

2023年 8月 1 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。

11 AUG 2023

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/NE-7KL/739 |
| | Date Received 收到日期 | 11 AUG 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)

朝陽復康中心有限公司 WARM SUNSHINE REHABILITATION HOME LIMITED

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)

其冠(國際)顧問有限公司 KEA KWUN (INTERNATIONAL) CONSULTANTS LIMITED

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) | 新界打鼓嶺大埔田丈量84約地段第1267號及毗連政府土地 |
| (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 744.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | 680 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 PING CHE AND TA KWU LING OUTLINE ZONNING PLAN NO.S/NE-TKL/14 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "AGRICULTURE" AND 'GOVERNMENT', INSTITUTION OR COMMUNITY |
| (f) Current use(s) 現時用途 | 臨時社會福利設施(殘疾人士復康院舍) (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 1 名「現行土地擁有人」的同意。

| Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情 | | |
|---|--|--|
| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址 | Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年) |
| 1 | LOT 1267 IN D.D.84 | 31-07-2023 |
| | | |
| | | |

(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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料。

| | |
|--|--|
| 6. Type(s) of Application 申請類別 | |
| (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分) | |
| (a) Proposed use(s)/development 擬議用途/發展 | (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for 申請的許可有效期 | <input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月 |
| (c) Development Schedule 發展細節表 | |
| Proposed uncovered land area 擬議露天土地面積 |sq.m <input type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 |sq.m <input type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | ..... |
| Proposed domestic floor area 擬議住用樓面面積 |sq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 |sq.m <input type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 |sq.m <input type="checkbox"/> About 約 |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) | |
| | |
| Proposed number of car parking spaces by types 不同種類停車位的擬議數目 | |
| Private Car Parking Spaces 私家車車位 | ..... |
| Motorecycle Parking Spaces 電單車車位 | ..... |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | ..... |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | ..... |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | ..... |
| Others (Please Specify) 其他 (請列明) | ..... |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | |
| Taxi Spaces 的士車位 | ..... |
| Coach Spaces 旅遊巴車位 | ..... |
| Light Goods Vehicle Spaces 輕型貨車車位 | ..... |
| Medium Goods Vehicle Spaces 中型貨車車位 | ..... |
| Heavy Goods Vehicle Spaces 重型貨車車位 | ..... |
| Others (Please Specify) 其他 (請列明) | ..... |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|--|--------------------|--------------------------------|--------------------------------|----------------|--------------------------------|--------------------------------|---------------------|--------------------------------|--------------------------------|-----------------|--------------------------------|--------------------------------|---------------|--------------------------------|--------------------------------|--------------------------|--------------------------------|--------------------------------|-------------------------|--------------------------------|--------------------------------|-------------------|--------------------------------|--------------------------------|----------------------|--------------------------------|--------------------------------|----------------------------------|--------------------------------|--------------------------------|
| Proposed operating hours 擬議營運時間 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 No 否 | <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？ | Yes 是 No 否 | <input type="checkbox"/> Please provide details 請提供詳情 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ | Yes 是 No 否 | <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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> | | | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|-------|--|
| | 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) |
| | |
| | |
| | |
| | |
| | |

| | |
|--|--|
| (B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期 | |
| (a) Application number to which the permission relates 與許可有關的申請編號 | A/NE-TKL /643 |
| (b) Date of approval 獲批給許可的日期 | 18-09-2020 (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | 22-09-2023 (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | 臨時社會福利設施(殘疾人士復康院舍) |
| (e) Approval conditions 附帶條件 | <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) |
| (f) Renewal period sought 要求的續期期間 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 |

7. Justifications 理由

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

由於上址已屆滿3年期限,並於今次再進行續期3年,本院並於上一次續期時已履行所有附帶條件,
望貴處批准3年續期

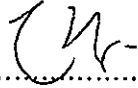
8. Declaration 聲明

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

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

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

MAK KWUN TO

PROJECT MANAGER

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

KEA KWUN (INTERNATIONAL) CONSULTANTS LIMITED

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

Date 日期

27-07-2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

| | |
|--|---|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | 新界打鼓嶺大埔田丈量約份第84約地段第1267號及毗連政府土地 |
| Site area 地盤面積 | 744.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 680 sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | APPROVED PING CHE AND TA KWU LING OUTLINE ZONNING PLAN NO.S/NE-TKL/14 |
| Zoning 地帶 | "AGRICULTURE" AND 'GOVERNMENT, INSTITUTION OR COMMUNITY |
| Type of Application 申請類別 | <input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | 臨時社會福利設施(殘疾人士復康院舍)規劃許可續期,為期3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 | 167.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 172.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | 1 | |
| | Non-domestic 非住用 | 3 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | 8.23 m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | 3 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | 2.7-5.5 m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | 1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | % <input type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | | 3 |
| | 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) | | 2 |
| | 救護車位 1個 | | 1 |
| | 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 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| <u>Reports 報告書</u> | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

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

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

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

A 8971933

FSD Ref.:

消防處編號

(Regulation 9(1))

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Sunshine Rehabilitation (House 1)

Name of Building:

樓宇名稱

200D, Tai Po Tin Village

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Ta Kwu Ling, Fanling

Area:

地區

HK

香港

K

九龍

INT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

Part 1 Annual Inspection ONLY

第一部 只適用於年檢事項

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

| Code 編碼 (1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Comment on Condition 狀況評述 | Completion Date 完成日期(DD/MM/YY) | Next Due Date 下次到期日(DD/MM/YY) |
|-------------------|----------------------------|----------------|--------------------------------|-----------------------------------|----------------------------------|
| 15 | Fire Detection Systems | G/F, 1/F, 2/F | Conforms with FSD requirements | 06/04/2022 | 05/04/2023 |
| 13 | Fire Alarm Systems (MFA) | " | Conforms with FSD requirements | 06/04/2022 | 05/04/2023 |
| | Visual Fire Alarm | " | Conforms with FSD requirements | 06/04/2022 | 05/04/2023 |
| 11 | Emergency Lighting (18nos) | " | Conforms with FSD requirements | 06/04/2022 | 05/04/2023 |
| 12 | Exit Signs (4nos) | " | Conforms with FSD requirements | 06/04/2022 | 05/04/2023 |
| 35 | AFA Control Panel | " | Conforms with FSD requirements | 06/04/2022 | 05/04/2023 |

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

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

Part 3 第三部 Defects 損壞事項

| Code 編碼 (1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Outstanding Defects 未修缺點 | Comment on Defects 缺點評述 |
|-------------------|------------------|----------------|--------------------------|-------------------------|
| | | | ~NIL~ | |

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

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

Authorized

Signature

授權人簽署

Name

姓名

Chan Pak Ning

FSD/RC No.

消防處註冊號碼

RC1/408, RC2/577

Company Name

公司名稱

Gain Profit (HK) Eng. Co.

Telephone

聯絡電話

2786-8522

Date

日期

06-04-2022

For FSD
use only:

Inspected

Key-in

Verified

如證書涉及年檢事項，應張貼於大廈

或處所顯眼處以供消防處人員查核

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

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處編號消防(裝置及設備)規例
(Regulation 9(1))

A-8972205

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書Name of Client
顧客姓名

Sunshine Rehabilitation (House 1)

Name of Building
樓宇名稱

200D Tai Po Tin Village

Street No./Town Lot
門牌號數/市地段Street/Road/Estate Name
街道/屋苑名稱Block
座District
分區

Ta Kwu Ling, Fanling

Area
地區HK
香港K
九龍NT
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

| Code 編號 (1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Comment on Condition 狀況評述 | Completion Date 完成日期(DD/MM/YY) | Next Due Date 下次到期日(DDMM/YY) |
|----------------|--|----------------|--------------------------------|--------------------------------|------------------------------|
| 24 | Portable Fire Extinguishers 3 x 9 Ltr water type RE 2 x 5kg gas CO2 RE | G/F, 1/F, 2/F | Conforms with FSD requirements | 06/04/2022 | 05/04/2023 |
| 25 | Portable Hand-Operated Approved Appliances 2 x Fire Blanket | " | Conforms with FSD requirements | 06/04/2022 | 05/04/2023 |

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

Authorized
Signature
授權人簽署Name
姓名R/O/R/C No.
消防處註冊號碼

YIU LULUK

RC3/161

Company Name
公司名稱Telephone
聯絡電話Date
日期New Century Fire
Equipment co.

2786 8522

06/04/2022

For FSD
use only

Inspected

Key-in

Verified

如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核

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



tkl 64317/08/2023 11:10

From:

To: "mwlaui@pland.gov.hk" <mwlaui@pland.gov.hk>

File Ref:

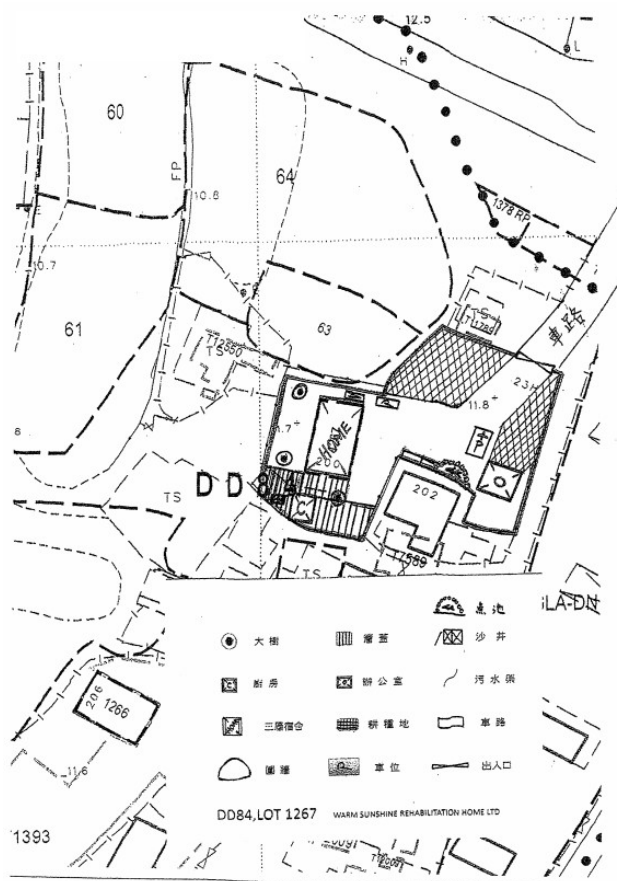
History:

This message has been forwarded.

