a platform to nurture the students, scientists and EE faculty to initiate and perform research projects. Therefore, the applicant proposes the current location (stated in this application) to facilitate the research and development. For more details, please find the letter dated 14 Oct, 2022 from Chair Professor of Electrical Engineering at City University of Hong Kong.

8. Declaration 聲明

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

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

Signature
簽署

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

Chau Shun Yin

Chairman

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

龐源集團有限公司

Pong Yuen Holdings Limited



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

Date 日期

05 JAN 2023

(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	Lots 359 RP, 359 S.A in DD80 Lin Ma Hang Rd, Ta Kwu Ling North
Site area 地盤面積	2,950 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	Ta Kwu Ling North OZP Plan No. S/NE-TKLN/2 打鼓嶺北分區計劃大綱圖S/NE-TKLN/2
Zoning 地帶	Green Belt 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	Proposed Temporary Research & Innotech Centre for period of 3 years 擬臨時研究及創科中心為期三年

(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	750 <input checked="" 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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(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	4.57 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		i Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(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) _____ _____		
	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) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
Location Plan		
Reports 報告書		
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。



香港城市大學
City University of Hong Kong

PROFESSOR C. K. MICHAEL TSE, PhD (Melb), FIEEE, FIEAust, Associate Vice-President (Strategic Research) & Chair Professor of Electrical Engineering
City University of Hong Kong, Tat Chee Avenue, Kowloon, Hong Kong. Phone: (852) 3442-2619 Email: chitse@cityu.edu.hk URL: ce.cityu.edu.hk/~chitse
香港九龍九龍斯德之路 香港城市大學 協理副校長 (研究策略) 及 電機工程講座教授 謝智剛教授

October 14, 2022

TO WHOM IT MAY CONCERN

Use of Outdoor Space for Education and Research

In June 2022, the Department of Electrical Engineering at City University of Hong Kong (CityU EE) initiated a discussion with Pong Yuen Holdings Limited (Pong Yuen) on the possibility of using an unused plot of land located in Heung Yuen Wai currently owned by Pong Yuen for supporting education and research in robotics and artificial intelligence control systems.

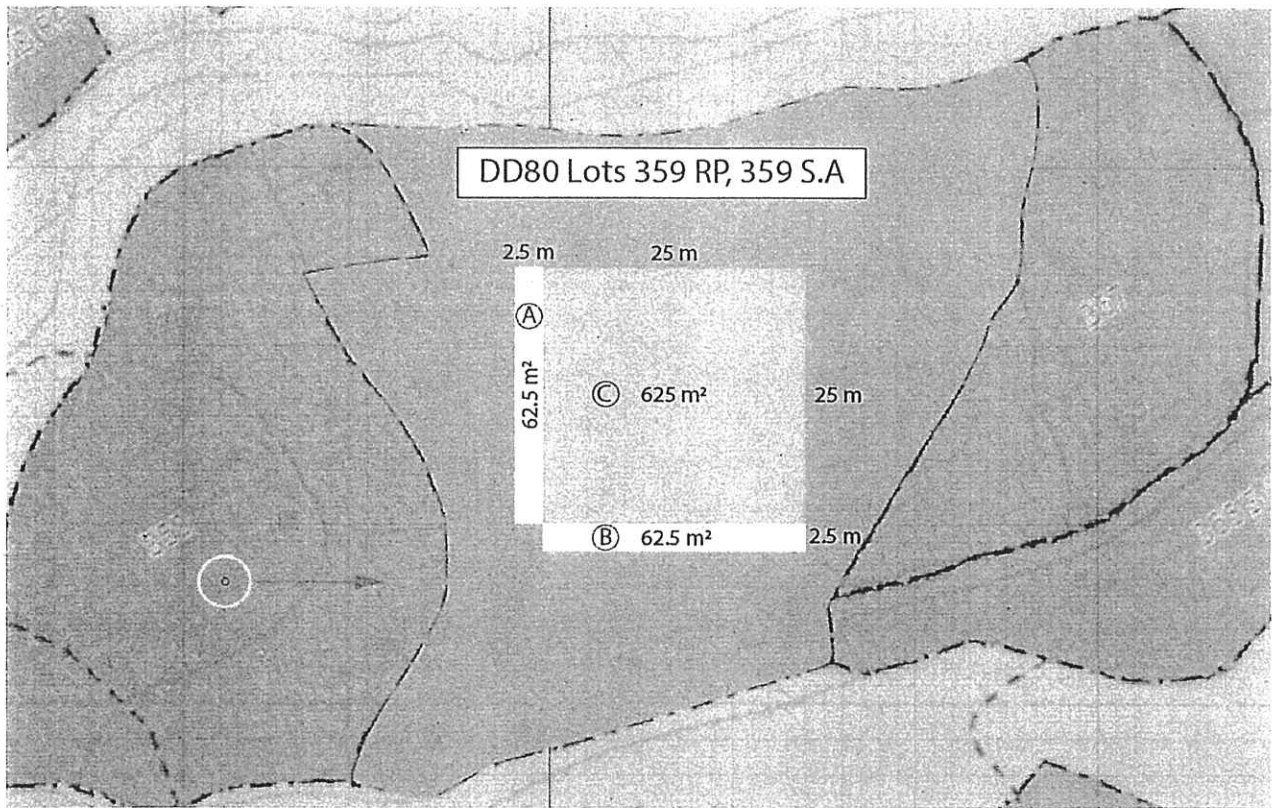
CityU EE currently has a number of student projects in robotics, some leading to participation in local and overseas competitions, which require outdoor area for conducting experiments involving small unmanned vehicles moving on either flat or mildly rough terrain. Such kind of outdoor facility, though very primitive and simply just a piece of raw land, is impossible to find on campus. To facilitate collection of data and experimental measurements, a small covered facility in the proximity with electricity supply and storage will be needed. With this in mind, Pong Yuen has kindly offered a small plot of land currently unused in Heung Yuen Wai for supporting our teaching staff and students to carry out the abovementioned experimental work, and invited CityU EE's colleagues to visit possible locations on July 21, 2022. CityU EE's team who attended the visit included the Head of CityU EE, two professors and myself, and we were all very excited to learn of this opportunity which will address a very difficult issue of finding a piece of flat or rough terrain for pursuing student projects and conducting research in robotics and artificial intelligence control systems.

