

2022年 5月 5日

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。

Appendix I of RNTPC
Paper No. A/NE-TKL/698A

Form No. S16-I
表格第 S16-I 號

This document is received on - 5 MAY 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

**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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7KL/698
	Date Received 收到日期	- 5 MAY 2022

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

1. Name of Applicant 申請人姓名/名稱

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

李海明 LEE HOI MING

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)

N.A.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼 (如適用)

新界坪輦打鼓嶺路丈量約份第 82 約
1110 SA 分段 (部份)
LOT 1110 SA (PART) IN DD 82 PING CHE
ROAD TA KWU LING N.T.

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

Site area 地盤面積 431.2 sq.m 平方米 About 約
 Gross floor area 總樓面面積 277.1 sq.m 平方米 About 約

(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)

..... sq.m 平方米 About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	坪輦及打鼓嶺分區計画大綱核准圖号 PING CHE/TA KWU LING OUTLINE ZONING PLAN S/NE - TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 AGRICULTURE
(f) Current use(s) 現時用途	少量試養海葡萄 TRYING SEA GRAPE CULTIVATION (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

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

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

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

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

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

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

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

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所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(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

(ii) For Type (ii) application 供第(ii)類申請

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 101.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.15 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>(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>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>填土以作準許的農業用途 FILLING OF LAND FOR PERMITTED AGRICULTURAL USE ONLY</p>

(iii) For Type (iii) application 供第(iii)類申請

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p> <table border="1" data-bbox="478 1361 1452 1870"> <thead> <tr> <th data-bbox="486 1370 778 1489">Name/type of installation 裝置名稱/種類</th> <th data-bbox="785 1370 944 1489">Number of provision 數量</th> <th data-bbox="951 1370 1444 1489">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)											

(iv) For Type (iv) application 供第(iv)類申請

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 About 約
- Proposed plot ratio 擬議地積比率 About 約
- Proposed site coverage 擬議上蓋面積 % About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
- include 包括.....storeys of basements 層地庫
- 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 mPD 米(主水平基準上) About 約
- m 米 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
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

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)

.....

.....

.....

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]
.....
.....
.....
.....
.....

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

.....

.....

.....

.....

.....

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)

2022 年 9 月

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 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)) 坪輦路</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 No 否</p>	<p><input 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>_____</p> <p>_____</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 No 否</p>	<p><input 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 _____</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>

10. Justifications 理由

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

請參閱附頁 PLEASE REFER TO ATTACHED SHEETS

圖紙 DRAWING : 4 SHEETS

文字 WRITING : 3 SHEETS

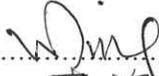
11. Declaration 聲明

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

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人


李海明

業主 LANDLORD

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員
專業資格 HKIP 香港規劃師學會 / HKIA 香港建築師學會 /
 HKIS 香港測量師學會 / HKIE 香港工程師學會 /
 HKILA 香港園境師學會 / HKIUD 香港城市設計學會 /
 RPP 註冊專業規劃師
Others 其他

on behalf of
代表

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

Date 日期

9 / 3 / 2022 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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[@]

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

[@] 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.
在該骨灰安置所內，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	新界坪輦打鼓嶺路丈量約份第82約1110 SA分段(部份) LOT 1110 SA (PART) IN DD 82 PING CHE ROAD TA KWU LING N.T.		
Site area 地盤面積	431.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	坪輦及打鼓嶺分區計画大綱核准圖号 PING CHE / TA KWU LING OUTLINE ZONING PLAN S/NE - TKL / 14		
Zoning 地帶	農業 AGRICULTURE		
Applied use/ development 申請用途/發展	填土以作準許的農業用途 FILLING OF LAND FOR PERMITTED AGRICULTURAL USE ONLY		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		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	<input type="checkbox"/> m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		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)
	Composite 綜合用途	<input type="checkbox"/> m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		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	<input type="checkbox"/> % About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	<input type="checkbox"/> sq.m 平方米 Not less than 不少於
	Public 公眾	<input type="checkbox"/> sq.m 平方米 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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