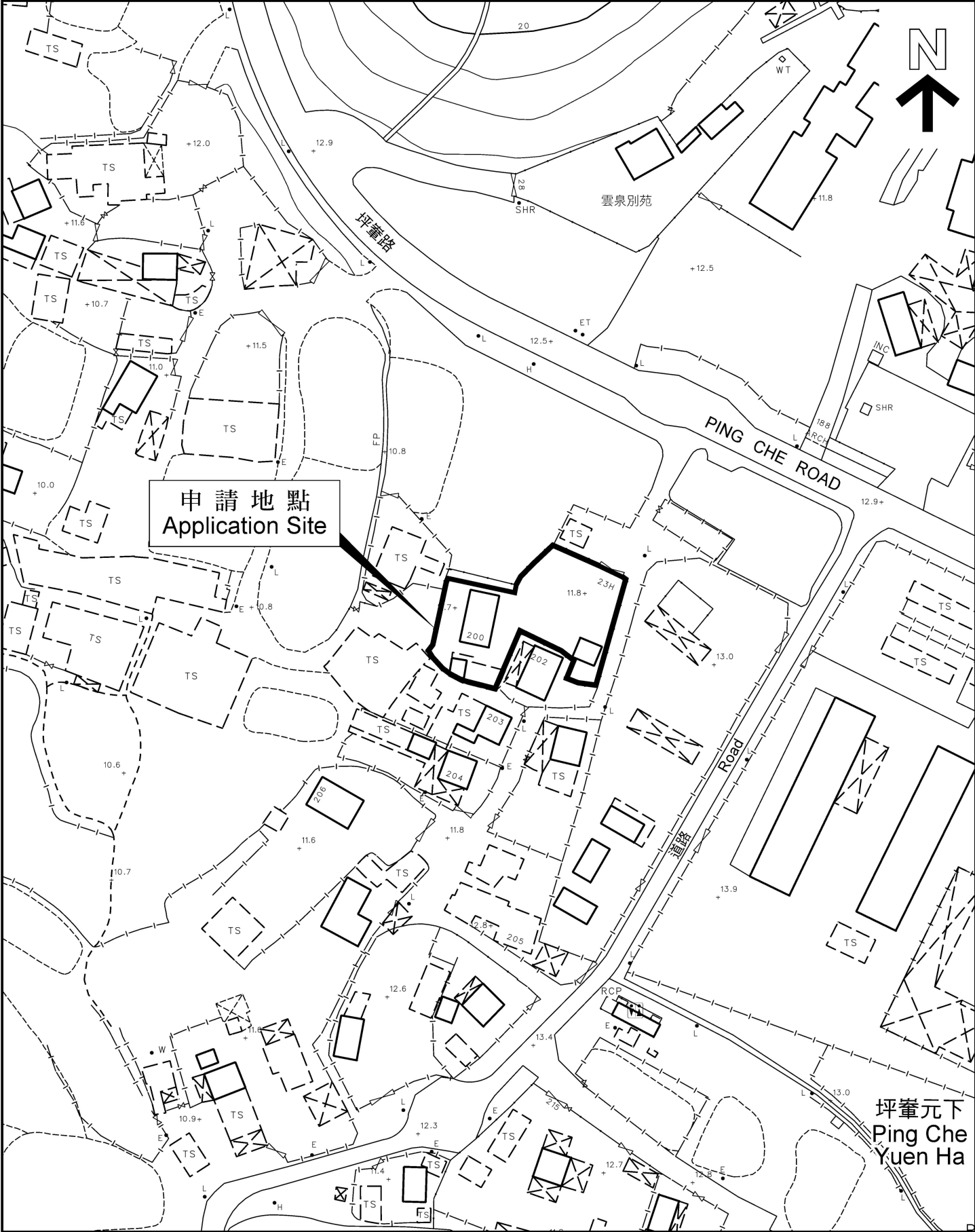
1 Attachment

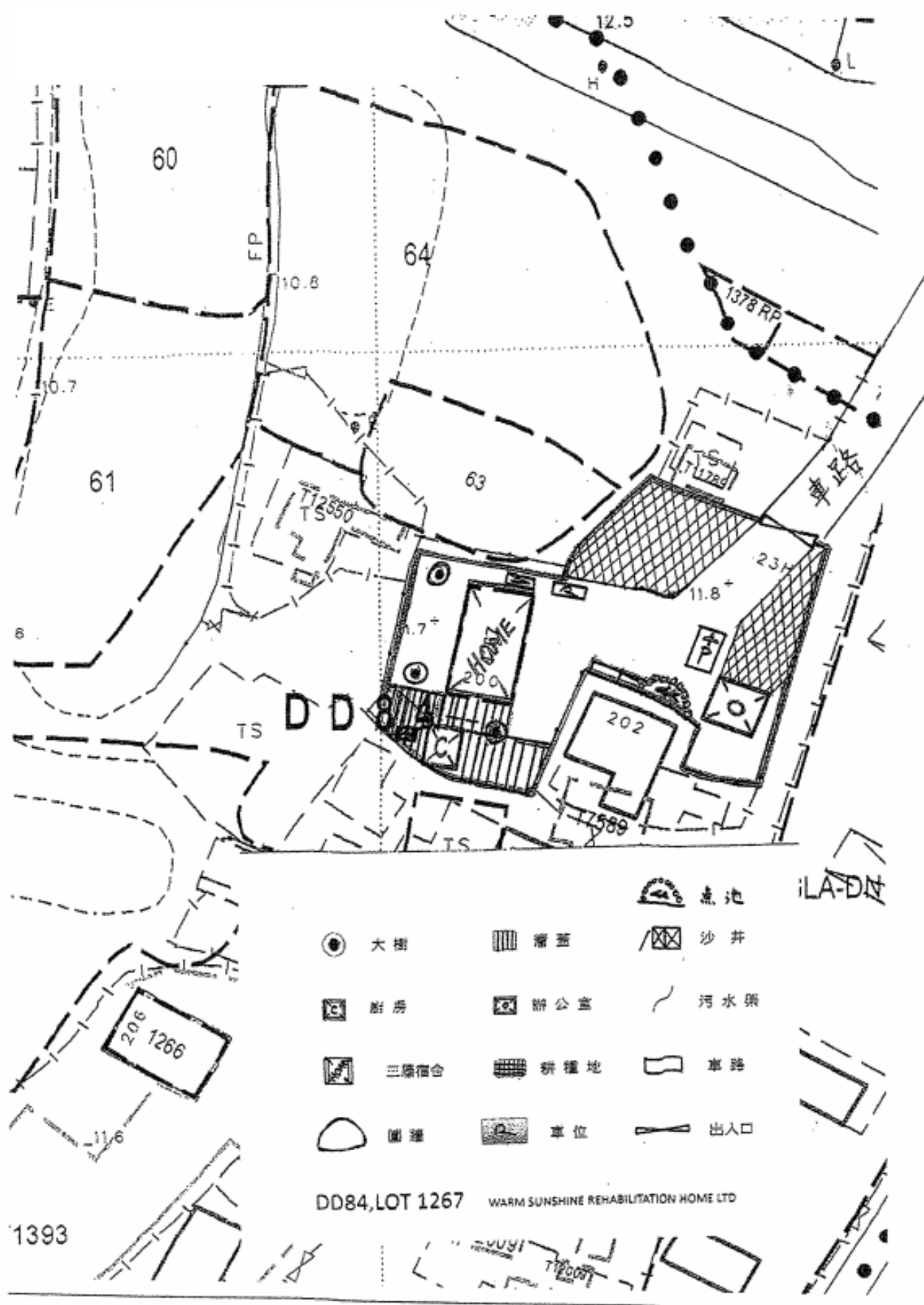


P1.pdf



傳送自 Android 上的 Yahoo Mail







tkl 64317/08/2023 11:28

From:

To: "mwlau@pland.gov.hk" <mwlau@pland.gov.hk>

File Ref:

History:

This message has been forwarded.

1 Attachment



p2,11.pdf

| | | |
|---------------------------------|-------------------------|--|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | |
| | Date Received 收到日期 | |

- 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)

朝陽復康中心有限公司 WARM SUNSHINE REHABILITATION HOME LIMITED

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)

其冠(國際)顧問有限公司 KEA KWUN (INTERNATIONAL) CONSULTANTS LIMITED

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） | 新界打鼓嶺大埔田丈量84約地段第1267號及毗連政府土地 |
| (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 744.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 339.9 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） | 680 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |

| | | | |
|--|---|--|--|
| (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 | 167.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 172.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | 1 | |
| | Non-domestic 非住用 | 3 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | 8.23 m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | 3 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | 2.7-5.5 m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | 1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | 29 % <input checked="" type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | | 3 |
| | 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) <hr/> 救護車位 1個 | | 2 |
| | 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) <hr/> <hr/> | | |

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



A/NE/TKL643

21/08/2023 11:49

From:

To: "mwlau@pland.gov.hk" <mwlau@pland.gov.hk>

File Ref:

Please respond to "keakwun_fs@yahoo.com.hk" <keakwun_fs@yahoo.com.hk>

History:

This message has been forwarded.