For this special outdoor lab facility, we understand that Pong Yuen's sole intention is to support CityU EE, as they did in the past by making significant donations to support research projects at CityU and by participating as a Joint Laboratory partner of CityU EE.

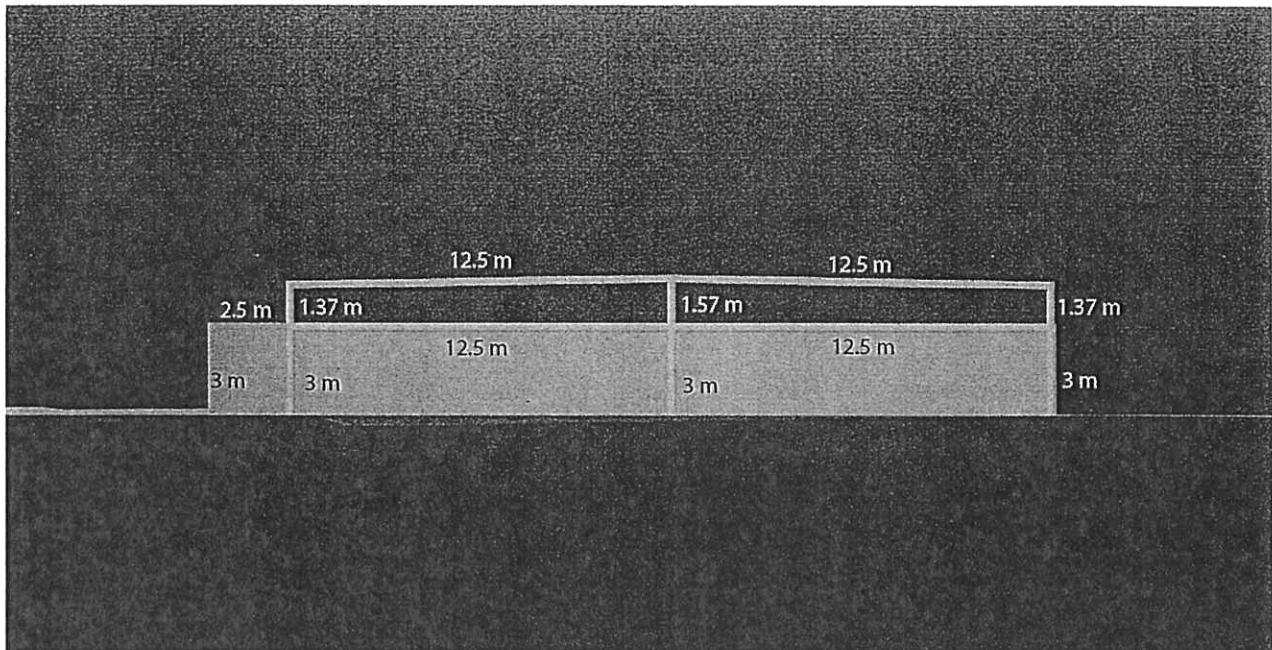
I am Chair Professor of Electrical Engineering at CityU and the coordinator of this special initiative, and will be pleased to provide further information on the potential use of this plot of land.

