

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。

This document is received on **11 JUL 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. S16-1
表格第 S16-1 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
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;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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

2301834

6/7

By hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKLN/63
	Date Received 收到日期	11 JUL 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)

Chill Station (超級集會)

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)

Man Chi Consultants and Construction Limited (敏志顧問及建築工程有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 451.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 71.2 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) 103.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" ("REC")
(f) Current use(s) 現時用途	Mostly vacant with temporary structures (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 29/06/2023 (DD/MM/YYYY), this application involves a total of 1 "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 1 "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)
1	Lots 1309 S.B ss.3 and 1313 RP in D.D. 78	04/07/2023

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

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

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

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

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

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

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

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

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

Others 其他

- others (please specify)
其他 (請指明)
- _____
- _____
- _____

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

Part 6 Application 第 6 部分申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分	sq.m 平方米	<input type="checkbox"/> About 約
	Non-domestic part 非住用部分	sq.m 平方米	<input type="checkbox"/> About 約
	Total 總計	sq.m 平方米	<input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

Part 6 (Cont'd) 第 6 部分 (續)	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

Part 6 (Cont'd) 第 6 部分 (續)													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Name/type of installation 裝置名稱/種類</th> <th style="width: 20%;">Number of provision 數量</th> <th style="width: 40%;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

Part 5 (Cont'd) 第五部分 (續)

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

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

Part 6 (Cont'd) 第六部分 (續)

(a) Proposed use(s)/development 擬議用途/發展	<p>Proposed Temporary Private Club for a Period of Five Years</p> <p>(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)</p>
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(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	71.2	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.16		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	46.1	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	4		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
			<input type="checkbox"/> include 包括 storeys of basements 層地庫
			<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫
Proposed building height of each block 每座建築物的擬議高度	2.6-5.2	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
		m 米	<input checked="" type="checkbox"/> About 約

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

- Non-domestic part 非住用部分 GFA 總樓面面積
- eating place 食肆 sq. m 平方米 About 約
- hotel 酒店 sq. m 平方米 About 約
- (please specify the number of rooms
請註明房間數目)
- office 辦公室 sq. m 平方米 About 約
- shop and services 商店及服務行業 sq. m 平方米 About 約

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

- other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)
- Toilet: About 23.8 sq.m
- Motorcycle Clinic: About 14.4 sq.m
- Pantry: About 33 sq.m
- Canopy: About 170 sq.m (Disregard from GFA calculation)

- Open space 休憩用地 (please specify land area(s) 請註明地面面積)
- private open space 私人休憩用地 sq. m 平方米 Not less than 不少於
- public open space 公眾休憩用地 sq. m 平方米 Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	G/F	Toilet
2	G/F	Motorcycle Clinic
3	G/F	Pantry
4	G/F	Canopy
.....

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

Motorcycle parking area (with a capacity of 20 motorcycles)

.....

.....

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

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

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

July 2024

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>An existing local track connecting Lin Ma Hang Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>Motorcycle Parking Area _____ 1</p> <p>(with a capacity of 20 motorcycles) _____</p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____ 1</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/></p>

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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"/>

Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	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"/>

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"/>

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)
 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

N/A

11. Declaration 聲明

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

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

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人

Li Ying Cheung
Name in Block Letters
姓名 (請以正楷填寫)



DIRECTOR
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

MAN CITY CONSULTANTS & CONSTRUCTION LIMITED

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

Date 日期

4-7-2023 (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。

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

Ash interment capacity 骨灰安放容量^②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means -

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories 新界打鼓嶺北丈量約份第78約地段第1309號B分段第3小分段及第1313號餘段 和毗連政府土地		
Site area 地盤面積	451.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 103.9 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 打鼓嶺北分區計劃大綱核准圖 (編號: S/NE-TKLN/2)		
Zoning 地帶	"Recreation" ("REC") 「康樂」		
Applied use/ development 申請用途/發展	Proposed Temporary Private Club for a Period of Five Years 擬議臨時私人會所 (為期五年)		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	71.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.16 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	4	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	2.6-5.2	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	46.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	1
	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) Motorcycle Parking Area (with a capacity of 20 motorcycles)	1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	1
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	1

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 checked="" type="checkbox"/>
<u>Location plan, Lot Index Plan, Outline Zoning Plan extract, Site photos</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註: 可在多於一個方格內加上「✓」號		

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

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



Section 16 Planning Application

Proposed Temporary Private Club
for a Period of Five Years

Lots 1309 S.B ss.3 and 1313 RP in D.D.
78 and Adjoining Government Land,
Ta Kwu Ling North, New Territories

Planning Statement

Address:
Unit 1310, Level 13, Tower 2,
Metroplaza, No. 233 Hing Fong Road,
Kwai Fong, New Territories, Hong Kong
Tel : (852) 3180 7811
Fax : (852) 3180 7611

Prepared by
Man Chi Consultants And Construction Limited

July 2023

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Private Club for a Period of Five Years** (hereinafter referred to as “the proposed use”) at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories (hereinafter referred to “the application site”). The application site has a total area of about 451.5m². The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site falls within an area zoned “Recreation” (“REC”) on the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2, which was gazetted on 13.05.2016 (hereinafter referred to as “the Current OZP”). Temporary use of the application site not exceeding a period of five years requires planning permission from the Board. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use can tap into the opportunity brought by the development in the surrounding to serve the interest group of motorcycling;*
- (b) The proposed use facilitates the promotion of integrated development of culture and sports;*
- (c) The proposed use is fully in line with the planning intention of “REC” zone;*
- (d) The proposed use at the application site is not incompatible with the surrounding area in terms of land uses; and*
- (e) No adverse traffic, landscape and drainage impact is anticipated from the proposed use, as of its small scale.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the current application for the proposed use for a temporary period of 5 years.

行政摘要

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」），作擬議臨時私人會所（為期五年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界打鼓嶺北丈量約份第 78 約地段第 1309 號 B 分段第 3 小分段及第 1313 號餘段和毗連政府土地（以下簡稱「申請地點」）。申請地點的面積約為 451.5 平方米。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點於 2016 年 5 月 13 日刊憲公佈的打鼓嶺北分區計劃大綱核准圖（編號：S/NE-TKLN/2）內被劃為「康樂」用途地帶。臨時性質的用途不超過五年須向城規會提出申請。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 擬議用途有助善用周遭地區發展的機遇，服務電單車愛好者；
- (二) 擬議用途有助融和文化與運動，推廣綜合發展；
- (三) 擬議用途完全符合「康樂」地帶的規劃意向；
- (四) 申請地點的擬議用途與鄰近的鄉郊環境特質及附近土地用途並非不協調；及
- (五) 擬議用途規模較小，不會對交通、景觀及排水構成重大負面影響。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該申請作為期五年擬議用途。

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1 INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Private Club for a Period of Five Years** (hereinafter referred to as “the proposed use”) at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

1.1.2 The application site with a site area of about 451.5m² falls within an area zoned “Recreation (“REC”) on the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.05.2016 (hereinafter referred to as “the Current OZP”). According to the Notes of the Current OZP, the proposed use should be regarded as ‘Private Club’ which is a Column 2 use within the “REC” zone. As stipulated in (11)(c) of the covering Notes of the Current OZP, *“temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan”*. In this connection, the Applicants wish to seek planning permission from the Board for the proposed use on a temporary basis of five years.

1.1.3 Prepared on behalf of Chill Station (hereafter referred to as “the Applicant”), Man Chi Consultants and Construction Limited have been commissioned to prepare and submit the current application.

1.2 Background

1.2.1 The application site is adjacent to Lin Ma Hang Road and Heung Yuen Wai Highway. According to the Applicant, the proposed private club (the Club) is a members’ club for motorcyclists, which is set up to promote the sport of motorcycling among members. The private club is a venue where local passionate motorcyclists can meet and share their interests on the sport. Regular social events and recreational activities will be organised for the members by the Club during weekends and public holidays.

1.2.2 The Club is close to existing highway network. Access to the Club can be via Lin Ma Hang Road and Heung Yuen Wai Highway. Members can choose to arrive at the Club either by motorcycle or public transport and therefore use of private vehicle is considered not necessary. The maximum capacity of the club is about 40 persons, including members and staffs. In compliance of club rules and prevention of excessive traffic flow to the area, advance notification per visit to the Club and reservation of a parking space during the visit will be required for all members.