有關以上社會福利設施（殘疾人士院舍）之續期申請，所有面積，院舍人數，營業時間為每日早上09：00至下午05：00都跟上次續期申請一樣，沒有任何變更及改動，特此通知。



tkl64307/09/2023 15:08

From:

To: "mwlau@pland.gov.hk" <mwlau@pland.gov.hk>

File Ref:

Please respond to "keakwun_fs@yahoo.com.hk" <keakwun_fs@yahoo.com.hk>

1 Attachment



SKM_C25820081211420.pdf

[傳送自 Android 上的 Yahoo Mail](#)

規劃署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F,
Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-TKL/565
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

郵遞函件

鄧先生：

在劃為「農業」地帶及「政府、機構或社區」地帶的
打鼓嶺大埔田第 84 約地段第 1267 號及毗連政府土地
開設臨時社會福利設施（殘疾人士院舍）（為期三年）

（履行規劃申請編號：A/NE-TKL/565 的規劃許可附帶條件（f）項）

本署於二零二零九年一月十六日收到你有關履行附帶條件（f）項所提交的落實有關污水處理和排放建議的來信。

環境保護署署長（經辦人：鍾穎彤女士；電話：2835 1114）審視你提交的資料後，對該污水處理和排放設施的落實情況沒有意見。因此，你已經履行規劃許可附帶條件（f）項。

如有任何疑問，請致電 2158 6391 與本署陳樂婷女士聯絡。

規劃署署長

（朱霞芬女士



代行）

二零二零年二月十三日

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F.,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-TKL/565
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

郵遞函件

鄧先生：

在劃為「農業」地帶及「政府、機構或社區」地帶的
打鼓嶺大埔田第 84 約地段第 1267 號及毗連政府土地
闢設臨時社會福利設施（殘疾人士院舍）（為期三年）

（履行規劃申請編號：A/NE-TKL/565 的規劃許可附帶條件(b)項）

本署於二零一九年十二月十六日收到你有關履行附帶條件(b)項所提交的落實排水工程的資料。

渠務署總工程師／新界北（經辦人：余偉昌先生；電話：2300 1407）審視你提交的資料後，認為有關排水設施的狀況記錄可以接受。因此，你已經履行規劃許可附帶條件（b）項。另外，他的建議也夾附在附件一（只提供英文版本）。

如有任何疑問，請致電 2158 6391 與本署陳樂婷女士聯絡。

規劃署署長

（朱霞芬女士



代行）

二零一九年十二月十八日

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
三樓 1301-1311 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 15/F.,
Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函編號 Your Reference
來署編號 Our Reference () in TPB/A/NE-TKL/565
電話號碼 Tel. No.: 2158 6220
傳真號碼 Fax No.: 2691 2806 / 2696 2377

郵遞及傳真函件 ()

麥先生：

在劃為「農業」地帶及「政府、機構或社區」地帶的
打鼓嶺大埔田第 84 約地段第 1267 號及毗連政府土地
闢設臨時社會福利設施（殘疾人士院舍）（為期三年）

（履行規劃申請編號：A/NE-TKL/565 的規劃許可附帶條件(d)項）

本署於二零一九年八月十六日收到你有關履行附帶條件(d)項所提交的落實有關設置消防裝置和滅火水源的資料。

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

如²有任何疑問，請致電 2158 6391 與本署陳樂婷女士聯絡。

規劃署署長



（朱霞芬

代行）

二零一九年八月二十九日

致：規劃署專員

污水處理系統完成報告
丈量約份第 84 約地段第 1267 號

本人 林偉康 為註冊專業工程師。現謹聲明建於丈量約份第 84 約地段第 1267 號的化糞池、滲水井及隔油系統，業已在本人的督導下及已按照較早前批核的附帶條件 (e) 項的建議書建造。本人證明該化糞池、滲水井及隔油系統的設計及建造符合環保署的專業守則 Pro PECC PN 5/93 號圖 EP 50/D1/5/01, EP 50/D1/5/02 及 EP 50/L1/1/01A 所載的技術規定。

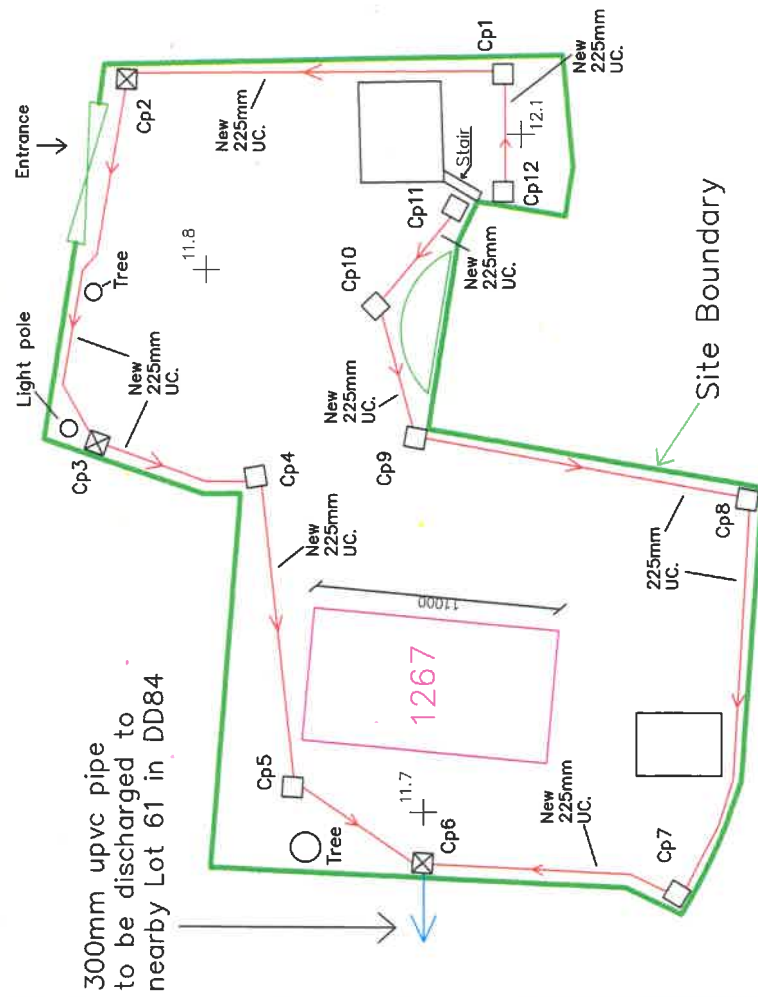
簽署： Wai Kong
(註冊專業工程師)

姓名： 林偉康

香港身分證號碼：

日期： 07/02/2020

電話號碼：



| | Cover Level | | Inlet Level |
|-------|-------------|-------|-------------|
| | CP.1 | CP.2 | |
| CP.1 | 12.10 | 11.70 | |
| CP.2 | 11.90 | 11.50 | |
| CP.3 | 11.90 | 11.40 | |
| CP.4 | 11.80 | 11.30 | |
| CP.5 | 11.60 | 11.20 | |
| CP.6 | 11.60 | 11.00 | |
| CP.7 | 11.30 | 11.05 | |
| CP.8 | 11.40 | 11.15 | |
| CP.9 | 11.50 | 11.25 | |
| CP.10 | 11.60 | 11.35 | |
| CP.11 | 11.90 | 11.60 | |
| CP.12 | 12.10 | 11.80 | |

* Catchpit with sand trap

U-channel with

cast iron grating (Fall 1:100)

For Details of Cast Iron
Grating for channels, please
refer to HyD Standard
Drawing No. H3156A

U-channel with C.I. gratings
as per Hyd standard drawing
NO. H3155A

Proposed catch pit without sand trap.

For Details of Catchpit
without Sand Trap please
refer to CEDD Standard
Drawing No. C 2405/1

Proposed catch pit with sand trap.
NO. CP.2, CP.3, CP.6

For Details of Catchpit with
Sand Trap please refer to
CEDD Standard
Drawing No. C 2406/1

For Catchpit covers please
refer to CEDD Standard
Drawing No. C 2405/3

9.5
+
EXISTING LEVEL.

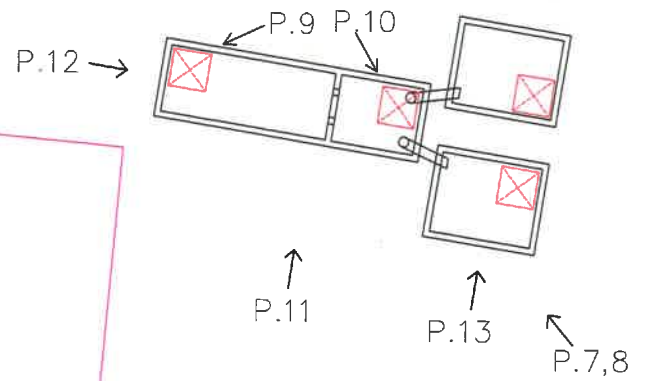
| | | | | | | |
|----------|---------|-----------|---------|--|------------------|----------------|
| REVISION | | PROJECT | | DRAWING TITLE | Signature: _____ | Date: _____ |
| NO. | DATE | NAME | DATE | | | |
| 0 | 12-2019 | M.H. TANG | 12-2019 | PROPOSED VILLAGE HOUSE ON LOT 1267, IN DD. 84 TAI PO TIN, TA KWU LING. | DRAWING NO. | Scale 1:350 |
| | | CHECKED | | | | |