Prof. C.K. Michael Tse
Chair Professor of Electrical Engineering
City University of Hong Kong

Top View



Side View



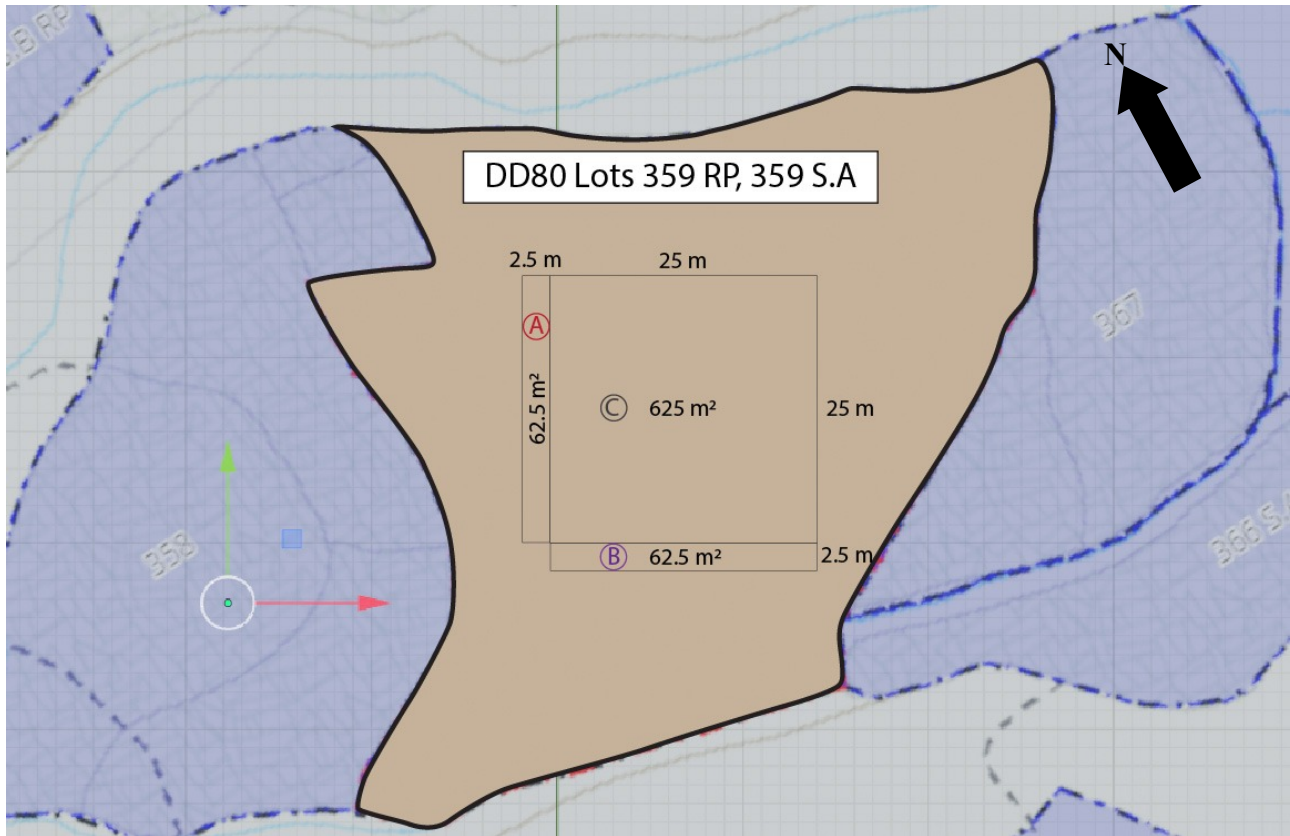
7. Justifications 理由

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）。

The applicant established a joint-lab with Department of Electrical Engineering at City University of Hong Kong. This collaboration provides a platform to nurture the students, scientists and EE faculty to initiate and perform research projects. Therefore, the applicant proposes the current location for this application. Currently, this is the only available area that can be provided to facilitate the research and development. For more details, please find the letter dated 14 Oct, 2022 from Chair Professor of Electrical Engineering at City University of Hong Kong.