1.3 Objectives

1.3.1 The current application strives to achieve the following objectives:

- (a) To give an opportunity to the Applicant to utilise the application site to promote the hobby of motorcycling and to serve motorcyclists for recreational and social purposes;*
- (b) To maximize land utilization in an area with great locational advantage for motorcyclists in terms of the proximity to the Lin Ma Hang Road and Heung Yuen Wai Highway;*
- (c) To tap into the opportunity brought by the development of new infrastructure in the surrounding area; and*
- (d) To induce no adverse traffic, environmental, drainage nor infrastructural impacts on its surroundings.*

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site has an area of about 451.5m² comprising about 347.6m² of private land and about 103.9m² of Government land. The location of the application site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots and Government land which the application site involves.
- 2.1.2 As shown in **Figure 1**, the application site is located to the west of the Lin Ma Hang Road and Heung Yuen Wai Highway in Ta Kwu Ling North, and adjacent to the Chuk Yuen (South) Sewerage Pumping Station.
- 2.1.3 The application site is abutting a local track connecting Lin Ma Hang Road which joins with Lin Chuk Road and Heung Yuen Wai Highway. The application site is also accessible by bus route No. 79K and minibus routes No. 59K and 59S.
- 2.1.4 The application site currently is flat and hard paved, comprising four temporary structures. **Illustration 1** indicates the current conditions of the application site and its surrounding areas.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The application site is predominantly semi-rural in character. To the north and west of the application site is the Frontier Closed Area. To the further north of the application site is the Heung Yuen Wai Control Point. To the east of the application site is the local track, Lin Ma Hang Road and Heung Yuen Wai Highway. To the further east across the Lin Ma Hang Road and Heung Yuen Wai Highway are residential cluster of the Chuk Yuen Tsuen, temporary structures, agricultural land and vacant land. To the immediate south of the application site are the Chuk Yuen (South) Sewerage Pumping Station and temporary structures. To the further south of the application site are agricultural land and vacant land.

2.3 Heung Yuen Wai Boundary Control Point

- 2.3.1 Heung Yuen Wai Boundary Control Point (HYW BCP) is a key boundary control infrastructure between Hong Kong and Mainland China providing direct access for both cargo and passenger. The HYW BCP is designed to strengthen the cross-boundary transport connectivity by handling passengers and vehicles to and from the Liangtang Port of Shenzhen. Since the fully commission of HYW BCP in February 2023, alternative accesses including new public transport routes, motorists travelling via Heung Yuen Wai Highway and pedestrian subway via Lin Ma Hang Road are provided within the area for public accessing the HYW BCP. Utilising the traffic capacity enhanced by HYWH, the overall development potential of the application site and its surrounding area is improved and the proposed use will tap into the opportunity without disturbing the local area.

3 PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The application site falls within an area zoned “REC” on the Current OZP (please refer to **Figure 3**). According to the Notes of the Current OZP, the planning intention of the “REC” zone is *“primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission.”*

3.1.2 According to the Notes of the Current OZP, the proposed use should be regarded as ‘Private Club’ which is a Column 2 use within the “REC” zone. As stipulated in (11)(c) of the covering Notes of the Current OZP, *“temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan”*. In this connection, the Applicants wish to seek planning permission from the Board for the proposed use on a temporary basis of five years.

3.2 Development Strategy on Developing the New Territories North

3.2.1 A clear aspiration of developing New Territories North (NTN) was demonstrated under the Preliminary Feasibility Study on Developing the NTN in 2017. Further in 2021, it is proposed under the Northern Metropolis Development Strategy that the Heung Yuen Wai area will be a part of the NTN New Town and a railway station along the Northern Link Eastward Extension is envisaged near the HYW BCP to further enhance the transport connection with other development nodes in NTN. The Northern Metropolis Development Strategy has also proposed to study the feasibility of relocating the fresh food boundary-crossing and inspection facilities at the Man Kam To Control Point and the Sheung Shui Slaughterhouse to land adjacent to HYW BCP. In view of all these upcoming proposals, the character of the Heung Yuen Wai area is anticipated to change significantly in the future.

3.3 Previous Planning Applications

3.3.1 The application site is not subject to any previous planning applications.

4 THE DEVELOPMENT PROPOSAL

- 4.1.1 The development proposal in the current application is for the proposed temporary private club at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories for a period of five years. The application site falls within an area zoned “REC” on the Current OZP. According to the Notes of the OZP, ‘Private Club’ is a Column 2 use under the “REC” zone which requires planning permission from the Board.
- 4.1.2 The proposed private club aims to promote the sports of motorcycling and to serve club members who have a keen interest in the sports through organisation of regular club events during weekends and public holidays, no membership fee would be required for their members, and it is not registered under the Societies Ordinance (Cap. 151).
- 4.1.3 The proposed private club occupies an area of about 451.5m² which is subdivided into two areas (i.e. Areas A & B). According to the proposed site layout (see **Figure 4**), Area A is provided with a cover and is mainly used as an activity/‘rest-bite’ area for members to meet, socialise, share their interests, and plan/hold club events such as monthly/annual meetings. An ancillary pantry converted from a single-storey container will be provided for the provision of light refreshments such as drinks and snacks (without cooked food, poultry and wet goods) to members. Area B is mainly an open-air area which is designated for parking of members’ motorcycles upon their arrival to the Club. Within Area B, there will be two single-storey container converted structures erected for the purpose of an ancillary toilet and an ancillary motorcycle clinic. The proposed motorcycle clinic is set up within a container (i.e. Container 2), which mainly provides advisory services to members who have enquiries regarding motorcycle fitting, maintenance and repair, and facilitate cultural and knowledge exchanges between motorcyclists. The proposed development parameters of the private club are summarised in **Table 1**.

Table 1: Proposed Key Development Parameters

Site Area	About 451.5m ² (including about 103.9m ² Government Land)
Covered Area	About 208.2m ² (46.1%)
Uncovered Area	About 243.3m ² (53.9%)
Total GFA (Size)	About 71.2m ²
Toilet	About 23.8m ² (5.8m x 4.1m x 2.6m)
Motorcycle Clinic	About 14.4m ² (6m x 2.4m x 3m)
Pantry	About 33m ² (33m ² x 2.7m)
Canopy	<i>Disregard from GFA calculation (170m² x 5.2m)</i>
No. of Storey	1
Building Height	Not more than 5.2m
Parking Spaces	
LGVs L/UL Bay	1
Motorcycle Parking Area	1 (with a capacity of 20 motorcycles)

- 4.1.4 A 6.5m-wide ingress/egress point will be provided along the eastern boundary of the application site, which connects to an existing local track leading to Lin Ma Hang Road (see **Figure 1**). For provision of on-site parking facilities, only 1 LGVs loading/unloading bay and 1 motorcycle parking area (with a capacity of 20 motorcycles) will be provided for members and staffs. Since all members are expected to arrive at the Club by motorcycle or public transport available at about 1 minute away the application site along Lin Ma Hang Road, no private car parking space is provided within the Club. All members are required by the club management to strictly comply with no overnight parking and station of vehicle and motorcycle and other the club rules applicable to traffic control within the Club.
- 4.1.5 The estimated trip generation and attraction of the proposed use would be no more than 10 motorcycle trips per day for weekdays (i.e. less than 1 vehicular trip per hour on average during the opening hours) and no more than 40 motorcycle trips per day for weekends and public holidays (i.e. less than 3 vehicular trips per hour on average during the opening hours) with 2-4 trips per week for loading and unloading activities, which would be fully under traffic capacity in the area.
- 4.1.6 For management of motorcycle parking and extra traffic due to vehicle and pedestrian flow within the site, advance reservation prior to their visits for motorcycle parking space and visit will be required for all members. Parking facilities will be allocated only to members on a first-come-first-serve basis via the booking system. The maximum capacity of the Club is 40 people, including members and staffs. Once the reservation is full, no walk-in or drive-in will be entertained.
- 4.1.7 There is currently an existing manhole located about 30m to the north of the application site. If it is further required and considered essential, the Applicant will submit a drainage proposal and further implement additional drainage facilities to the satisfaction of the Drainage Services Department by way of compliance of approval condition(s).
- 4.1.8 There is provision of toilet facilities within the application site which septic tank and soakaway system are proposed for the collection, treatment and disposal of sewage. The proposed septic tank and soakaway system will strictly comply with the Environmental Protection Department's Practice Note for Professional Persons (ProPECC PN 5/93) and will be built within the lot boundaries to prevent any adverse impacts on the surrounding area. If it is further required and considered essential, the Applicant will submit and further implement the sewage proposal by way of approval condition(s).
- 4.1.9 Given that the application site is currently hard paved and there is no existing tree within the application site, it has a very low agricultural value at present and the proposed development would induce no significant landscape impact. For enhancing the environmental quality and experience of members, there will be potted plants placed in Area A (activity/ 'rest-bite' area). For screening and noise mitigation purpose, boundary fence (in minimum 2.4m) is provided along the periphery of the application

site to prevent adverse visual and noise impacts on the surroundings.