← = 拍照方向

☒ = 550*550 CLEAR OPENING

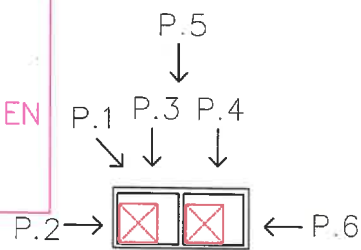


SEPTIC TANK AND
SOAKAWAY PIT



LOT
1267

KITCHEN



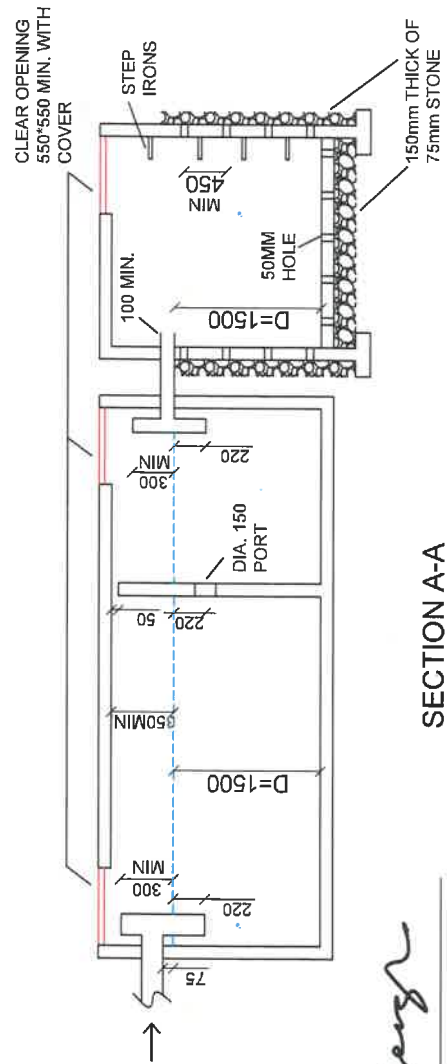
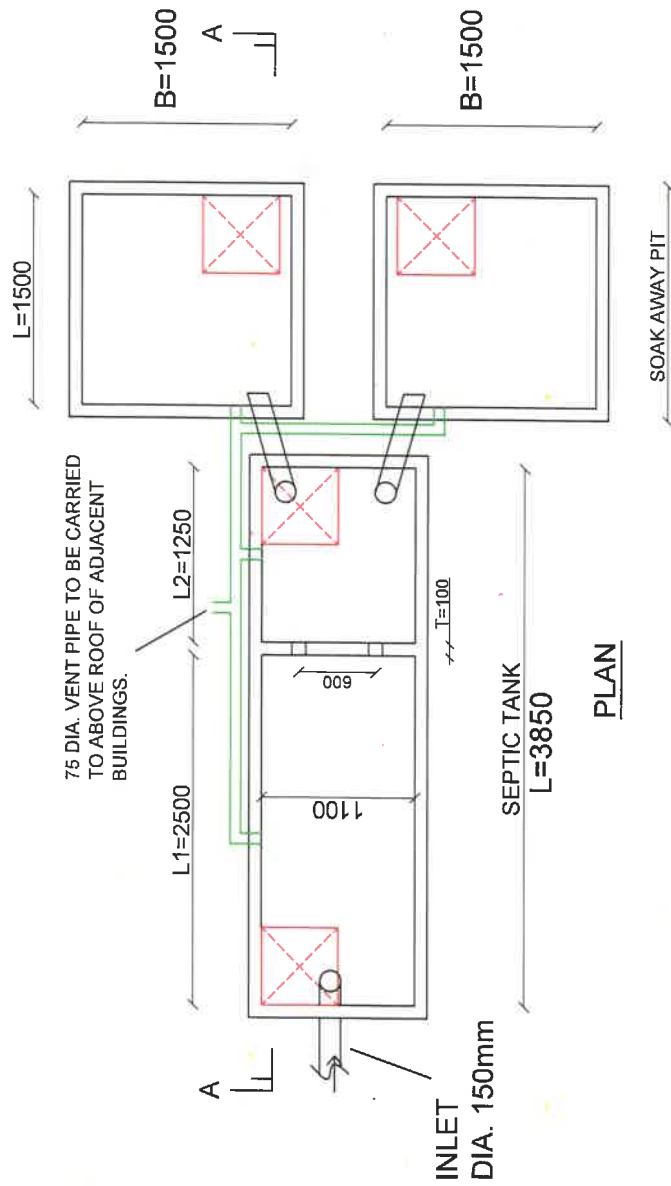
GREASE
TRAP

08-02-2020

SKETCH NO.2 - DETAILS OF SEPTIC TANK AND SOIL SOAKAWAY PIT

NOTE.

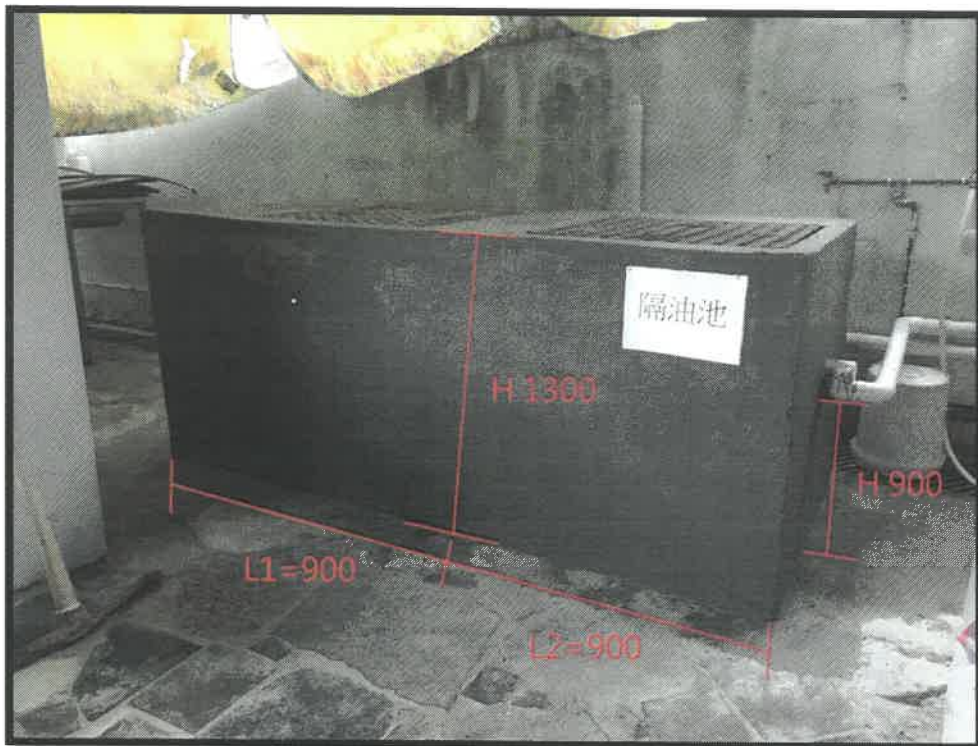
1. ALL DIMENSION IN MILLIMETERS UNLESS OTHERWISE STATED.
2. THE PROPOSED LOCATION FOR SEPTIC TANK AND SOIL SOAKAWAY SYSTEM REFERS TO SITE LAYOUT PLAN.
3. OTHER DETAILS REFER TO DRAWING NO. 50/D1/5/01 AND EP 50/D1/5/02 IN APPENDIX D OF ProPECC PN 5/93.



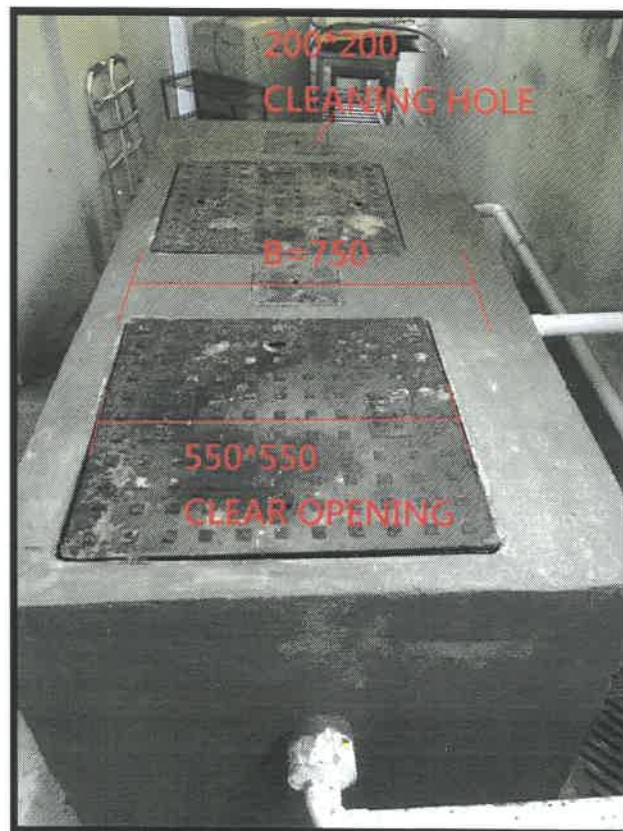
Wai Leng

Ir. LAM WAI HONG
MEng. MHKIE
REGISTERED PROFESSIONAL ENGINEER
(CIVIL)
CHARTERED ENG.