✓

Top View



Structure A: Research Room; 1 storey (3m height) (2.5m length x 25m width)

構築物 A: 研究室;1 層 (3 米高) (2.5 米長 x 25 米闊)

Structure B: Research Room; 1 storey (3m height) (2.5m length x 25m width)

構築物 B: 研究室;1 層 (3 米高) (2.5 米長 x 25 米闊)

Structure C: Activity Area with Cover (4.57m height) (25m length x 25m width)

構築物 C: 有上蓋戶外空間;1 層 (4.57 米高) (25 米長 x 25 米闊)



此顏色覆蓋範圍為是次申請地點，面積為 2,950 平方米

Supplementary information for 1st delay on
Planning Application No.A/NE-TKLN/51

The Chairman and representatives from Pong Yuen Holdings Limited (Pong Yuen), together with professors of the Department of Electrical Engineering at City University of Hong Kong (CityU-EE) attended a two-hour meeting with Mr FUNG Tin-yin & staff of the Planning Department on 14 Apr 2023 at 13/F Shatin Government Offices.

The meeting was very useful in clarifying a number of misunderstandings regarding our application (No. A/NE-TKLN/51), and to follow up our discussion, we would like to provide some additional important information on our application.

We should first emphasize that the application "Proposed Temporary Research & Innotech Centre for period of 3 years" would only be used for education purposes, specifically as a "Temporary Remote Research and Testing Site" with very small and insignificant change of the landscape as well as insignificant traffic-impact access given to small and specific group of students and staff of CityU-EE. The education purposes, including undergraduate and research activities, should be within what being permitted in the "Green Belt" zone with or without conditions.

Thus, the use of the site is for private and specific educational purposes, NOT public or general use. With infrequent access granted to a limited group of faculty and students (typically 5 to 10 people per visit (a session of 3-4 hours per visit); once or twice per week) nominated by CityU-EE to conduct clean experiments, we do not expect any issues related to traffic leading to the site or any impact to the environment. More precisely, since the experiments to be conducted are clean, without any chemical use, emission, waste generation, landscape change, or anything that would alter the environment, the existing natural landscape, ecosystems and surrounding environment are totally unaffected. The minimal structures for covering a small piece of site is for convenience and safety of the faculty and students who have to conduct experiments there.



Date : 11 May 2023

Clarification on the purpose of Temporary Research and InnoTech Centre

Background

In 2019, Pong Yuen Holdings Limited (Pong Yuen) made a cash donation to the Department of Electrical Engineering at City University of Hong Kong (CityU-EE).

In 2021, Pong Yuen was invited to become a Joint Lab partner member of CityU-EE, the aim being to provide a platform and resource to support R&D projects and technology development for CityU-EE.

In 2022, CityU-EE initiated a discussion with Pong Yuen on the possibility of using an unused plot of land located in Heung Yuen Wai for supporting education and research in robotics and artificial intelligence control systems. CityU-EE Professors and students, led the then Head of Department, visited the site on July 21, 2022. (Refer to a letter from chief professor of CityU-EE).

Pong Yuen decided to provide the land for CityU-EE for educational uses at no cost.

Objective

The application is for education ONLY, and the use of the site will remain private, i.e., for a small group of CityU-EE faculty and students.

Pong Yuen offers a small plot of land that is the application site for supporting teaching staff and students of CityU-EE to carry out experimental work. CityU-EE currently has a number of student projects in robotics, some leading to participation in local and overseas competitions as well as research projects, which require relatively large outdoor area for testing small unmanned vehicles moving on either flat or mildly rough terrain. Such kind of outdoor facility, though very primitive and simply just a piece of raw land, is impossible to find on CityU campus. To facilitate collection of data and analysis, a small covered facility with small storage and electricity supply will be needed. All devices and associated preparation processes to be conducted in the site have ZERO emission of any kind, ZERO use of chemical substances, and ZERO waste.