- 4.1.10 The opening hours of the proposed club will be from Wednesdays to Sundays (including public holidays) from 7:00 a.m. to 9:00 p.m..

5 PLANNING JUSTIFICATIONS

5.1 Untapping the Opportunities Brought by Current and Future Development in the Surrounding Areas

5.1.1 The HYW BCP, located in vicinity of the application site, is expected to bring opportunities with a view to improve and upgrade the Heung Yuen Wai area. The connectivity, accessibility and mobility in the area have gradually enhanced due to the improvement in access arrangement since the fully commission of the HYW BCP in February 2023. Utilising the traffic capacity enhanced by HYWH, the overall development potential of the application site and its surrounding area is improved and the proposed use will tap into the opportunity without disturbing the local area.

5.1.2 Despite the application site being rather remote at the moment, motorcyclists can access the private club conveniently via Lin Ma Hang Road and Heung Yuen Wai Highway or by public transport along Lin Ma Hang Road. As such, the current application should be considered as an opportunity to utilise the application site for the proposed use to serve the interest group of motorcycling.

5.2 Promoting the Integrated Development of Culture and Sports

5.2.1 The proposed use at the application site, comprising the private club with ancillary pantry, toilet and motorcycle clinic, aims to provide a venue to gather passionate motorcyclists in Hong Kong in order to promote the hobby of motorcycling and to serve motorcyclists for recreational and social purposes.

5.2.2 The proposed development provides a platform to facilitate cultural and knowledge exchanges between motorcyclists as well as to strengthen the motorcyclist community, further to foster a sports-culture atmosphere in the community and to promote the integrated development of culture and sports in Hong Kong.

5.3 In Line with the Planning Intention of “REC” Zone

5.3.1 The application site currently falls within an area zoned “REC” on the Current OZP. The planning intention of “REC” zone is intended primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission. Moreover, according to the Definitions of Terms (Revised Version) promulgated by the Board, ‘Private Club’ means any premises or land used by any club, company, partnership or association of persons for recreational and social purposes. In view of that the proposed use involves provision of low-density recreational facility for motorcyclists, it should be considered in line with the planning intention of “REC” zone in encouraging low-density recreational developments for the use of the general public.

5.4 Not Incompatible with Surrounding Land Uses

- 5.4.1 The surrounding areas of the application site mainly comprise utility station, temporary structures, agricultural land and vacant land, the proposed development, which is temporary in nature, is considered not incompatible with the surrounding semi-rural environment, in terms of its geographical location and land use.
- 5.4.2 Since the proposal involves a low-density recreational development (i.e. GFA of 71.2m² and a building height of not more than 5.2m), no visual obstruction nor incompatible landscape is anticipated. The proposed development should be considered not incompatible with the surrounding area comprising of low rises developments/structures.

5.5 No Adverse Traffic, Drainage, Sewerage and Landscape Impacts

- 5.5.1 The site can be reached by public transport. The proposed development is provided with on-site motorcycle parking and LGVs L/UL Bay without private car parking space and overnight parking and station of vehicle and motorcycle. Advance reservation will be required for all members in order to arrange their visits in a more organised manner and to prevent excessive traffic flow to the area. Motorcycle parking spaces will be allocated to members on first-come-first-serve basis via the booking system, once the motorcycle parking spaces are fully booked, other members are prohibited to visit the venue by motorcycle and are required to travel by public transport available at about 1 minute away the application site along Lin Ma Hang Road for their visits. Considering the estimated trip generation which is limited to only 40 and attraction only to its members, i.e. motorcyclists, it is anticipated that the proposed private club is unlikely to generate any significant traffic impacts to the area.
- 5.5.2 The application site is currently paved. An existing manhole can be found some 30m to the north of the application site. The site is not subject of any flooding or relevant complaints in recent years. In view of the above, no adverse drainage from the proposed development impact is anticipated. The Applicant will submit and implement a drainage proposal for the compliance of the requirement of the Drainage Services Department.
- 5.5.3 Provision of toilet facilities is proposed within the application site, i.e. septic tank and soakaway system are proposed for the collection, treatment and disposal of sewage. No adverse sewerage impact is anticipated from the proposed development. The proposed septic tank and soakaway system will strictly comply with Environmental Protection Department's Practice Note for Professional Persons (ProPECC PN 5/93) and will be built within the lot boundaries to prevent any adverse impact on the surrounding area. The Applicant will submit and implement a sewage proposal for the compliance of the requirement of relevant departments.
- 5.5.4 The application site is currently hard paved without any existing tree nor vegetation. It is likely that the site has a low agricultural value at present. For enhancing the

environmental quality and experience of members, there will be potted plants placed in Area A (activity/ 'rest-bite' area). It is anticipated that the proposed development would induce no significant landscape impact.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of a planning application for **Proposed Temporary Private Club for a Period of Five Years** at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories. The application site has a total area of about 451.5m². The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 In planning context, the application site falls within an area zoned “REC” on the Current OZP (i.e. approved Ta Kwu Ling North OZP No. S/NE-TKLN/2) which was gazetted on 13.05.2016. Temporary use of the application site not exceeding a period of five years requires planning permission from the Board. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -
- (a) The proposed use can tap into the opportunity brought by the development in the surrounding to serve the interest group of motorcycling;*
 - (b) The proposed use facilitates the promotion of integrated development of culture and sports;*
 - (c) The proposed use is fully in line with the planning intention of “REC” zone;*
 - (d) The proposed use at the application site is not incompatible with the surrounding area in terms of land uses; and*
 - (e) No adverse traffic, landscape and drainage impact is anticipated from the proposed use, as of its small scale.*
- 6.1.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the current application for the proposed use for a temporary period of 5 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000110059_0001)
Figure 3	Extract of the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Figure 4	Indicative Layout Plan



Heung Yuen Wai Highway

Lin Ma Hang Road

Lin Chuk Road

LEGEND:

The Application Site

Vehicular and Pedestrian Access to/from the Application Site

Bus/Minibus Stop

79k Bus Route

59K Minibus Route

(For Identification Only)

1min (100m)
To Lin Ma Hang
/ Ta Kwu Ling

79k
 59K
 59S

1min (100m)
To Sheung Shui

79k
 59K
 59S

Project:
Section 16 Planning Application for Proposed Temporary Private Club for a Period of 5 Years at Lots 1309 S.B. ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories

Title:
Location Plan

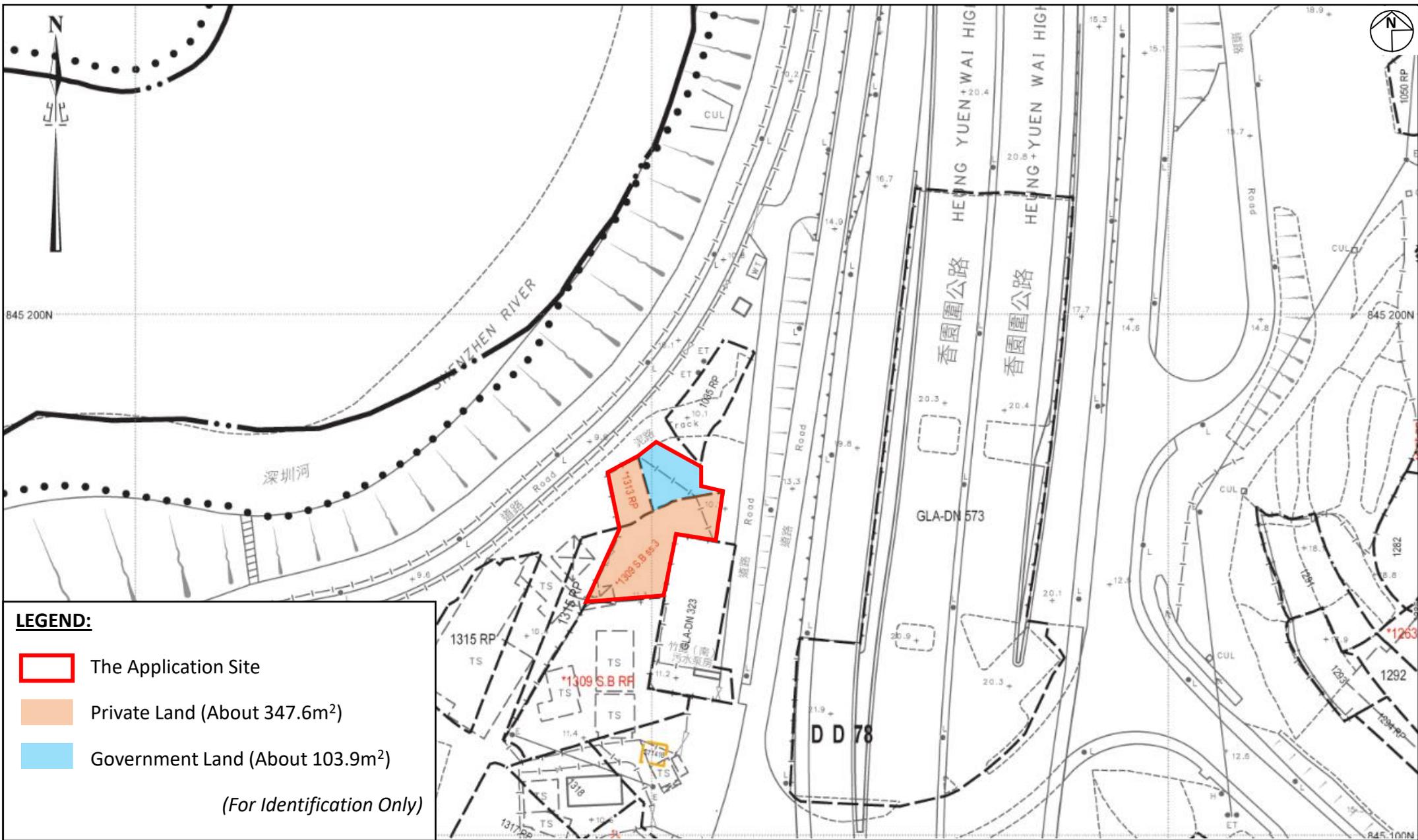
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Figure:
1

Scale:
Not to Scale

Date:
July 2023

Man Chi
Consultants And Construction Limited



Project:
 Section 16 Planning Application for Proposed Temporary Private Club for a Period of 5 Years at Lots 1309 S.B. ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories

Title:
 Extract of Lot Index Plan
 (No. ags_S0000110059_0001)

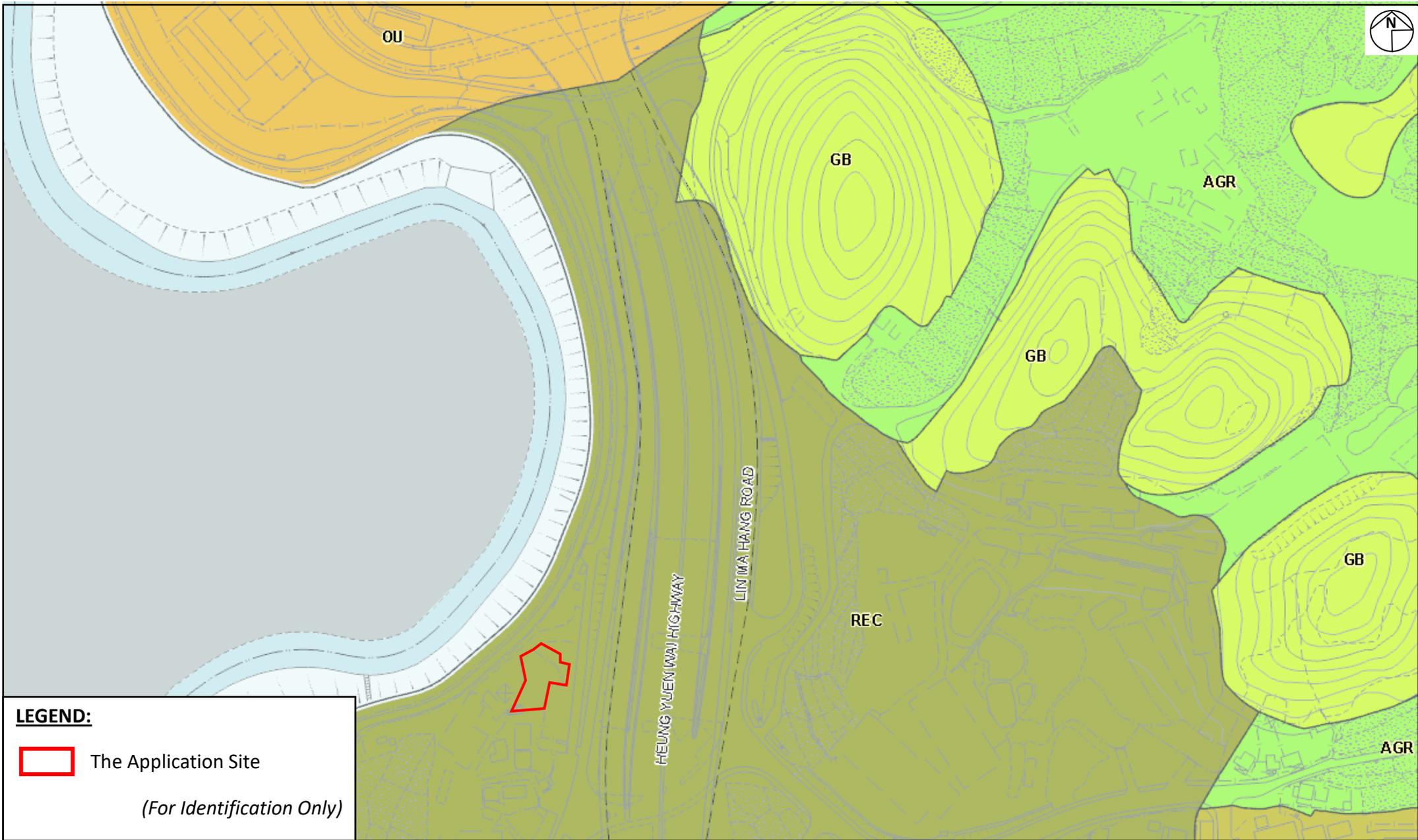
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Scale:
 Not to Scale

Date:
 July 2023



Ref.: ADCL/PLG-10258/R001a/F002



LEGEND:



The Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Private Club for a Period of 5 Years at Lots 1309 S.B. ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories

Title:

Extract of the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2

Ref.: ADCL/PLG-10258/R001a/F003

Figure:

3

Scale:

Not to Scale

Date:

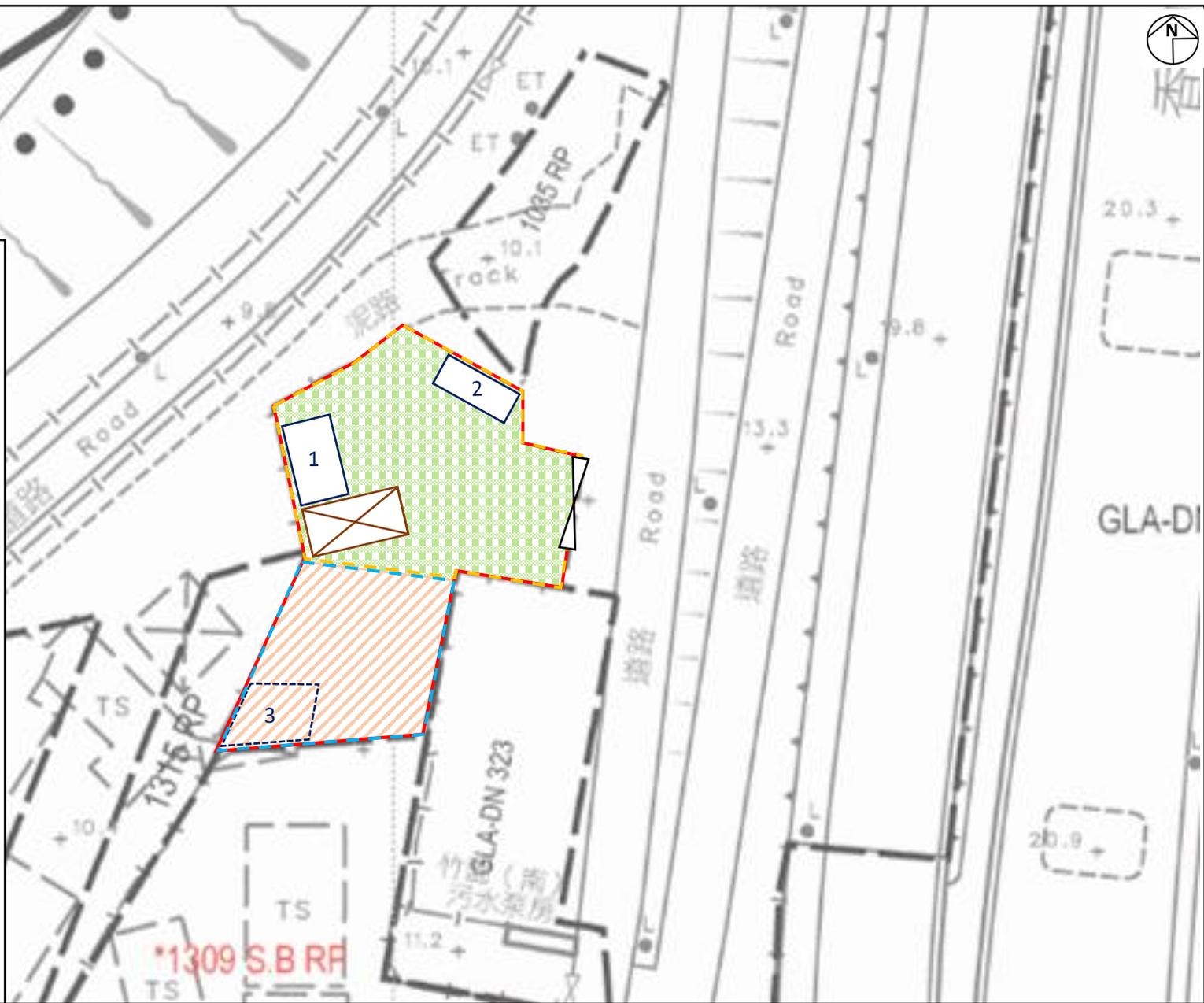
July 2023



LEGEND:

-  The Application Site
-  Area A: Activity/'Rest-bite' Area (about 170m²) (37.7%)
-  Area B: Open-air Area (about 281.5m²) (62.3%)
-  1 Proposed Ancillary Toilet
-  2 Proposed Ancillary Motorcycle Clinic
-  3 Proposed Ancillary Pantry (under the Canopy)
-  Canopy
-  Motorcycle Parking Area
-  Loading / Unloading Bay for Light Goods Vehicle
-  Proposed Ingress/Egress

(For Identification Only)



Project:
 Section 16 Planning Application for Proposed Temporary Private Club for a Period of 5 Years at Lots 1309 S.B. ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories

Title:
 Indicative Layout Plan

Figure:
 4

Scale:
 Not to Scale

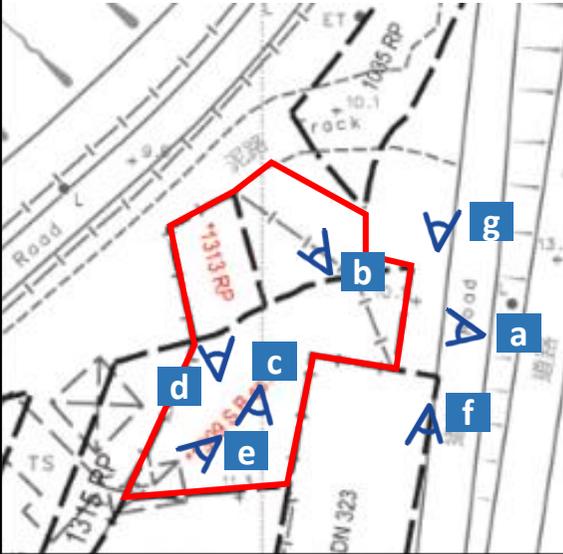
Date:
 July 2023

Ref.: ADCL/PLG-10258/R001a/F004



Illustration 1

Existing Condition of the Application Site and the Surrounding Areas



LEGEND:

□ Site Boundary ▲ Viewpoint

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Private Club for a Period of 5 Years at Lots 1309 S.B. ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories

Title:

Existing Condition of the Application Site and the Surrounding Areas

Illustration:

1

Scale:
Not to Scale

Date:
July 2023

MC Man Chi
Consultants And Construction Limited

Ref.: ADCL/PLG-10258/R001a/I001

Date : 16th August 2023
Our Ref. : ADCL/PLG-10258/L003

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Private Club for a Period of Five Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories (Planning Application No. A/NE-TKLN/63)

We refer to the captioned planning application and would like to provide supplementary information to facilitate your consideration.

- The proposed private club will operate exclusively for members, and membership management will be implemented through an invitation-only application system.
- The proposed private club aims to organise regular club events for its members, including social and networking events, sharing sessions, seminars on various motorcycle-related topics etc. These events will be scheduled on weekends and public holidays to accommodate members' availability. The primary objective of the club events is to provide a platform that facilitates cultural and knowledge exchanges among motorcyclists and strengthens the motorcyclist community.
- The proposed motorcycle clinic (the clinic) will be set up within a container, serving as a dedicated space for staffs to provide advisory services to club members. The primary focus of the clinic is to assist members with motorcycle fitting, maintenance, and repair enquiries, while also facilitating cultural and knowledge exchanges among motorcyclists. It is important to note that the clinic will solely offer consultation services, without engaging in any servicing, repairing, washing, or greasing of motor vehicles, motorcycles, or their parts.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact Miss Zoe LAU or Mr. Thomas LUK at 3180 7811.

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited



Thomas Luk
Planning Consultant

Date : 23rd August 2023
Our Ref. : ADCL/PLG-10258/L004

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Private Club for a Period of Five Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories (Planning Application No. A/NE-TKLN/63)

We refer to the latest comments from Transport Department and would like to enclose herewith our Responses-to-Comments Table with supporting Appendices to address the abovementioned departmental comments for their consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at 3180 7811.

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited



Thomas Luk
Planning Consultant

Encl.