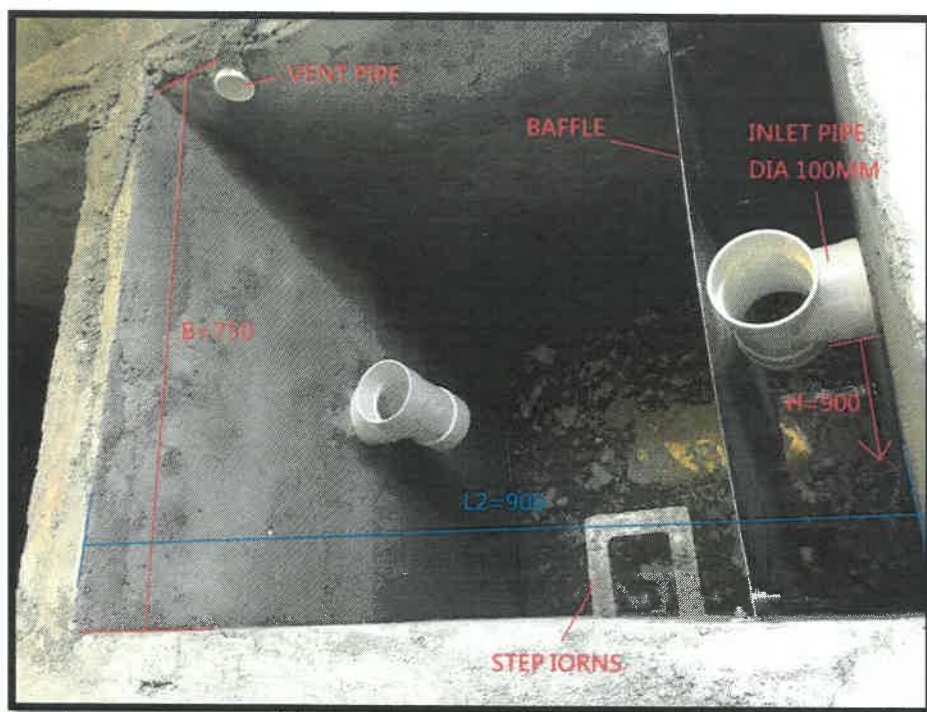
P.1 -隔油池



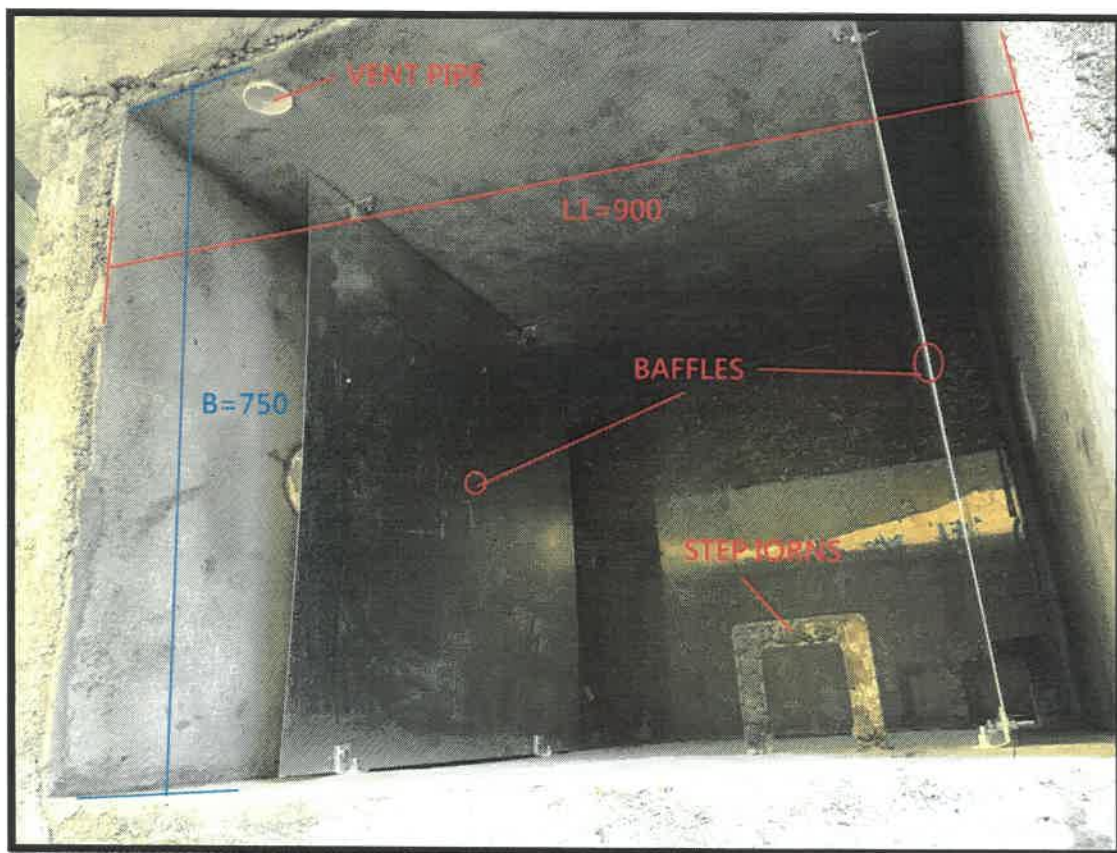
P.2 -隔油池



P.3 -隔油池



P.4 -隔油池



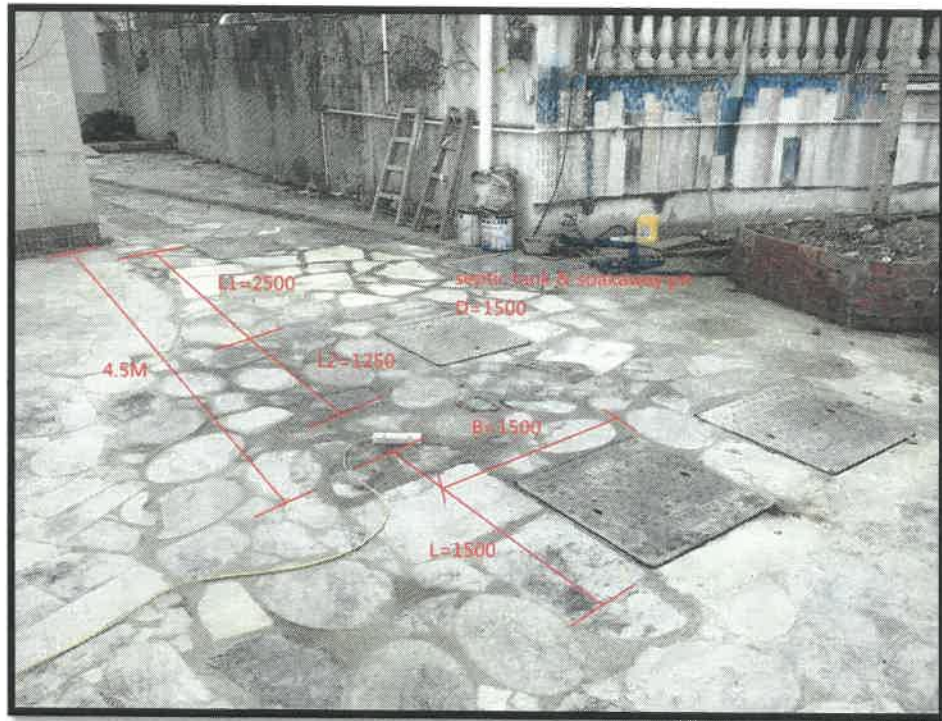
P.5 -隔油池



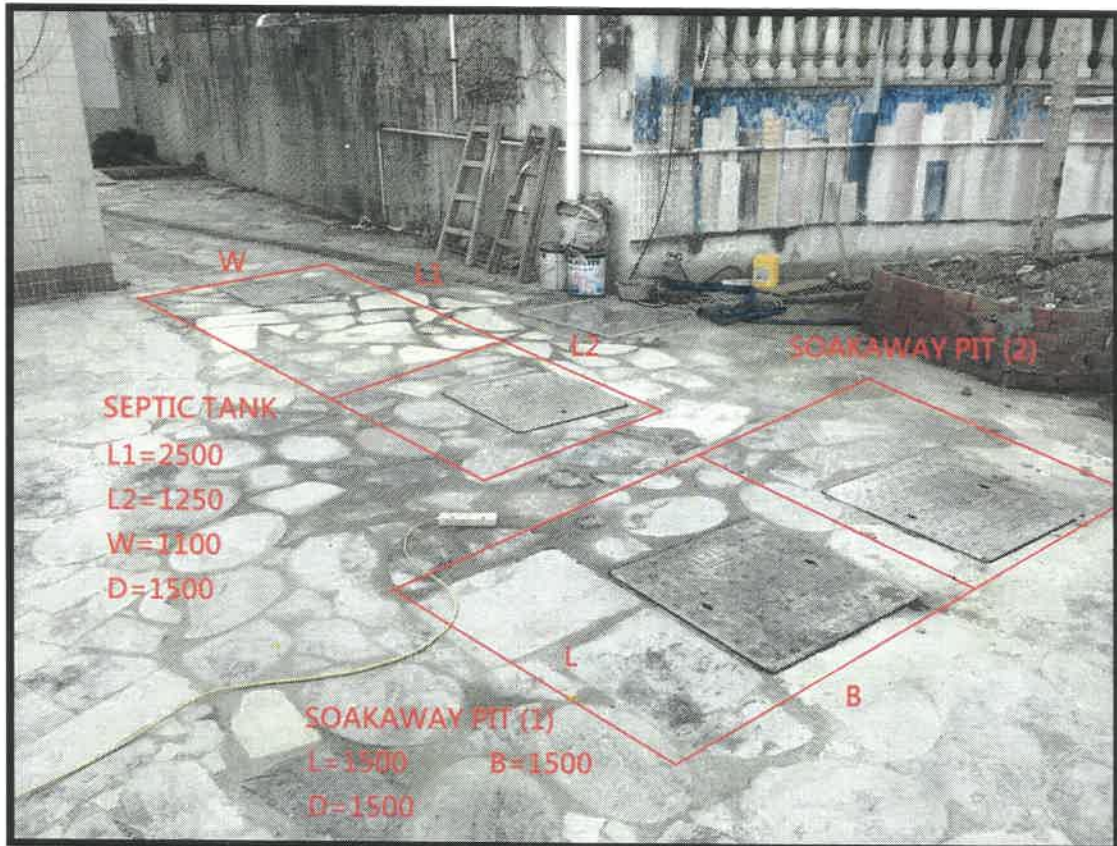
P.6 -隔油池



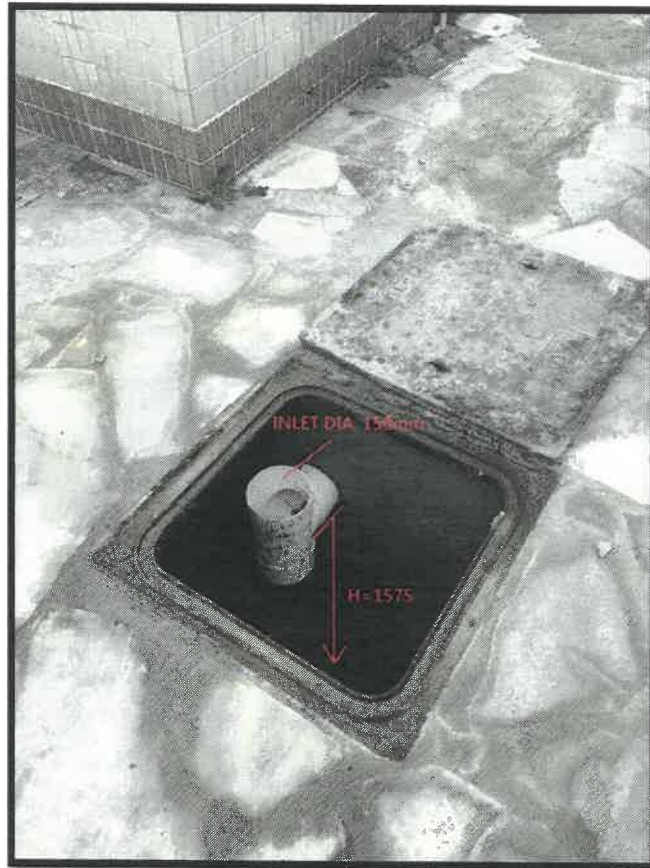
P.7 -化糞池及滲水井



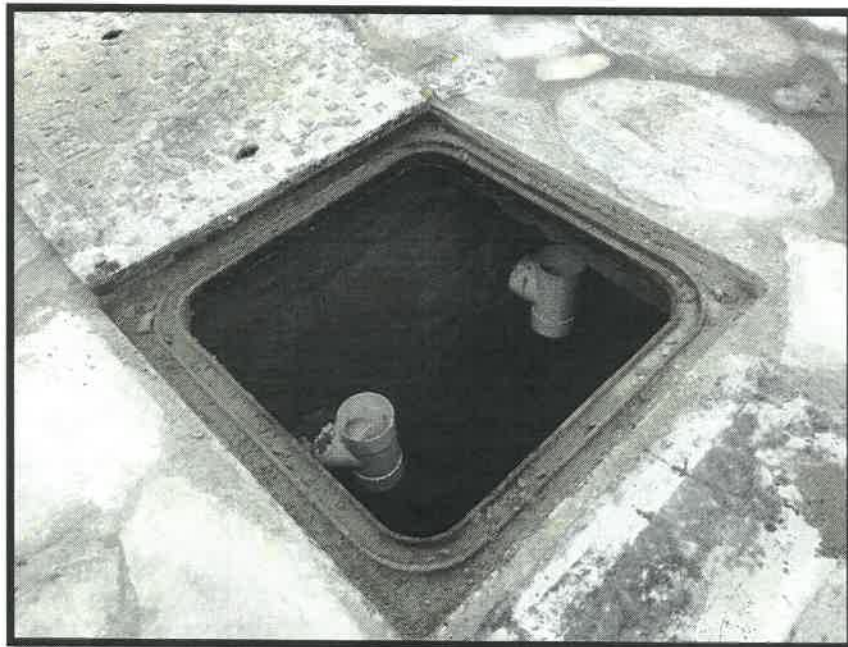
P.8 -化糞池及滲水井



P.9 -化糞池



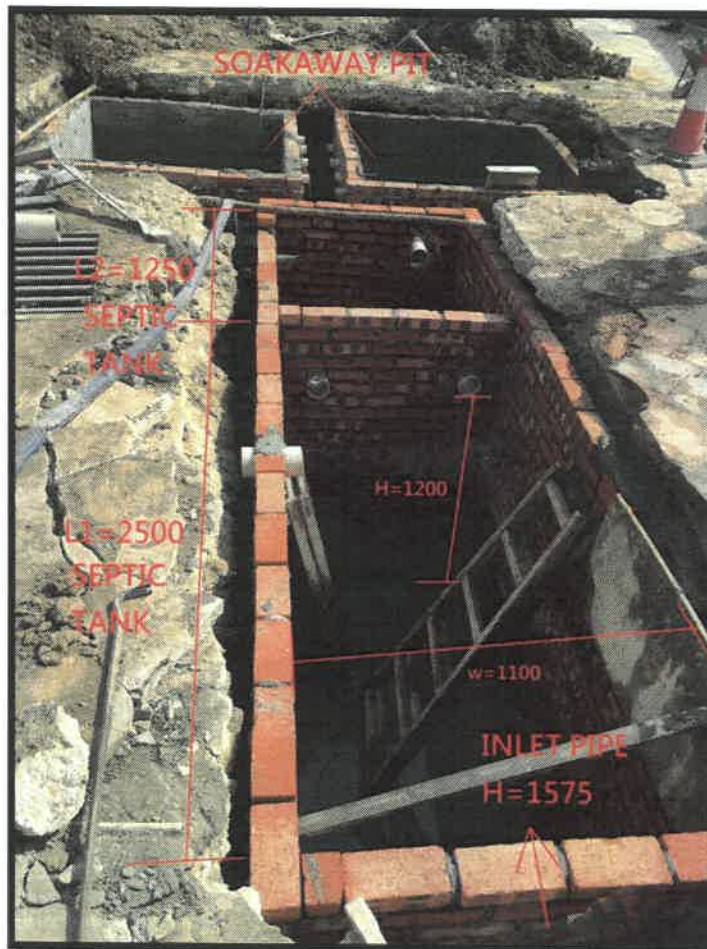
P.10 -化糞池



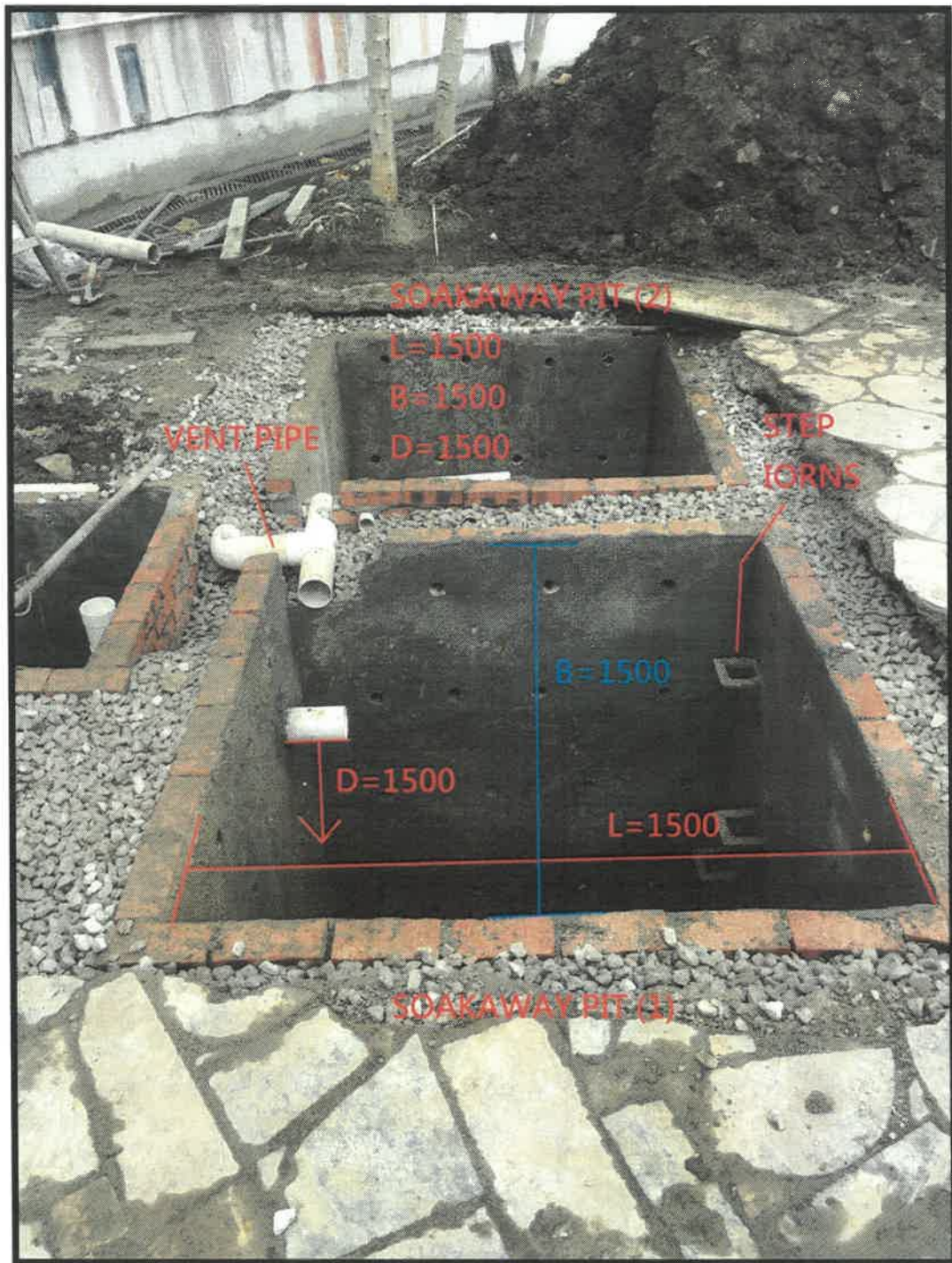
P.11 -化糞池及滲水井



P.12 -化糞池及滲水井



P.13 -滲水井



Capacity Checks for the Proposed Grease Trap

In accordance to *Appendix C of ProPECC PN 5/93*, the code provides the following design requirement of a grease trap:-

- a) a kitchen floor area of 12m^2 should have a minimum required grease trap retention volume of 0.7m^3 .
- b) For kitchen floor areas smaller than 12m^2 , a grease trap with retention volume 0.7m^3 should be provided unless the adequacy of a smaller grease trap can be demonstrated.
- c) $\text{Volume} = B (L_1 + L_2) H$
- d) $750 \leq B \leq L_1 \leq L_2 \leq 1800$
- e) $600 \leq H \leq 1200$
- f) $L_1 + L_2 = L_T$
 - i. $2.0 \leq L_T/H \leq 3.0$
 - ii. $1500 \leq B \times L_T/H \leq 4000$
- g) $A = H/2$ but not greater than 450

Based on the Site Layout Plan, the actual kitchen floor area is measured at a plan size of 2.8m (W) x 3.8m (L), this equals to a floor area of 6.6m^2 . Since the actual kitchen floor area is less than 12m^2 and in accordance to Item (a) & (b) above, the proposed grease trap will be designed with a minimum required grease trap retention volume of 0.7m^3 .