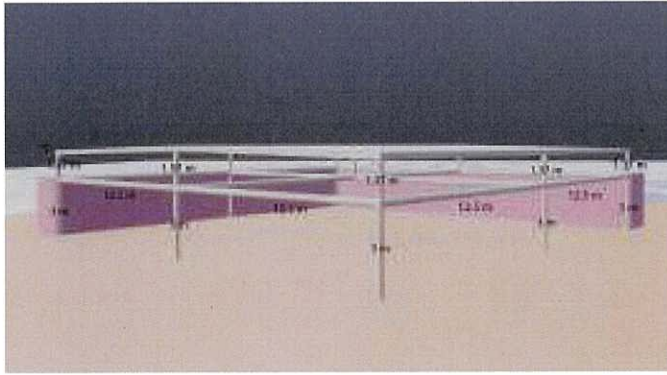
Target group and size

The access to the application site is only limited to a private group from CityU-EE. Specifically, the users are CityU-EE faculty staff and students working on robotics and artificial intelligence control systems. The size of the group is typically 5 to 10, and maximum of around 20 at any particular time, and the frequency of use is expected to be once or twice a week on average, but could be much lower during the non-peak academic periods such as summer vacation and school exam periods.

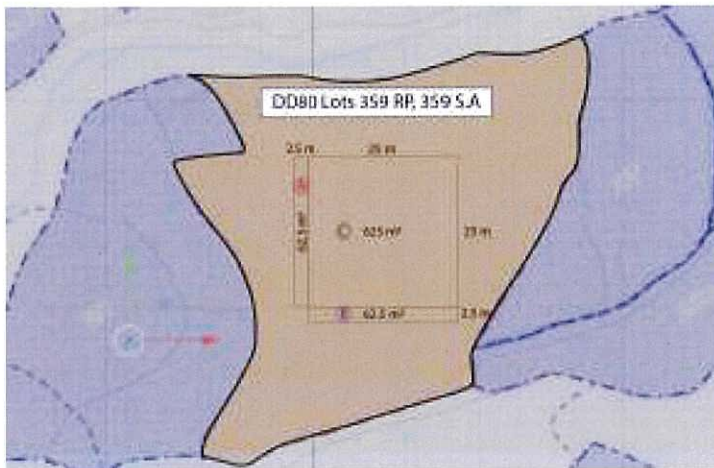
Transport

Since the use is limited to small private groups and the frequency of use is low, the currently available transportation options, i.e., minibuses and taxis, will be more than sufficient. Basically, with 5~10 people visiting the site once or twice a week, the impact to traffic conditions should be insignificant or negligible. In the case of a relatively larger group, e.g., 10 people, CityU-EE would provide its own bus service.

Proposed Structure



3D view of structures (Diagram 1)



Floor Plan (Diagram 2)

Our proposal will include three structures (total area 750 meter square), two rooms and one covered activity area.

- Two rooms (total area around 125 meter square, 3m height, indicated as A and B in diagram 2) for storing computer, equipments and devices for robotics and artificial intelligence control systems. There will be some tables and chairs for CityU users for small preparational works.
- Covered activity area (total area around 625 meter square, 4.57 height, indicated as C in diagram 2) for testing and data collection for robotics and artificial intelligence control systems; and for conducting setup/real test runs for local and overseas competitions.

Design and Landscape

Our proposed use of the application site is a temporary research and innotech center for a period of 3 years. It is proposed to facilitate education and research in robotics and artificial intelligence control systems. For this education purpose, it is under column 2 of "Green Belt" zone that may be permitted with or without conditions on the application. There will be only 3 small structures mentioned in "Proposed Structure", which do not cause any harm to the ecosystem and natural environment.

Environment

The application site is surrounded by Heung Yueng Wai River, our proposal does not involve any dredging operations or any drainage channel or river training and diversion works. All experiments and tests conducted by CityU-EE are clean, with no emission, no waste and no chemical use.

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

The access to the application site is only limited to a private group, not for the public. The private group is the CityU-EE faculty staff and students working on robotics and artificial intelligence control systems, who will use the site to conduct experiments and research. The size of the group is limited to around 5 to 10 people, with maximum around 20. The CityU-EE users have to schedule and reserve the time to use this facility. Basically, the visit would be around once or twice a week and limited to the day time (10:00-18:00). They will take mini-buses/taxis to get there. This will have insignificant traffic impact to surrounding areas.