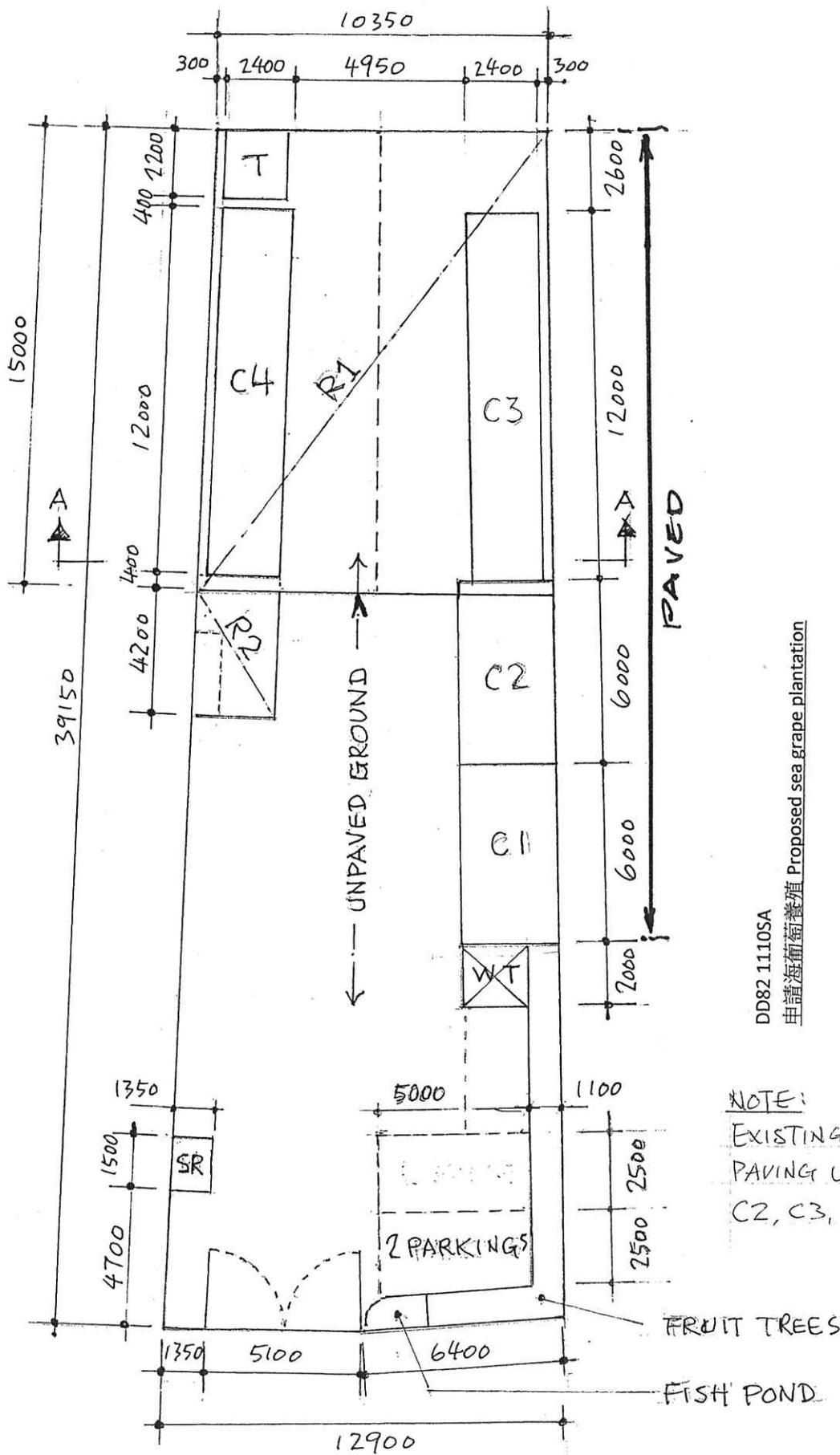
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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。