Section 16 Planning Application for Proposed Temporary Private Club for a Period of 5 Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories

Department	Date	Comments	Responses to Departmental Comments
Transport Department (TD)	17.8.2023	<ul style="list-style-type: none"> • The applicant shall illustrate on a layout plan, and justify the adequacy of the parking spaces and loading/unloading spaces including motorcycles so provided by relating to the number of vehicles visiting the subject site; • The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis; • The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles including motorcycles outside the subject site; 	<ul style="list-style-type: none"> • Please find the revised layout plan at Appendix I showing the proposed allocation of 20 motorcycle parking spaces with a loading/unloading bay. • Please find the swept path analysis at Appendix II demonstrating the sufficient space for smooth manoeuvring of the proposed type of goods vehicles (i.e. LGVs) under the current application to / from the vehicular access between Lin Ma Hang Road and the application site and within the application site. <p>The indicative manoeuvring circle within the application site is illustrated on the revised layout plan at Appendix I. As shown in Appendix I, there is sufficient manoeuvring space with a manoeuvring circle in about 9m (D) for the proposed type of goods vehicles under the current application to manoeuvre within the application site and into/out of the loading/unloading bay.</p> <ul style="list-style-type: none"> • Queuing back of vehicles outside the subject site is not anticipated in view of the insignificant traffic volume and sufficient space within application site. To further ensure no vehicle will be queued back to or reversed onto/from the application site, the Applicant has proposed appropriate management and control measures including: <ol style="list-style-type: none"> 1. A staff will be stationed near the ingress/egress to facilitate the smooth and orderly movement of vehicles in and out of the application site; and 2. The Applicant will ensure all motorcycle parking and loading and unloading activities to be confined within the application site and advance reservation will be required for all motorcycle parking and loading and unloading activities in order to arrange the vehicular activities in a more organised manner and to prevent excessive traffic flow to the

Section 16 Planning Application for Proposed Temporary Private Club for a Period of 5 Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories

		<ul style="list-style-type: none"> • The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and • The vehicular access between Lin Ma Hang Road and the application site is not managed by TD. The applicant should seek comments from the responsible party. 	<p>nearby road links and junctions.</p> <ul style="list-style-type: none"> • To improve the safety of pedestrians at the access point of the application site, road signs are proposed to alert drivers and pedestrians, encourage them to proceed in a caution manner. The Applicant will also ensure staffs and members to drive their vehicles in a restricted speed in order to ensure operation safety within the application site. • Noted.
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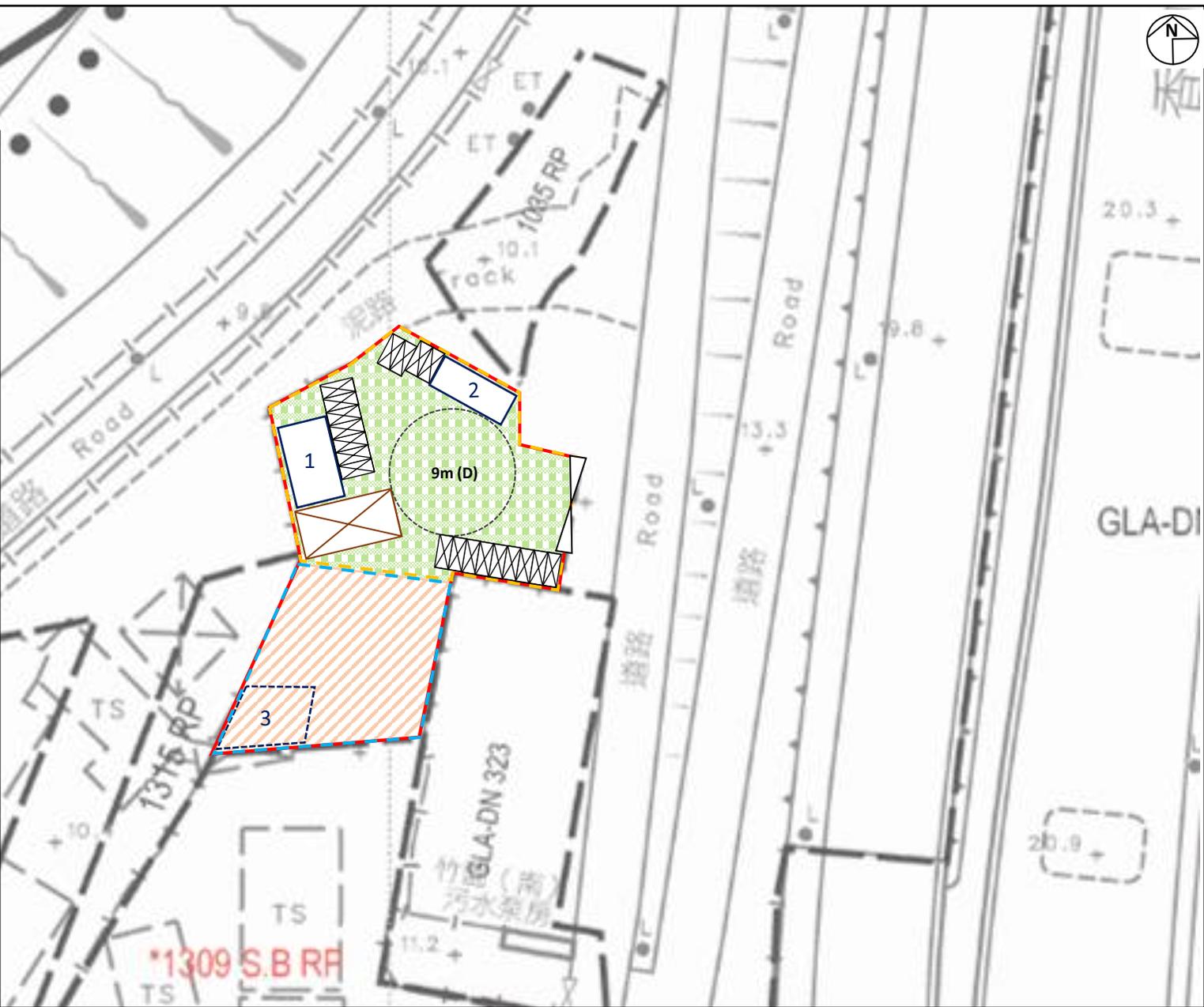
Appendix | I

Revised Layout Plan

LEGEND:

-  The Application Site
-  Area A: Activity/'Rest-bite' Area (about 170m²) (37.7%)
-  Area B: Open-air Area (about 281.5m²) (62.3%)
-  1 Proposed Ancillary Toilet
-  2 Proposed Ancillary Motorcycle Clinic
-  3 Proposed Ancillary Pantry (under the Canopy)
-  Canopy
-  Motorcycle Parking Area
-  Motorcycle Parking Space (1m x 2.4m)
-  Loading / Unloading Bay for Light Goods Vehicle (7m x 3.5m)
-  Manoeuvring Circle
-  Proposed Ingress/Egress

(For Identification Only)



Project:
 Section 16 Planning Application for Proposed Temporary Private Club for a Period of 5 Years at Lots 1309 S.B. ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories

Title:
 Indicative Layout Plan

Ref.: ADCL/PLG-10258/L004/F001

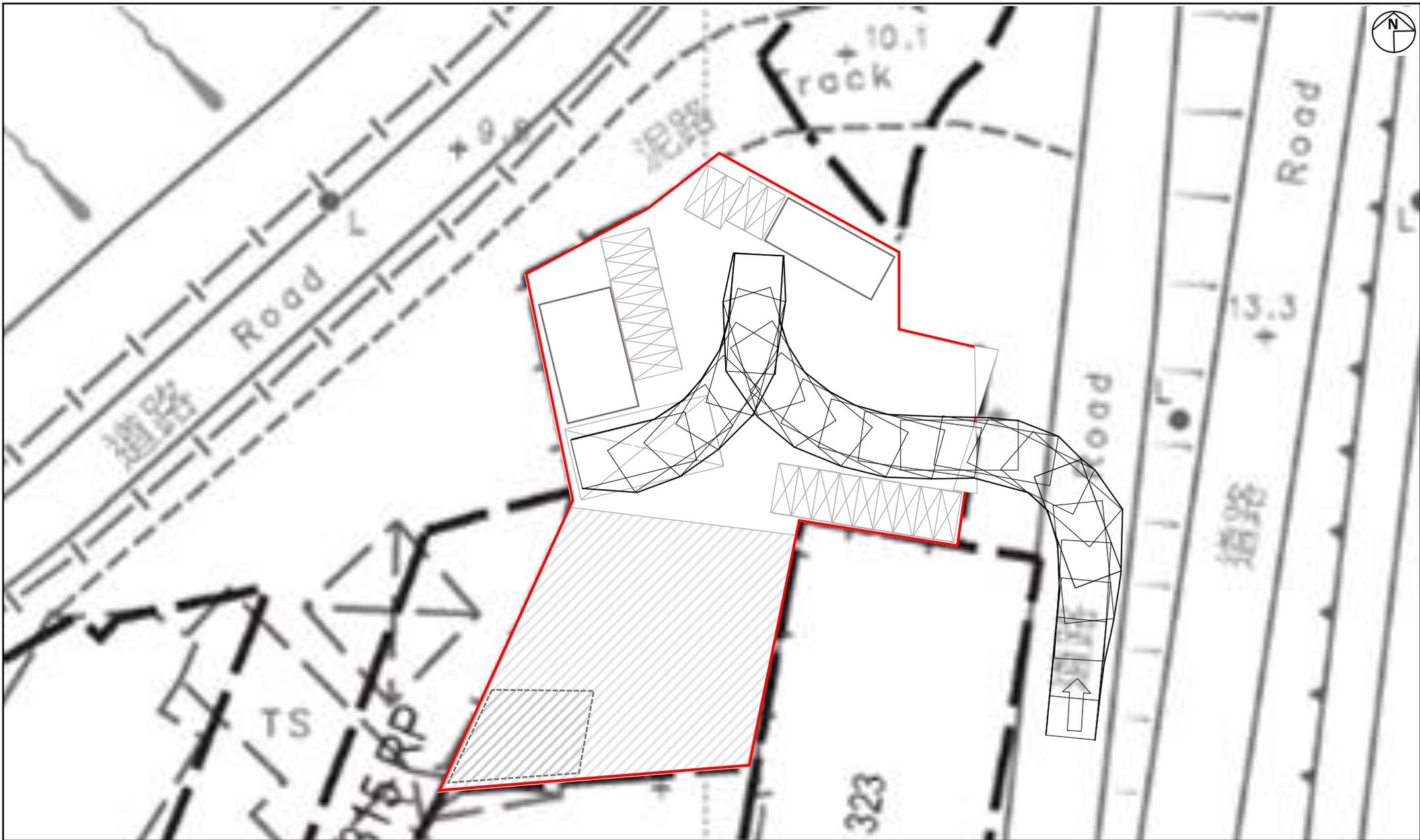
Figure:
 1

Scale:
 Not to Scale

Date:
 Aug 2023



Swept Path Analysis



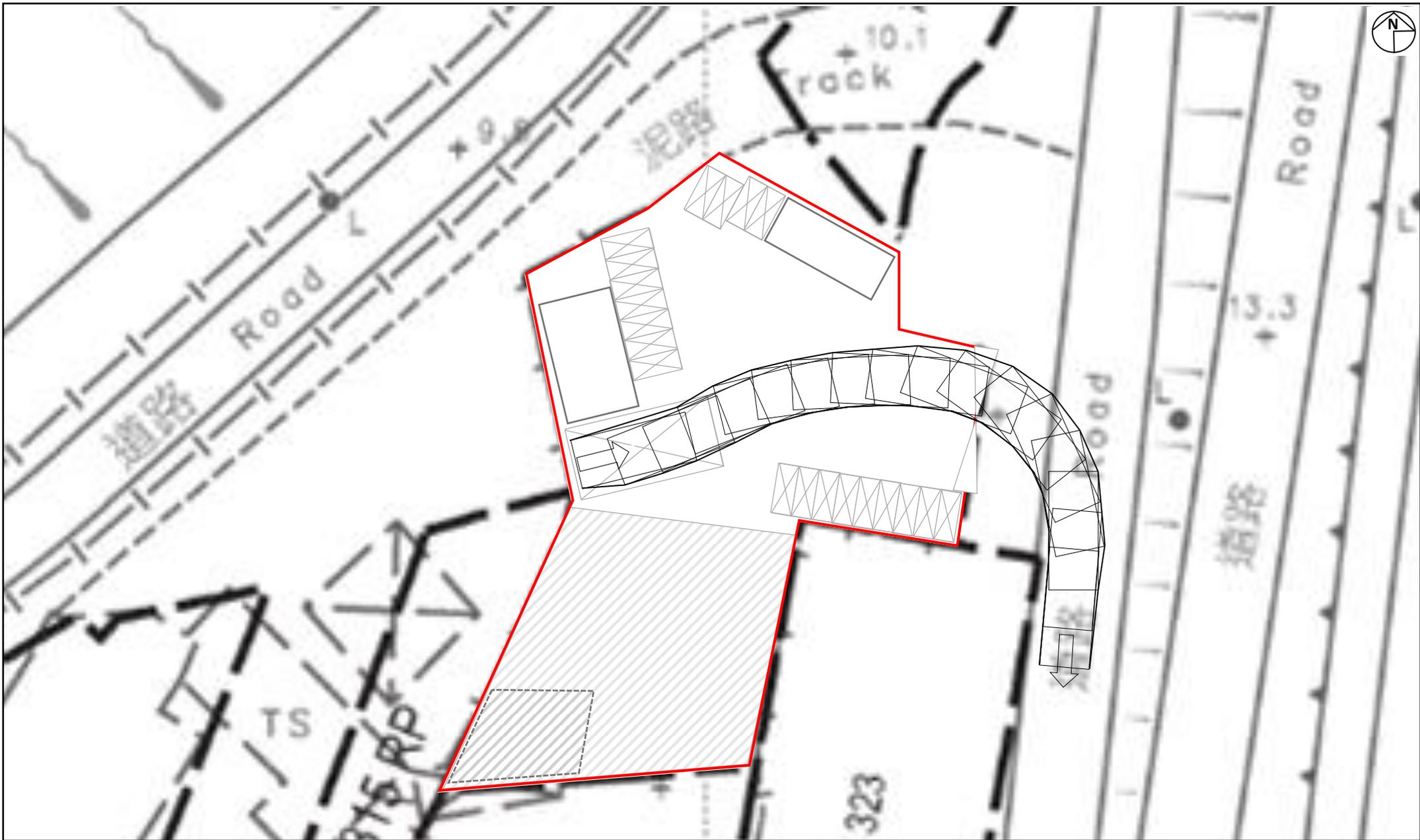
Project:
 Section 16 Planning Application for Proposed Temporary Private Club for a Period of 5 Years at Lots 1309 S.B. ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories

Title:
 Swept Path Analysis for Light Goods Vehicle (In)

Figure:
 2a
Scale:
 Not to Scale

Date:
 Aug 2023

Ref.: ADCL/PLG-10258/L004/F002a



Project:
 Section 16 Planning Application for Proposed Temporary Private Club for a Period of 5 Years at Lots 1309 S.B. ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories

Title:
 Swept Path Analysis for Light Goods Vehicle (Out)

Figure:
 2b
Scale:
 Not to Scale



Date:
 Aug 2023

Ref.: ADCL/PLG-10258/L004/F002b

Man Chi Consultants and Construction Limited
敏志顧問及建築工程有限公司

Tel 電話 : (852) 3180 7811
Fax 傳真 : (852) 3180 7611

Date : 11th October 2023
Our Ref. : ADCL/PLG-10258/L006

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Private Club for a Period of Five Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories
(Planning Application No. A/NE-TKLN/63)

We refer to the latest comments from the Lands Department (LandsD) on the captioned application and our responses are as follow:

With reference to the announcement made by the LandsD on 28 March 2017, regarding the strengthening of enforcement actions against the unlawful occupation of government land and the tightening of arrangements for regularisation applications, cases involving the unlawful occupation of Government lands that commenced prior to 28 March 2017 will be examined to determine if the basic requirements for regularisation of the unlawful occupation are met when an occupier submits a regularisation application. In such cases, the occupier will not be required to reinstate the occupied Government land.

According to the Applicant, the application site including the Government land therein had been fenced off and occupied before 28 March 2017, and there is currently a structure (with a gross floor area of about 14.4m²) on the Government land. On approval of the current application, the Applicant will proceed to apply to the LandsD and pay the required fee for a Short Term Waiver (STW) and a Short Term Tenancy (STT) of to permit the structure to be erected, and to rectify the structures that have already been erected, and occupation of Government land, deem necessary.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at 3180 7811.