Visiting pattern

No of people per visit	Times per week	Times per Year	Open on reservation	Education Activities	Transportation
typical 5 - 10	≤ 2		Private	Routine conducting of experiments by students & lead professors on raw land.	Mini bus or Taxi
Max. 20		≤ 5	Private	Final conducting of experiments by students & lead professors on raw land.	Mini bus or Taxi

Reply - Comments of the Director of Environmental Protection (DEP):

Thank you for your comment regarding the application site. We appreciate your concern about the potential impact of our proposal on the surrounding environment, including the Heung Yuen Wai River.

Regarding your specific questions, we would like to clarify that our proposal does not involve any dredging operations or any drainage channel or river training and diversion works. Our proposal is solely focused on the temporary use of a small plot of land for the purpose of supporting education and research in robotics and artificial intelligence control systems.

We understand the importance of preserving the natural environment and are committed to ensuring that our activities do not have any negative impact on the surrounding areas. We will take measures to minimize our disturbance to the natural habitat surrounding the application site and ensure our proposed activities do not cause any harm to the surrounding ecosystem. We will also comply with all relevant regulations and carry out our activities in a responsible and sustainable manner.

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

Thank you for your comment regarding the landscape character of the proposed application site. We appreciate your concern about the potential impact of our proposal on the surrounding environment.

We would like to assure you that we have carefully considered the landscape character of the area in our proposal. Our proposed use of the application site as a temporary research and innotech center for a period of 3 years is intended to facilitate education and research in robotics and artificial intelligence control systems. We believe that our proposal is compatible with the surrounding environment and will not alter the landscape character or degrade the landscape quality of the "Green Belt" zone.

In fact, we believe that our proposal will enhance the landscape character of the area by providing an opportunity for students and researchers to study and develop technologies that can be used to support sustainable development. We are committed to ensuring that our activities are in compliance with all relevant regulations and guidelines, and we will take all necessary measures to mitigate any potential impact on the surrounding environment.

Reply - Comments of the Director of Agriculture, Fisheries and Conservation (DAF):

Thank you for your comment regarding the history of the application site.

We would like to clarify that the clearing of the application site in the past was not related to us/our proposed use of the application site as a temporary.

The below photo was taken on 5 Jan, 2023



We cannot found your mentioned situation in the application area. We are committed to ensuring that our activities do not have any negative impact on the surrounding environment.

Our proposed use of the application site is intended to facilitate education and research in robotics and artificial intelligence control systems. We believe that our proposal is compatible with the surrounding environment and will not be a "destroy first, build later" approach.

We are committed to environmental protection and sustainable development, and we will take all necessary measures to ensure that our activities are in compliance with all relevant regulations and guidelines.

Reply - Local views/comments conveyed by the District Officer (North), Home Affairs Department (DO(N), HAD):

Thank you for your comment regarding the objections raised by the Indigenous Inhabitant Representative of Heung Yuen Wai.

The access to the application site is only limited to a private group, not for the public. The private group is the CityU-EE faculty staff and students working on robotics and artificial intelligence control systems, who will use the site to conduct experiments and research. The size of the group is limited to around 5 to 10 people, with maximum around 20. The CityU-EE users have to schedule and reserve the time to use this facility. Basically, the visit would be around once or twice a week and limited to the day time (10:00-18:00). They will take mini-buses/taxis to get there. This will have insignificant traffic impact to surrounding areas.

Visiting pattern

No of people per visit	Times per week	Times per Year	Open on reservation	Education Activities	Transportation
Typical 5 - 10	≤ 2		Private	Routine conducting of experiments by students & lead professors on raw land.	Mini bus or Taxi
Max. 20		≤ 5	Private	Final conducting of experiments by students & lead professors on raw land.	Mini bus or Taxi

We appreciate the Indigenous Inhabitant Representative of Heung Yuen Wai's input and look forward to addressing their concerns to reach a mutually beneficial solution.

Reply - Public Comments Received During Statutory Publication Period

We received these four public comments on 15 Mar 2023 from Public Enquiry Counter, Sha Tin Government Office. Regarding these four comments, we already provided detailed explanation/clarification.

**Relevant Extracts 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.

Government Departments' General Comments

1. Land Administration

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

- the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the Site.

2. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area; and the implemented drainage facilities should be maintained at all times during the planning approval period.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application subject to the following approval condition to be included:

“no public announcement or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period.”
- there has been no environmental complaint received on the Site in the past three years.

4. Fire Safety

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

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to the satisfaction of D of FS; and

5. Other Departments

The following government departments have no comment on/no objection to the application:

- Secretary for Education;

- Commissioner for Police (C for P);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); and
- 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 that the owner(s) of the lots will need to apply to this office for a Short Term Waiver to permit the structure(s) to be erected. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be backdated to the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD;
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (c) to note the following comments of the Director of Environmental Protection that:
 - (i) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
 - (ii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test;
 - (iii) to meet the statutory requirements under the relevant pollution control ordinances;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department that the access road adjacent to the Site is not maintained by HyD;
- (e) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the Site is in the vicinity of two existing streamcourses. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourses. All the proposed works in the vicinity of the streamcourses should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to this office’s satisfaction;
 - (ii) the applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamcourses in his design and during construction. DEP and Director of Agriculture, Fisheries and Conservation (DAFC) should be consulted on possible environmental and/or ecological impacts of the development in particular the potential of discharge of the contaminated runoff to the nearby watercourses

causing water pollution problem;

- (iii) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- (iv) if the surface runoff is to be discharged to river, the applicant is required to propose a means in their drainage proposal to remove or screen the contaminated runoff before allowing it to enter into DSD's stormwater drainage system. The removal or screening facilities such as the last manhole, desilting trap, petrol interceptor and the like (for a storage compound of building materials, preferably a desilting trap) should be maintained by the applicant and shall be available for government inspection upon demand, and its clearance action shall be enforceable by government upon demand;

(f) to note the following comments of the Director of Fire Services that:

- (i) it is noted that the nearest available street fire hydrant is more than 500m away from the Site. In this regard, street fire hydrant system with adequate flow, pressure and size of water tank shall be provided in the Site;
- (ii) in consideration of the design/nature of the proposal, Fire Service Installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
- (iii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

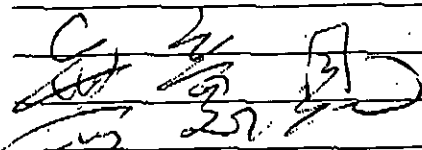
By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/NE-TKLN/51

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

2023.7.16

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



A/NE-TKLN/51 DD 80 Lin Ma Hang Road GB

27/02/2023 02:58

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/NE-TKLN/51

Lots 359 S.A and 359 RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area : About 2,950sq.m

Zoning : "Green Belt"

Applied development: Research and InnoTech Centre / ??? Parking

Dear TPB Members,

InnoTech Centre, GIVE OVER. No names application. Such centres are operated by academic and accredited organizations. They require specially constructed buildings with good drainage. Not even any mention of parking for such a remote location with no public transport links.

Some time ago I asked a friend to drive me along this road. It is quite clear that there are a number of unapproved operations. Large areas have been stripped of vegetation. A classic DESTROY TO BUILD scenario.

However as the area has only recently been opened up, the authorities can take action to ensure that it does not become another Kam Tin with large tracts of haphazard brownfield operations.

Members should request aerial images of the site and a report on its current conditions.

Approval would encourage further degradation. Inno developments should be confined to the San Tin and other dedicated sites as laid out in recent Policy Addresses.

Mary Mulvihill

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

**KFBG's comments on four planning applications**

01/03/2023 21:52

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

4 attachments



230301 s17 TCTC 61.pdf 230301 s16 TKLN 51.pdf 230301 s16 TKL 716.pdf 230301 s16 FTA 222.pdf

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are four pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

1st March, 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Research and InnoTech Centre for a Period of 3 Years
(A/NE-TKLN/51)

1. We refer to the captioned.
2. We urge the Board to note the following, which are extracted from the Explanatory Statement of the Approved Ta Kwu Ling North (TKLN) OZP¹.

2.9 – On 19 July 2013, the draft Ta Kwu Ling North OZP No. S/NE-TKLN/1 was exhibited for public inspection under section 5 of the Ordinance. During the two month exhibition period, a total of four representations were received. On 11 October 2013, the representations were published for public comment. During the first three weeks of the publication period, one valid comment was received. After giving consideration to the representations and comment on 28 February 2014, **the Board decided to uphold two representations and considered that the zoning of Heung Yuen Wai (HYW) Stream and its 20m riparian area should be amended**, and the Notes for “REC” zone of the draft Plan should be amended to clearly reflect the planning intention for low-density recreational developments.