DD82 11.10SA

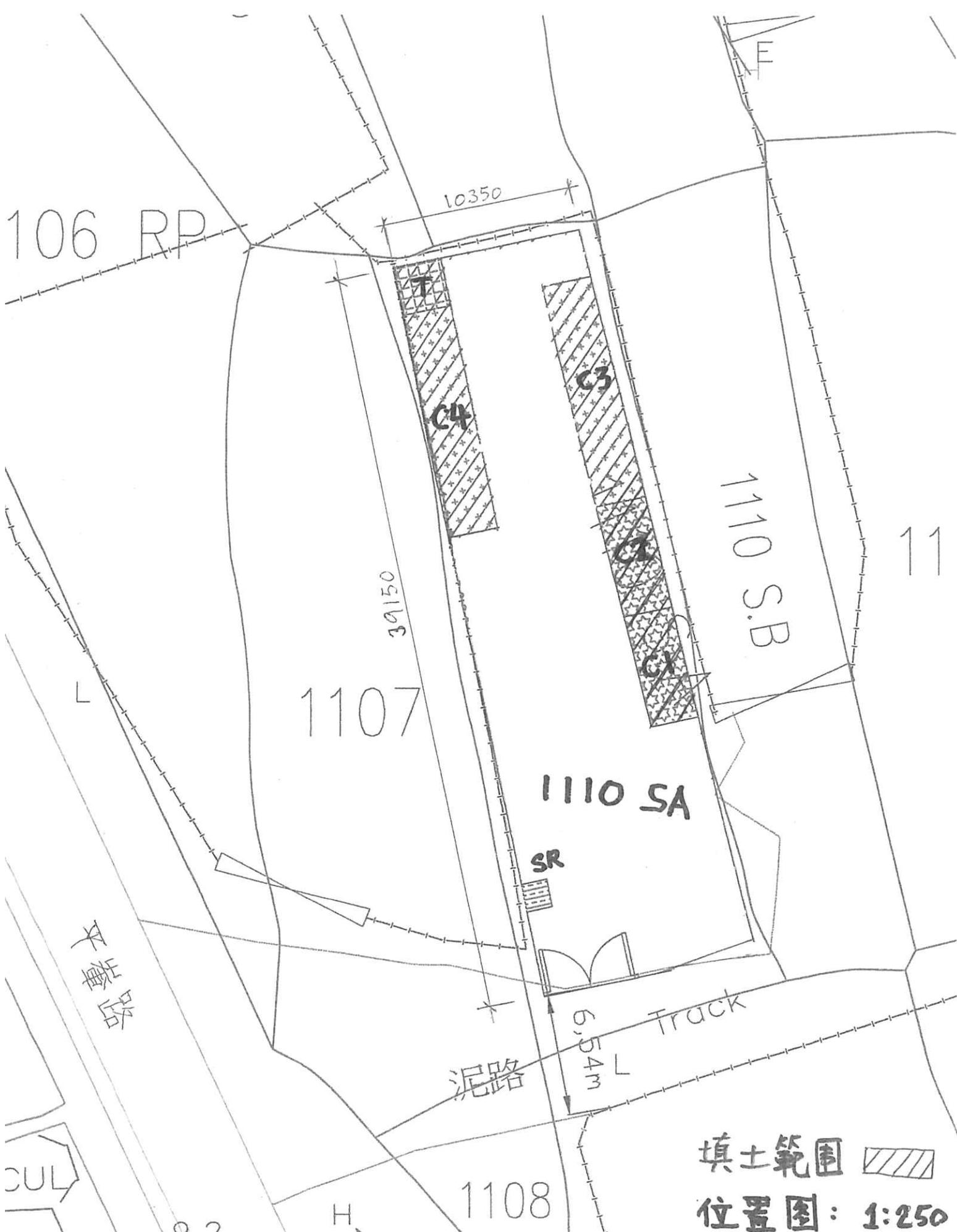
申請海葡萄養殖 Proposed sea grape plantation

構建物structure	用途 uses	LxWxH (m)	area 面積
C1 貨柜 container 1	員工更衣室 workers changing	6x3.3x 3H	19.8m ²
C2 貨柜 container 2	海葡萄幼苗培植 sea grape incubation	6x3.3x 3H	19.8m ²
C3 貨柜 container 3	海葡萄養殖 sea grape plantation	12x2.4x 3H	28.8m ²
C4 貨柜 container 4	海葡萄養殖 sea grape plantation	12x2.4x 3H	28.8m ²
T 廁所 toilet		2.2x2.1x 3H	4.6m ²
SR 電掣房 switch room		1.5x1.35x 2.7H	2.0m ²
WT 水箱 water tank	*有鐵架沒有頂篷, no top canopy	2x2.2x 3.5H	4.4m ²
R1 主頂篷 main canopy	遮擋風雨烈日 weather protection	15x10.8x 3.75H	162 m ²
R2 小頂篷 small canopy	洗滌工作 cleansing work	4.2x2.7x 2.7H	11.3m ²