The following are the dimensional parameters selected for the design of proposed grease trap:-

- $B = 750\text{mm}$
- $L_1 = 900\text{mm}$
- $L_2 = 900\text{mm}$
- $H = 900\text{mm}$
- $A = 450\text{mm}$

The above dimensional parameters fulfill the code requirement in view of the following:-

Condition (a) above is fulfilled since the volume provided by the proposed grease trap = $B (L_1 + L_2) H = 0.75 \times (0.9+0.9) \times 0.9 = 1.215\text{m}^3 > 0.7\text{m}^3$.

Condition (d) above is fulfilled since $750 \leq B=750 \leq L_1=900 \leq L_2=900 \leq 1800$

Condition (e) above is fulfilled since $600 \leq H=900 \leq 1200$

Condition (f).i above is fulfilled since $2.0 \leq L_T/H = (900+900)/900 \leq 3.0$

Condition (f).ii above is fulfilled since $1500 \leq B \times L_T/H = 750 \times 1800/900 \leq 4000$

Condition (g) above is fulfilled since $A = 900/2 = 450$ and it is not greater than 450mm.

The above dimensional parameters selected for the proposed design of grease trap fulfills all the code requirement given in Appendix C of *ProPECC PN 5/93*.

Conclusion

The AP certifies that the above design of the grease trap complies with *ProPECC PN 5/93* and the details of the proposed grease trap given in Sketch No.1 complies with the Notes requirement stated in Appendix C on P.2 of 2 of *ProPECC PN 5/93*.

Endorsed by:



RPE no. RP0439180

1. Capacity Checks for the Proposed Septic Tank

Based on the actual utility bill from Water Suppliers Department (see attached), it is recorded that the overall water consumption between 22 May 2019 and 12 September 2019 (i.e. over a period of 113 days) is 556m³, thus the average daily water consumption between the captioned period is recorded at 4.92m³. It is worthnoting that there was an expected high volume of water usage recorded between September 2018 and January 2019 due to a refurbishment works, such water usage is considered as an outlier event and is irrelevant to the sewerage assessment in question and the subsequent design for the septic tank in this report.

In order to design conservatively, the proposed design for septic tank will consider for an incoming flow Q_{daily} of 6m³ to give a significant buffer above the average daily water consumption of 4.92m³.

In accordance to **Note 3(a)** of **ProPECC PN 5/93** drawing no. EP 50/D1/5/01 dated 5/93, the capacity of the proposed Septic Tank is calculated as follow:-

$$\text{Capacity, } C = (L-t) \times B \times D$$

Where the design parameters are,

| |
|-----------|
| L = 3.85m |
| t = 0.1m |
| B = 1.1m |
| D = 1.5m |

Therefore, Capacity $C = (3.85 - 0.1) \times 1.1 \times 1.5$
 $C = \underline{\underline{6.19\text{m}^3}}$

The above proposed capacity of Septic Tank, C , is greater than Q_{daily} , i.e. $6.19\text{m}^3 > 6\text{m}^3$, therefore the proposed septic tank equips with sufficient capacity against the incoming flow.

In accordance to Notes 2 of Drawing No. EP 50/D1/5/01 of **Appendix D of ProPECC PN 5/93**, the code provides the following design requirement for septic tank:-

- $4B \geq L \geq 3B$
- $1800\text{mm} \geq D \geq 1200\text{mm}$
- Ratio of Volumes of First and Second Chambers = 2 : 1

Refer to Sketch No.2 for details of the proposed septic tank. The following dimensional parameters are selected for the design of proposed septic tank:-

- B = 1100mm
- L = 3850mm
- D = 1500mm
- Volume of First Chamber = $L_1 \times B_1 \times D = 2.5\text{m} \times 1.1\text{m} \times 1.5\text{m} = 4.125\text{m}^3$
- Volume of Second Chamber = $L_2 \times B_2 \times D = 1.25\text{m} \times 1.1\text{m} \times 1.5\text{m} = 2.06\text{m}^3$

The above design parameters fulfill the code requirement in view of the following:-

Condition (a) above is fulfilled since $4B=4 \times 1100 \geq L=3850 \geq 3B=3 \times 1100$.

Condition (b) above is fulfilled since $1800\text{mm} \geq D=1500\text{mm} \geq 1200\text{mm}$

Condition (c) above is fulfilled since Ratio of Volumes of First and Second Chambers = 2 : 1, i.e. 4.125m^3 : 2.06m^3 .


The proposed size of septic tank is therefore acceptable and fulfill the requirement stated in Note 3(c) of *ProPECC PN 5/93* drawing no. EP 50/D1/5/01 dated 5/93.

2. Water Usage


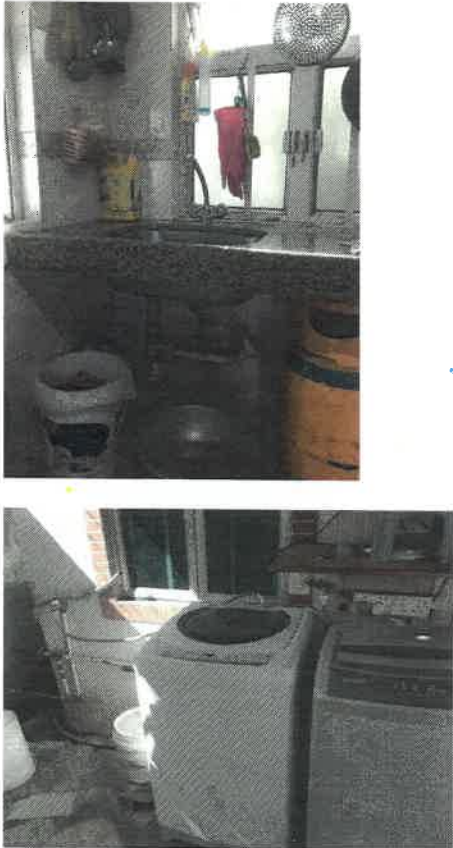
It is noted that the facility has a single water meter ref. **MELV16436152** only that supplies water for the facility.







The source of water usage from water supplied by the above water meter is identified and summarized as below:-

| Item | Location | Estimated % of Water Usage | Facilities | Photo | Discharge |
|------|----------|----------------------------|--------------------------------|--|---|
| 1 | Bathroom | 60% | Washbasin, toilet seat, shower |  | Via. Sewer to Septic tank and Soil Soakaway |



Proposed Septic Tank & Soil Soakaway System for Application A/NE-TKL/565 at DD84 Lot 1267

| | | | | | |
|---|---------|-----|-----------------------------|--|--|
| | | | |  | |
| 2 | Kitchen | 20% | Washbasin, washing machine, |  | Via. Sewer to Septic tank and Soil Soakaway system |

Proposed Septic Tank & Soil Soakaway System for Application A/NE-TKL/565 at DD84 Lot 1267

| | | | | | |
|---|-----------------------------|-----|---|--|--|
| 3 | External Amenity Area | 15% | Water taps for watering for plants and general cleaning |     | Via surface drain to Storm drain system |
|---|-----------------------------|-----|---|--|--|

Proposed Septic Tank & Soil Soakaway System for Application A/NE-TKL/565 at DD84 Lot 1267

| | | | | | |
|---|------------------|----|----------------------------------|--|---|
| 4 | External Amenity | 5% | Fish tank (approx. 3m x 2m x 1m) |   | Via surface drain to Storm drain system |
|---|------------------|----|----------------------------------|--|---|

3. Estimation of Total Allowable Loading into the Soil Soakaway System

The proposed soil soakaway system to be constructed comprises of two individual soakaway pits located at a minimum of 3m clearance away from the building, each has size of 1.5m (B) x 1.5m (L) x 1.5m (D). Refer to Sketch No.2 for details of the proposed soil soakaway system.

The pit percolation area provided by each pit (areas of 4 sides + bottom face) is 11.25m^2 , so two pits provide a total of **22.5m^2** percolation area.

From previous Section (1) above, the average daily water consumption Q_{daily} of 6m^3 (i.e. **6,000 Litres per day**) is selected for the assessment. Assuming **20%** of Q_{daily} is consumed as non-collectable wastewater in usages such as watering for plants, fish tank or general cleansing for exterior and interior floor areas and furniture which runoffs which will not be treated and discharged via the septic tank and soil soakaway system (i.e. Item 3 & 4 from Section 2), the remaining **80%** of Q_{daily} (i.e. **4,800 Litres per day = 6,000 Litres per day x 0.80**) of wastewater usages from bathroom, toilet and kitchen (i.e. Item 1 & 2 from Section 2) are considered as collectable wastewater and will be treated and discharged via the proposed septic tank and soil soakaway system.

- Total pit percolation area provided by two new soakaway pits, $A_{\text{percolation}} = 22.5\text{ m}^2$
- Total daily incoming flow, $Q_{\text{daily}} = 4,800$ Litres per day
- Total allowable loading per day provided by the pit percolation area, $Q_{\text{allowable loading}} = Q_{\text{daily}} / A_{\text{percolation}} = 4800 / 22.5 = \underline{\underline{213.3\text{ Litres per m}^2\text{ per day}}}$

4. Percolation Test for Determining Absorption Capacity of Soil

Two percolation tests are carried out for the two proposed soil soakaway pit to determine the absorption capacity of insitu soil. The percolation test conducted follows the below procedures:-

- Excavate a trial hole of approx. 300mm square to the proposed depth at each pit location.
- Fill the hole with approximately 150mm of water and allow to seep away completely.
- Refill the hole with water to a depth of 150mm and observe the time in minutes, for water to seep completely away.
- Divide the time by 6 to give time taken to fall 25mm.