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited



Thomas Luk
Planning Consultant

Man Chi Consultants and Construction Limited
敏志顧問及建築工程有限公司

Tel 電話 : (852) 3180 7811
Fax 傳真 : (852) 3180 7611

Date : 16th November 2023
Our Ref. : ADCL/PLG-10258/L007

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Private Club for a Period of Five Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories (Planning Application No. A/NE-TKLN/63)

We refer to the latest comments from the Lands Department (LandsD) on the captioned application and our responses are as follow:

Please be advised that the Government Land (GL) included into the subject S.16 application has been occupied/used by the applicant before the announcement made by the LandsD on 28 March 2017. Aerial Photos dated 28.10.2016 and 29.04.2017 are enclosed herewith for your reference.

We admitted that this portion of GL had not been property fenced up at that time. In accordance with the announcement made by the LandsD, we would have the chance to apply to the LandsD for regularization of this unlawful occupation of GL by way of Short Term Tenancy (STT). We fully understand that there is NO guarantee that the STT for regularization of the unlawful occupation of GL can be granted by LandsD. We also undertake that in case the STT for regularization of the unlawful occupation of GL is rejected by the LandsD in future, we would immediately cease its occupation and properly return it to the LandsD. Moreover, the applicant is willing to pay the administrative fee as well as back-pay the STT rental if the STT application is approved in future.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. LIT Ying-cheung Edward or Miss Zoe LAU at [REDACTED]

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited



Thomas Luk
Planning Consultant

Encl.

28/10/2016

香港特別行政區政府 地政總署測繪處

Survey & Mapping Office, Lands Department
The Government of Hong Kong Special Administrative Region



E006570C_R 7000' 28 Oct 2016 UltraCam Eagle 80mm



TA KWU LING 打鼓嶺

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29/4/2017



Man Chi Consultants and Construction Limited
敏志顧問及建築工程有限公司

Tel 電話 : (852) 3180 7811
Fax 傳真 : (852) 3180 7611

Date : 22nd January 2024
Our Ref. : ADCL/PLG-10258/L009

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Private Club for a Period of Five Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories (Planning Application No. A/NE-TKLN/63)

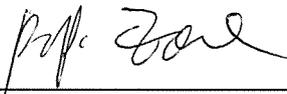
We refer to the latest comments from the Lands Department (LandsD) on the captioned application and our responses are as follow:

Please be informed that the occupation of the Government Land (GL) included in the subject S.16 application has ceased, and the occupied GL has been reinstated. Enclosed herewith are the latest site photos for your reference.

The Applicant stands ready to apply to the LandsD for the occupation of GL by way of Short Term Tenancy (STT), should the current application is approved. We fully understand that there is no guarantee that the STT will be granted by the Lands Department. Furthermore, the Applicant is willing to pay the administrative fee and back-pay the STT rental if the STT application is approved in the future.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. LIT Ying-cheung Edward or Miss Zoe LAU at

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited



Thomas Luk
Planning Consultant



Government Departments' General Comments

1. Landscape

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

- no objection to the application from the landscape planning perspective; and
- the Site is located in an area of rural inland plains landscape character comprising tree groups, farmlands, vegetated areas, Heung Yuen Wai Highway at the east, small houses and temporary structures at the south. The Site is hard paved and occupied by temporary structures. Significant adverse impact on the landscape character and the existing landscape resources within the site is not anticipated.

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; and
- the Site is in an area where public sewer connection is available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/ disposal facilities for the proposed development.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- 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.

5. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

- the application on a 5-year basis is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study had already commenced on 29.10.2021 for completion in about 3 years. While the implementation programme of NTN New

Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated earlier for the site formation works.

6. Building Matters

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

- there is no record of approval by the Building Authority for the building/structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application; and
- detailed advisory comments under the Buildings Ordinance are appended in **Appendix III**.

7. District Officer's Comments

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

- the Chairman of Fung Shui Area Committee, the incumbent North District Councilor of N16 Constituency, the Indigenous Inhabitant Representative (IIR) and the Resident Representative (RR) of Chuk Yuen, the IIR of Kan Tau Wai, the IIR and the RR of Tsung Yuen Ha have no comment; and
- Ta Kwu Ling District Rural Committee and the RR of Kan Tau Wai did not reply.

8. Other Departments

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

- Commissioner of Police (C of P);
- Commissioner for Transport (C for T);
- Chief Highways Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Director of Food and Environmental Hygiene (DFEH);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department that if the planning application is approved, the lot owner shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected within the said private lots and the proposed occupation of the government land. The applications for STW and STT will be considered by the government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered/
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that there is no public stormwater system in the vicinity of the subject site. The applicant should construct and maintain the proposed drainage works whether within or outside the lot boundary by lot owner at their own expense;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD to minimise potential environmental nuisance to the surrounding areas;
- (d) to note the following comments of the Director of Fire Services that:
 - (i) 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; and
 - (ii) 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;
- (e) to note the comments of the Project Manager (North), Civil Engineering and Development Department that subject to the land use planning in the New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To, the subject development, if approved, may need to be vacated earlier for the site formation works;
- (f) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
 - (i) the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building

(Planning) Regulations respectively;

- (ii) the site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage;
 - (iii) 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 unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;
 - (iv) for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - (v) before the works of proposed temporary structures used for toilet, motorcycle clinic, pantry and canopy are to be carried out on the application Site, prior approval and consent of the Blinding Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (vi) 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;
 - (vii) formal submission under the BO is required for proposed temporary structures, converted container and site formation works like site formation drainage and land filling works. Detailed comments under BO will be provided at the building plan submission stage; and
 - (viii) the proposed structures with headroom higher than 5m are considered as excessive.
- (g) 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;
- (h) to note the following comments Director of Food and Environmental Hygiene (DFEH) that:
- (i) no FEHD facilities will be affected;
 - (ii) proper licence/ permit issued by FEHD is required if there is any food business/ catering service/ activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Pursuant to section 4 of the Food Business Regulation (Cap. 132X) (FBR), the expression of "food business" does not include any club;
 - (iii) proper licence issued by this FEHD is required if related place of entertainment is

involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- (iv) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expense;
- (i) to note the following comments of the Chief Engineer/Construction, Water Supplies Department that:
- (i) Existing water mains are inside the proposed lot and will be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;

- no planting or obstruction of any kind except turfing shall be permitted Within the space of 1.5 metres around the cover of any valve or Within a distance of 1 metre from any hydrant outlet; and
- tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.

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

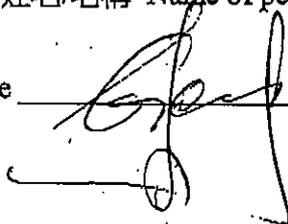
A/NE-TKLN/63

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

2023.7.29

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230802-120354-12273

提交限期

Deadline for submission:

15/08/2023

提交日期及時間

Date and time of submission:

02/08/2023 12:03:54

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKLN/63

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 周國嶼

意見詳情

Details of the Comment :

大力支持 提供一個讓電單車愛好者交流分享的地方

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230803-174553-87029

提交限期

Deadline for submission:

15/08/2023

提交日期及時間

Date and time of submission:

03/08/2023 17:45:53

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKLN/63

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yiu

意見詳情

Details of the Comment :

I support this application. It is good to provide a chill social environment for the cyclists.

4

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230804-093835-50799

提交限期

Deadline for submission:

15/08/2023

提交日期及時間

Date and time of submission:

04/08/2023 09:38:35

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKLN/63

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 簡浩仁

意見詳情

Details of the Comment :

同意這宗申請,有助推廣文化.

5

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	230815-200552-55997
提交限期 Deadline for submission:	15/08/2023
提交日期及時間 Date and time of submission:	15/08/2023 20:05:52
有關的規劃申請編號 The application no. to which the comment relates:	A/NE-TKLN/63
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. Ms. Floria YIP
意見詳情 Details of the Comment :	
No objection to this.	

6

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230815-114423-83906

提交限期

Deadline for submission:

15/08/2023

提交日期及時間

Date and time of submission:

15/08/2023 11:44:23

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKLN/63

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Dickson Chan

意見詳情

Details of the Comment :

不反對 臨時性質沒有大影響