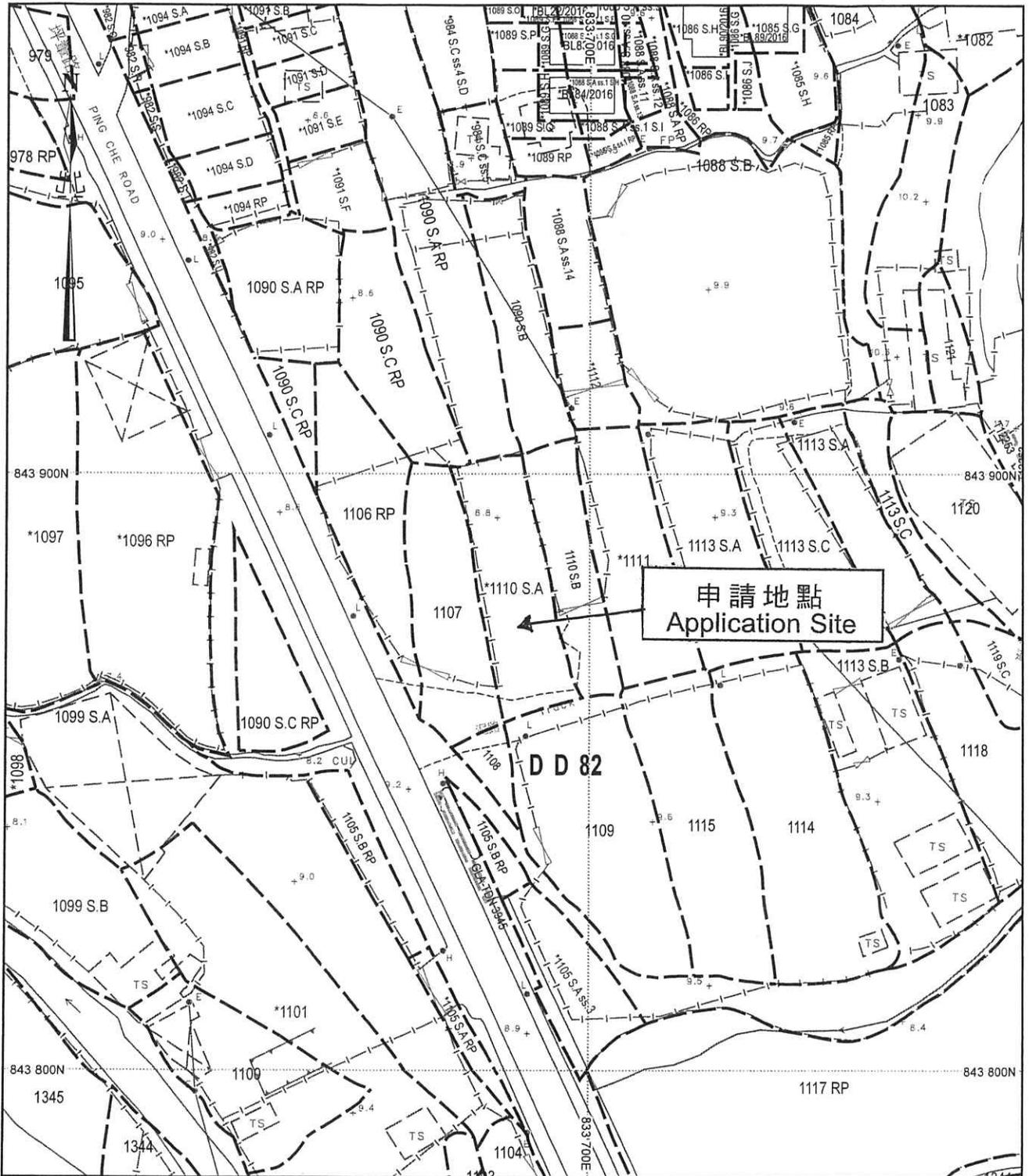
NOTE:

EXISTING 150mm CONCRETE PAVING UNDER CONTAINER C1, C2, C3, C4. SEE SECTION A-A.