2.11 – On 13 June 2014, **the proposed amendments to the draft OZP including rezoning of the various sections of HYW Stream and its 20m riparian area from “REC”, “AGR” and “V” to “Green Belt” (“GB”), the rezoning of a piece of land to the west of Ha Heung Yuen from “AGR” to “V”, and amending the Notes for the “REC” zone were published under section 6C(2) of the Ordinance. Upon the expiry of**

¹ https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_NE-TKLN_2_e.pdf

*the three-week publication period, a total of 23 further representations were received. On 19 September 2014, the Board considered the further representations and decided not to uphold them, and **decided to amend the draft OZP by the proposed amendments**. In accordance with section 6H of the Ordinance, the draft OZP should thereafter be read as including the above amendments.*

3. We would like the Board to notice that the Green Belt (GB) zone where the present application site is located is the outcome of a rezoning exercise after our representation (i.e., our representation was one of the two upheld representations as stated above) regarding the TKLN OZP was upheld by the Town Planning Board – the Board agreed with our recommendation to better protect the Heung Yuen Wai Stream by imposing a riparian buffer zone (i.e., the GB zone in this case; please also refer to TPB Paper No. 9658²), and the planning intention of this GB is as follows:

‘The planning intention of this zone 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.’

4. We urge the Board to understand that this GB is not intended for development and this area was rezoned to GB with an intention to better protect the Heung Yuen Wai Stream. We do not consider this application is in line with the planning intention of GB as well as the decision by the Board (i.e., to rezone this area to GB). We therefore urge the Board to reject this application.

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

²https://plandess2-my.sharepoint.com/personal/tpbsubmission_pland_gov_hk/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Ftpbsubmission%5Fpland%5Fgov%5Fhk%2FDocuments%2FMeeting%20Folder%2FTPb%20General%20Paper%202011%20to%20Feb%202021%2F2014%2F1059%2Dtpb%5F9658%2Epdf&parent=%2Fpersonal%2Ftpbsubmission%5Fpland%5Fgov%5Fhk%2FDocuments%2FMeeting%20Folder%2FTPb%20General%20Paper%202011%20to%20Feb%202021%2F2014&ga=1

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



s16A A/NE-TKLN/51 Lin Ma Hang WWF

02/03/2023 11:36

From: "Tobi Lau (Local Biodiversity)" <tlau@wwf.org.hk>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

1 attachment



s16A A_NE-TKLN_51 20230302_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned application.

See attached file:

s16A A_NE-TKLN_51 20230302_WWF

Thank you for your attention.

Yours faithfully,
Tobi Lau

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)



40 YEARS
OF ACTION FOR NATURE

世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

2 Mar 2023

Chairman and members
Town Planning Board
15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

**Re: Proposed Temporary Research and InnoTech Centre for a Period of 3 Years
in a "Green Belt" in Lin Ma Hang Road in Ta Kwu Ling (A/NE-TKLN/51)**

We would like to show concern of the captioned.

Suspected unlawful development within the application site

Comparing to Google's aerial images taken in Feb 2021 and Mar in 2022, large scale of vegetation clearance was likely unlawfully happened at the application site (Fig 1).

While we do not have update environmental situation of the application site whether the suspected illegal habitat destruction activity is continuous or reinstated, it would be grateful if the Town Planning Board members to request relevant government departments to investigate any illegal development emerged in relation with the application within the site. If that were the case, we would like to ask the Town Planning Board to reject the application so as not to legitimate such unlawful habitat destruction ahead to town planning approval granted.

We would be grateful if our comment could be considered by the Town Planning Board.

Yours faithfully,

Tobi Lau

Senior Manager, HK Biodiversity and Conservation Policy

WWF-Hong Kong

together possible™

贊助入：香港特別行政區行政長官
林鄭月娥女士、大紫荊勳章、GBS
主席：白丹尼先生
行政總裁：黃碧茵女士

義務核數師：香港立信德豪會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS
The Chief Executive of the HKSAR
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

Fig 1 Aerial views of application site in 2021 and 2022



Image source: Google Earth (Accessed on 2 Mar 2023)