1:200



地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Locality : _____

Lot Index Plan No. : LIP962357P

District Survey Office : MPCHK

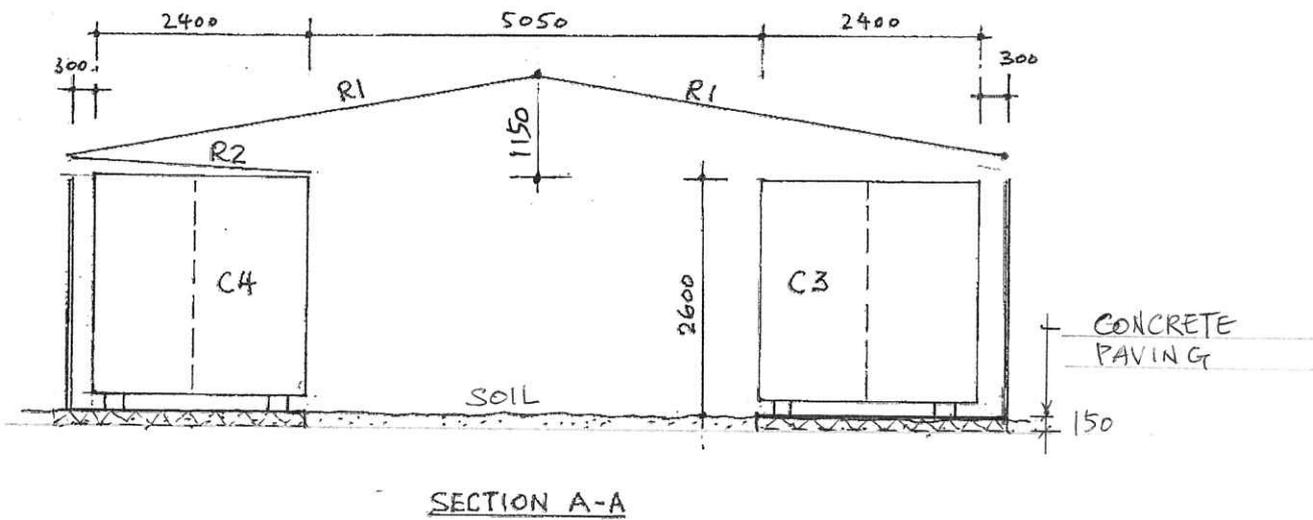
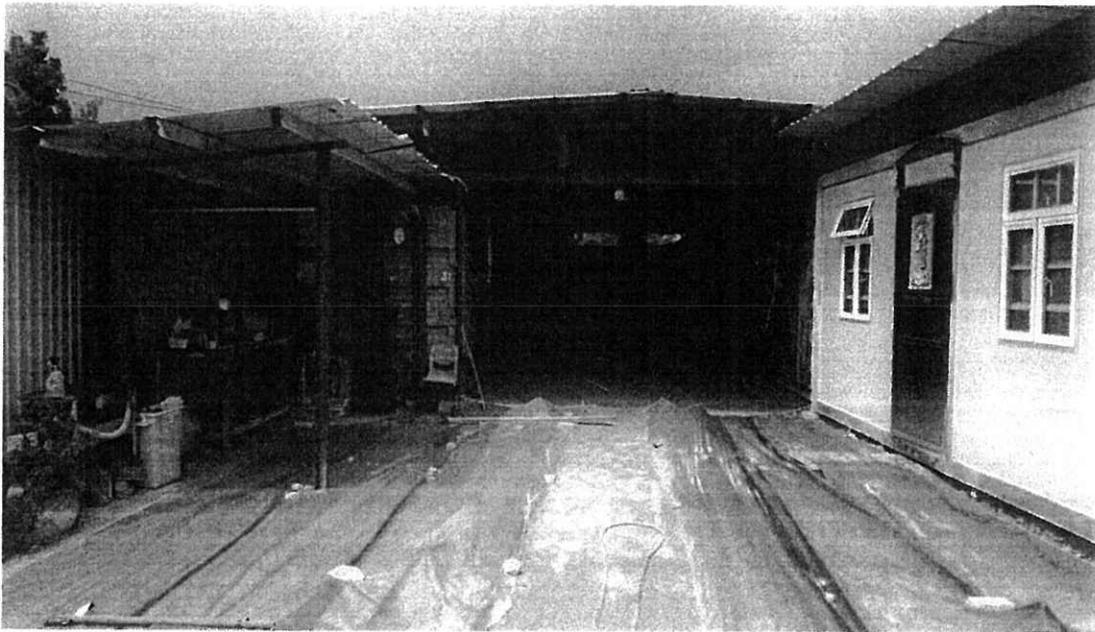
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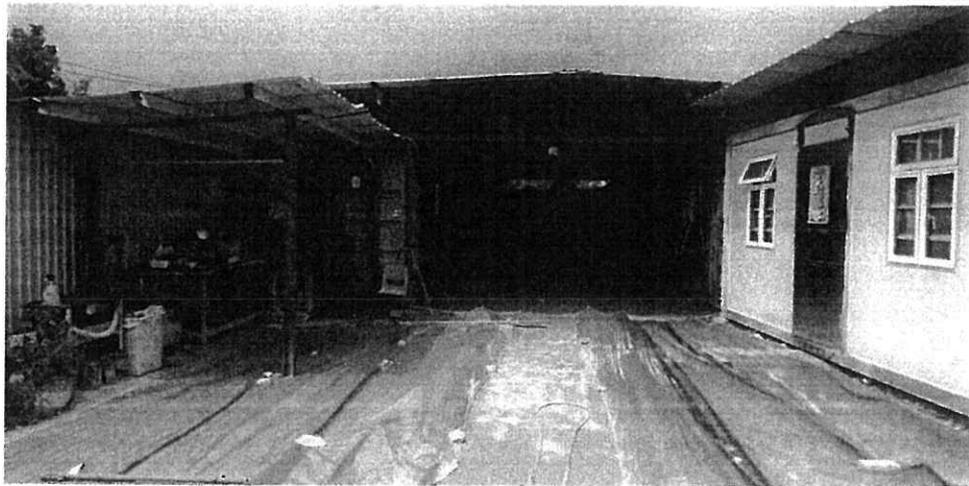
Reference No. : 3-NW-18A,3-NW-18B,3-NW-18C,3-NW-18D

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Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer : The Government shall not be responsible for any loss or damage however arising from the use of this plan or in reliance upon its correctness.

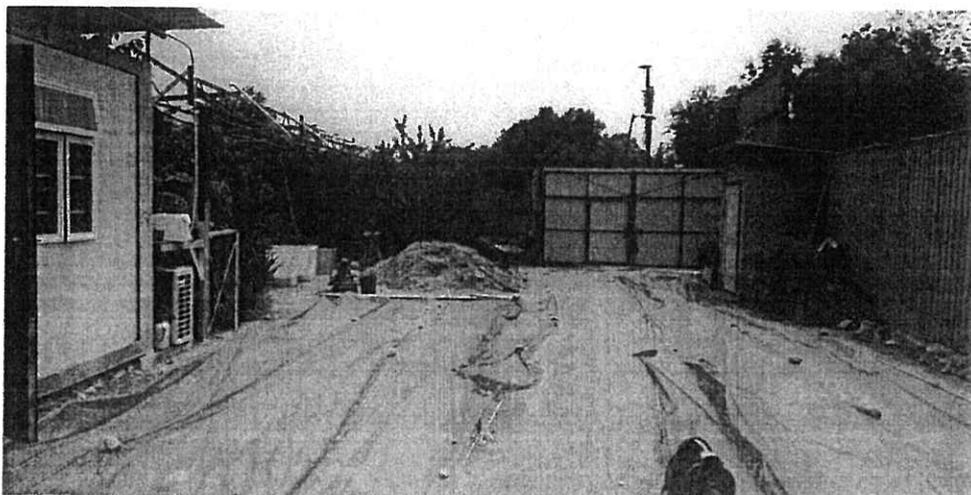




北向



果樹 fruit trees



南向

DD82 1110SA

申請海葡萄養殖 Proposed sea grape plantation

GFA²

	構建物structure	用途 uses	LxWxH (m)	area 面積
C1	貨柜 container 1	員工更衣室 workers changing	6x3.3x 3H	19.8m ²
C2	貨柜 container 2	海葡萄幼苗培植 sea grape incubation	6x3.3x 3H	19.8m ²
C3	貨柜 container 3	海葡萄養殖 sea grape plantation	12x2.4x 3H	28.8m ²
C4	貨柜 container 4	海葡萄養殖 sea grape plantation	12x2.4x 3H	28.8m ²
T	廁所 toilet		2.2x2.1x 3H	4.6m ²
SR	電掣房 switch room		1.5x1.35x 2.7H	2.0m ²
R1	主頂篷 main canopy	遮擋風雨烈日 weather protection	15x10.8x 3.75H	162 m ²
R2	小頂篷 small canopy	洗滌工作 cleansing work	4.2x2.7x 2.7H	11.3m ²

面積計算 area calculations

1 地盤面積 site area 431.2 m²

鮮活
海葡萄
海ぶどう

2016年成立，於香港設有自家經營的水產養殖基地，出產各種水產，重點產品是更有綠色無子糖之稱的高級食材——海葡萄。

- 非鹽醃
- 高營養價值
- 適合三高
- 舒緩糖尿

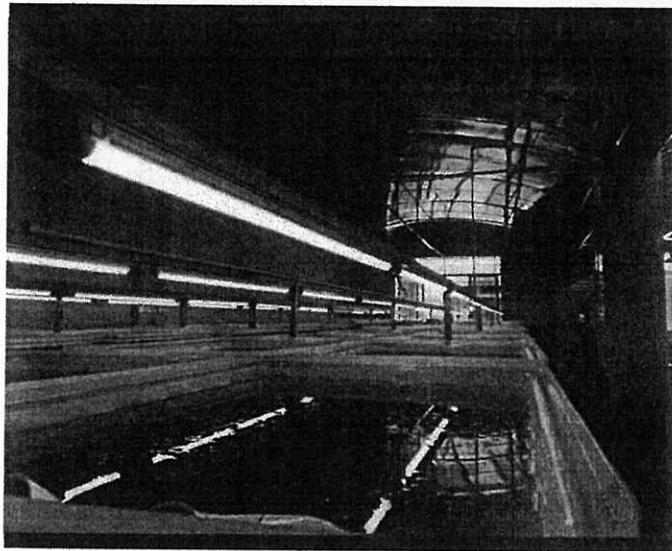
SGS
SGS檢驗合格證明
SGS食品衛生檢驗
SGS食品衛生檢驗
SGS食品衛生檢驗
SGS食品衛生檢驗

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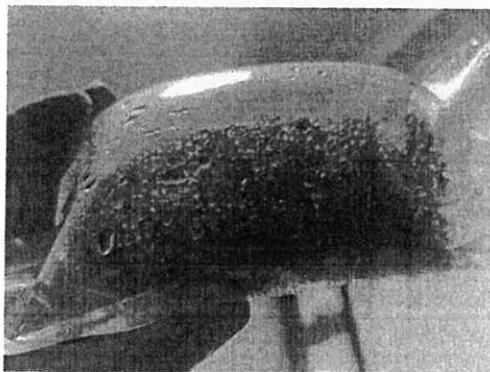
2907 2202 2907 2202 seagrapeshk.com



養殖缸



養殖缸



海葡萄包裝

DD 82 1110SA

申請海葡萄養殖 Proposed sea grapes plantation

申請理由及支持資料 JUSTIFICATIONS

- 1 養殖海葡萄是農產作業的一種，附合農地使用規例。

Sea grape plantation is itself an agricultural activity, it falls within the regulation of agricultural land uses.

- 2 海葡萄在農耕地上養殖在世界各地已早有先河，例如中國大陸和日本沖繩島。

There are existing successful examples of sea grape cultivation in farmlands in China and Okinawajima.

- 3 香港氣候和郊區環境極度適合海葡萄生長條件，全年嚴寒和高溫日加起來也只不過兩三個月，此期間可把產品轉移至有遮蓋的棚底下，或恆溫貨櫃箱內養殖。

Hong Kong weather and outdoor environment is suitable for sea grape cultivation. The duration of extreme cold weather and high temperature does not exceed 2 to 3 months. During this period, sea grape tanks will be moved into temperature controlled containers.

- 4 鮮活海葡萄是抗三高和高營養的高級食材，疫情前曾大量從日本進口，需要殷切，是值得在本地開拓的新產業。

Fresh sea grape is a healthy and high nutrition food. Before the covid 19, high demands are satisfied by importing from Japan. It is therefore a new agricultural product worth developing in Hong Kong.

環評 Environmental assessment :

- 1 空氣/排污方面 water pollution

養殖用的咸水，是用食用級人工鹽晶調配淡水而成，能保證水質潔淨安全，經消毒，殺菌，調整水中微量元素，含氧量/含二氧化碳量，酸鹼度等便可循環再用。每 30 天只需用清水潔淨養殖缸一次，洗缸水會存放到大水缸內，用作園內植物灌溉之用。所以不會做成浪費或環境污染。

The sea grape tank water is made by dissolving food grade crystal salt into normal fresh water. It is then disinfected and sterilized to ensure water quality. By careful monitoring and controlling the content of the trace elements, oxygen, CO2 contents, ph value, the tank water can be recirculated and reused.

The sea grape tanks will be cleaned once every month. The cleansing water will be kept and used for watering the plantation within the farm. There will be neither wastage nor foreseeable pollution.

- 2 噪音方面 noise pollution

海葡萄養殖過程為運水，過濾，恆溫，打氧氣/二氧化碳氣和增添水中微量元素等工序，均使用小型設備，耗電量不多，也不存在噪音污染問題。

The process of sea grape plantation involves only water circulation, filtration, temperature control, gases pumping, and trace elements control. The equipment are of portable scale which are not high power consuming equipment. There will be no noise pollution.

3 交通方面 Traffic impact

粉嶺火車站有大巴和專線小巴直達養殖場 80 米範圍內，員工不超過 5 名，每週工作 6 天，0900 ~1800，正常產品集體配送為每隔天一次，也不會多過每天一次。養殖必須做足防疫措施，以免產品受污染，所以不會對外開放，以策安全。不論工人上下班，產品運輸等不會對交通做成壓力。

農場入口不設在坪輦路，入口現有公用泥路闊 7.5 米。不會對坪輦路行人做成影響。

There are bus service and mini-bus service between Fanling station and the farm. There will be no more than 5 workers at the farm. Working time will be Mon- Sat. 9:00 to 18:00. Scheduled product delivery will be once every two days, and no more than once every day. Infection control is important within the sea grape farm, therefore it is not open to public. Personnel and product delivery is unlikely to cause any traffic impact.

The farm main entrance is not on Ping Che Rd. The existing unpaved road measures 7.5m wide. Pedestrian traffic is not affected.

4 綠化方面 Green effect

原有樹木，魚池和草地均會被保存，場內將有一塊約 2X5m 菜田供員工種瓜菜自用。海葡萄洗缸用水將用作灌溉之用。

The existing trees, plantation, fish pool, grass land will be retained. There will be an open land of 2X5m reserved for workers to grow their own vegetables. Tank cleansing water will be used for watering.

5 土力方面 Geotechnical impact

養殖場不靠近斜坡，地勢平坦更無增添建築物，不會影響土力。

The farm is rested on flat land. There is no nearby slop, no nearby building structures, there will not be any geotechnical impact.

6 視覺景觀方面 Visual landscape impact

防高溫保護產品免被陽光損害的頂棚不超過 3.6 米高，場內不會有吊機等高架物。不會影響周圍視覺。

The highest protective top covering does not exceed 3.6m. There will not be any crane or hoisting equipment. It is unlikely to create any visual landscape impact.

完 End of report

page2/2

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



13/05/2022 12:23

From:

To:

mltchan@pland.gov.hk

有关：解释现场4个货柜箱底的石屎是必需的补充资料

梁先生电话中向陈小姐解释：

- 1) 养殖海葡萄按数量多少，需储存幾十顿重量的人造咸水，要在恒温室内保持22~28度C之间。
- 2) 养殖缸里的水要不停地过滤，打气，消毒，杀菌和添加新水，以补充养份，这些动作涉及很多水处理程序，劳动力和重量均非常大，虽依赖工作棚和货柜储存和处理。
- 3) 海葡萄养殖必须要吸收阳光，但不能太猛，否则晒死或热死，故常在太阳太大时加防晒网或推往棚里。
- 4) 如遇上打风，温度太低或冷天时保育种苗，就必须在货柜箱内操作，恒温及长照着紫外光。
- 5) 其于养殖海葡萄条件非常严苛，稍一不慎便会失败收场，我们是香港第一家尝试养殖成功的场所，得来不易，由于养殖缸载重量大，如地基不稳，不论仪器或工人操作，都会非常困难，随时导致失败。

故希望贵署能从实际工作上可操控角度考虑，保持现在最低限度的石屎地面，免于雨水天时地基鬆软倾斜导至辛苦养殖出来的产品付之东流。

李海明上
2022年5月13日

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Fwd: Ta Kwu Ling DD82 Lot 1110 sa

07/09/2022 10:05

From:

To: mltchan@pland.gov.hk

.....
寄件人: joan wong
日期: 2022年9月7日 GMT+8 10:02:44
收件人:
标题: **FW: Ta Kwu Ling DD82 Lot 1110 sa**

Dear Miss Chan,

此email为《补充资料》

兹请阁下把我司于22年8月18日，Ref noTa Kwu Ling DD82 Lot 110 sa 的email 用上
述

《补充资料》替代为要，其内容如下：

就养殖海葡萄涉及的排水问题，每15~30日按阳光照耀时间，水中养份的耗
损，

而添加营养剂以平衡水中所含各种元素和Ph值，水是循环沉淀，潔净再用，

所以排水量极少。为满是贵署要求，本司兹承诺，如一经获批为可：

《海葡萄养殖场地》

将来如政府相关部门要求我司在此场地内，从新提升，铺设或增加排水系统，

本司定会遵守承诺！

特此望贵署能加速进行此审批程序。

谢谢

Thank you for your email dated 10.6.2022 enclosing comments from
DD and DSD. I would like to response as follow.

1 No further back filling work is required on site. The area of back

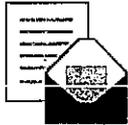
filling indicated on the submission drawing are existing. Areas other than this existing back filling are natural soil and grasses. There will be no impact to traffic in this respect.

2 The water in the sea grape tanks will be recirculated and reused. The water quality will be monitored from time to time and controlled by filtration, and addition of nutrition. In average less than 1% of tank water will need to be discharged per day. The discharged water will be used for watering of the surrounding grasses and plantations. There are no existing drains, channel or watercourse on or within the vicinity of the subject site.

Your kind consideration of the issues will be very much appreciated.

Land owner
Lee Hoi Ming

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Fw: DD81 地段 1110B
05/10/2022 18:04

From:
To: mltchan@pland.gov.hk
Date: 05/10/2022 17:36
Subject: Fwd: DD81 地段 1110B

從我的iPhone傳送

以下為轉寄郵件：

寄件人：
日期: 2022年10月5日 GMT+8 17:27:20
收件人：
標題: **DD81 地段 1110B**

陳小姐，
就有关上述养殖海葡萄事宜
兹谨附上以下补充资料：
1) 有关现有场地已不再需要增加填土工作。
2) 所有养殖工作均只需在现已填好的土地范围内。
3) 规范化现有货柜下已填好石屎用以支撑货柜及水箱重量。
地主
李海明

Previous s.16 Application covering the Site

Rejected Application

Application No.	Uses / Developments	Date of Consideration
A/NE-TKL/638	Proposed Temporary Warehouse and Office for a Period of 3 Years	15.5.2020 (RNTPC)

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

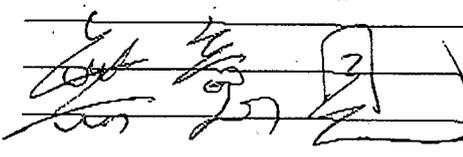
By e-mail : tpbpd@pland.gov.hk

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

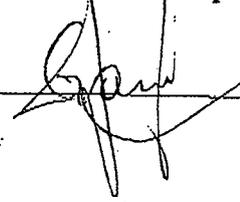
A/NE-TKL/698

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 2022.5.18

2

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KFBG's comments on six planning applications

31/05/2022 11:28

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

6 attachments

-   220531 s16 TKL 698.pdf
-   220531 s16 HLH 55.pdf
-   220531 s16 FTA 212.pdf
-   220531 s16 MUP 166.pdf
-   220531 s16 LK 144.pdf
-   220531 s16 SK 332.pdf

Dear Sir/ Madam,

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

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

31st May, 2022.

By email only

Dear Sir/ Madam,

Proposed Filling of Land for Agricultural Use
(A/NE-TKL/698)

1. We refer to the captioned.
2. We urge the Board to investigate with relevant authorities as to whether there is any ongoing Enforcement Case covering the application site, before making a decision.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development on the Site;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that if the planning application is approved, the owner of the lot shall apply to her office for a Short Term Waiver (STW) to cover the structures concerned. The application for STW will be considered by government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by her office;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - the access road leading from Ping Che Road to the Site is not maintained by HyD; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the work;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the drainage system should be properly maintained at all times during the approval period and be rectified if they are found inadequate /ineffective during operation; and
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - in consideration of the design/nature of the proposed use, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his satisfaction;
 - the applicant is advised that the layout plan should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.