The field results of the two percolation tests are recorded and summarized below:-

Pit No. 1

| Test No. | Time in minutes to fall 25mm in test pit | Soil Allowable Loading in Litres per m ² per day (Values abstracted from ProPECC PN 5/93) | Remark |
|----------|--|---|----------------------------------|
| | | Pit Percolation Area | |
| 1 | 60 seconds (<1 min) | 216 | > $Q_{\text{allowable loading}}$ |
| 2 | 54 seconds (<1 min) | 216 | > $Q_{\text{allowable loading}}$ |
| 3 | 57 seconds (<1 min) | 216 | > $Q_{\text{allowable loading}}$ |
| Average: | 57 seconds (<1 min) | 216 | > $Q_{\text{allowable loading}}$ |

Pit No. 2

| Test No. | Time in minutes to fall 25mm in test pit | Actual Allowable Loading in Litres per m ² per day (Values abstracted from ProPECC PN 5/93) | Remark |
|----------|--|---|----------------------------------|
| | | Pit Percolation Area | |
| 1 | 58 seconds (<1 min) | 216 | > $Q_{\text{allowable loading}}$ |
| 2 | 53 seconds (<1 min) | 216 | > $Q_{\text{allowable loading}}$ |
| 3 | 57 seconds (<1 min) | 216 | > $Q_{\text{allowable loading}}$ |
| Average: | 56 seconds (<1 min) | 216 | > $Q_{\text{allowable loading}}$ |

The field results from the two pits shows the actual allowable loading of the insitu soil yields an approx. 216 Litres per m² per day which is greater than the estimated $Q_{\text{allowable loading}}$ from Section 3 based on the total incoming flow assessment. Therefore the insitu soil equips with sufficient absorption capacity to cope with the expected incoming flow from facilities described above.


5. Conclusion

Based on the actual utility bill from Water Suppliers Department, it is recorded that **556m³** of water were consumed between 22 May 2019 and 12 September 2019, that equivalents to an average daily water consumption **4.92m³ per day**. However, the proposed design selects a conservative value of **6m³ per day** with considerable buffers for checking against the proposed size of the Septic tank which size is found acceptable in accordance to the code requirement stated in Note 2a-c of Appendix D of *ProPECC PN 5/93*.

An assessment is also carried out to obtain the total allowable loading based on the pit percolation area provided by the proposed two soakaway pits. Such allowable loading is checked against the field results of insitu percolation test and found acceptable that the insitu soil equips with sufficient absorption capacity to cope with the expected incoming flow. Furthermore, the proposed size of soakaway pits are also checked with sufficient pit percolation area to handle such incoming flow.

The AP certifies that the design of the proposed size for Septic Tank and Soil Soakaway system are checked and complies with the stipulated requirement stated in *ProPECC PN 5/93 Appendix D*. Upon the completion of construction, the AP will provide certification for the entire design, construction, operation and maintenance of the proposed septic tank and soil soakaway system.

Endorsed by:



RPE no. RP0439180



A/NE-TKL/73913/09/2023 12:48

From:

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

History:

This message has been forwarded.

2 Attachments



晴陽 - As-Built (FS revise) DWG-Model.pdf 11 rev1.pdf

現附上有關現場圖則及後補資料

如有任何問題, 可致電

麥生



院舍: 晴陽復康中心(一院)
SUNSHINE REHABILITATION (HOUSE 1)
地址: 新界打鼓嶺大埔田村 200
200, TAI PO TIN VILLAGE,
TA KWU LING, FANLING, N.T.

| | | | |
|--|-----------|-------------------------|----|
| B.D. REFERENCE | | | |
| F.S.D. REFERENCE | | | |
| CAD FILE NAME | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| NO. | REVISIONS | DATE | BY |
| | | | |
| | | | |
| | | | |
| | | | |
| THE OWNERSHIP OF THE COPYRIGHT OF THIS DRAWING IS RETAINED BY CHEUNG WING Architects & Engineers Ltd. WHOSE CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION OF THIS DRAWING OR ANY PART THEREOF CAN BE MADE | | | |
| 張榮建築工程師有限公司 CHEUNG WING Architects & Engineers Ltd. ROOM 103, DAVID HOUSE, 8-20 NANKING STREET, KOWLOON Tel : 25266670, 25266679 Fax : (852) 28681677 | | | |
| AUTHORIZED PERSON | | | |
| CHEUNG VINCENT D.F. B.ARCH (TORONTO), REGISTERED ARCHITECT, HKIA, AUTHORIZED PERSON(ARCHITECT) | | | |
| PROJECT : 晴隱復康中心(一院) SUNSHINE REHABILITATION (HOUSE 1) 新界粉嶺丈量約份第84約地段第1267號 (亦稱粉嶺打鼓嶺大埔田村200D) LOT NO. 1267 IN DD NO. 84, FANLING, NEW TERRITORIES (ALSO KNOWN AS 200D, TAI PO TIN VILLAGE, TA KWU LING, FANLING) | | | |
| DRAWING TITLE : 私營殘疾人士院舍經濟資助計劃 申請撥款 (消防改善工程) 建議圖則 | | | |
| SCALE : AS SHOWN | | DATE : 23-09-2019 | |
| DRAWN : CW | | CHECK BY : | |
| JOB NO : | | DRAWING NO : FL-04 (REV | |

7. Justifications 理由

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

由於上址已屆滿3年期限,並於今次再進行續期3年,本院並於上一次續期時已履行所有附帶條件,
 望貴處批准3年續期

1.院舍3層約高8.2m,樓面面積約167.8平方米

2..辦公室2層約高5.5m,樓面面積約50平方米

3.廚房1層約高2.7m,樓面面積約12.4平方米

4.簷篷1層約高4m,覆蓋面積約109.7平方米 (用作宗教活動,飯堂用途)

5.共3個車位 (院舍1個,探訪1個,救護車位1個)

殘疾院舍設施為殘疾人士建立安樂窩

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

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

Previous S.16 Applications

Approved Applications

| Application No. | Uses/ Development | Date of Consideration |
|------------------------|--|------------------------------|
| A/NE-TKL/565 | Temporary Social Welfare Facility (Residential Care Home for Persons with Disabilities) for a Period of 3 Years | 22.9.2017 |
| A/NE-TKL/643 | Renewal of Planning Approval for Temporary Social Welfare Facility (Residential Care Home for Persons with Disabilities) for a Period of 3 Years | 18.9.2020 |

Government Departments' General Comments

1. Land Administration

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

- the application site comprises New Grant Lot No. 11118 for erection of a building for non-industrial purpose and adjoining Government land (G.L.). The building erected on the lot shall not contain more than three storeys nor exceeding a height of 25 feet with a Built-Over-Area (BOA) not exceeding 700 square feet. No right of access via G.L. is granted to the application site.
- should the subject planning approval be renewed, the applicant's application for Short Term Tenancy for occupation of the G.L. concerned will be processed accordingly. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of rent and administrative fee, as may be imposed by the LandsD.

2. Social Welfare Aspect

Comments of the Director of Social Welfare (DSW):

- he has no adverse comment on the application; and
- the subject RCHD is covered with licence valid from 1.2.2023 to 31.7.2024.

3. Traffic

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

- he has no in-principle objection to the application from the traffic engineering point of view; and
- the vehicular access between the Site and Ping Che Road is not managed by TD. The applicant should also seek comment from the responsible party.

Comments of the Chief Highways Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comments on the application; and
- the access road adjacent to the Site is not maintained by HyD.

4. 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;
- the Site is located in an area of miscellaneous rural fringe landscape character comprising temporary structures, vegetated areas, clusters of tree groups, farmlands

- at the further south and woodlands within “Green Belt” zone at the further north; and
- there is no significant change in the landscape character of the adjacent area since the last application (No. A/NE-TKL/643) was approved. Further adverse impact on the existing landscape character and landscape resources within the site arising from the continuous temporary use of social welfare facilities is not anticipated.

5. Drainage

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

- he has no objection to the application from the public drainage viewpoint;
- should the application be approved, a condition should be included to request the applicant to submit a conditional record of the existing drainage facilities on site as previously implemented on the same site in the planning application No. A/NE-TKL/643 to the satisfaction of this Division within three months of the TPB’s letter of approval; and
- maintain those existing drainage facilities properly and rectify those facilities if they are found inadequate / ineffective during operation.

6. Environment

Comments of the Director of Environmental Protection (DEP):

- he has no objection to the application;
- the application site is the subject of two previous planning applications no. A/NE-TKL/565 and A/NE-TKL/643 for the same applied use. The applicant has confirmed that all the development parameters remain the same as planning application no. A/NE-TKL/643. The applicant also confirmed that the design and construction of the septic tank and soakaway system adopted on site followed the requirements of the ProPECC PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”, and were duly certified by an Authorized Person;
- should the application be approved, the applicant is reminded to comply with all environmental protection / pollution control ordinances, in particular the Water Pollution Control Ordinance, and to follow the requirements in ProPECC PN 5/93 regarding the operation and maintenance of the grease trap, septic tank and soakaway system; and
- there has been no environmental complaint received on the Site in the past three years.

7. Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- considering that the previous application for the same use on the Site was approved, he has no strong view against the application for renewal of the planning approval.

8. Fire Safety

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

- he has no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction.

9. Project Interface

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

- it is noted that the Temporary Social Welfare Facility (Residential Care Home for Persons with Disabilities) on a 3-year basis (the subject development) 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 already commenced on 29 Oct 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, subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

10. 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.

11. Public Hygiene

Comments of the Director of Food and Environmental Hygiene (DFEH):

- he has no adverse comment on the renewal of the planning approval;
- no Food and Environmental Hygiene Department's facilities will be affected and such work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surroundings;
- for any waste generated from the activity/operation, the applicant should arrange disposal properly at his own expenses; and
- proper licence/permit issued by his Department is required if there is any catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.

12. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- he has no objection to the application; and
- for provision of water supply to the development, the applicant may need to extend his inside servicers to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standard.

13. District Officer's Comments

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

- the incumbent North District Councilor of N16 Constituency had no comment; and
- the Chairman of Fung Shui Area Committee, Ta Kwu Ling District Rural Committee, the Indigenous Inhabitant Representative (IIR) and the Resident Representative (RR) of Ping Che, the IIR and the RR of Tai Po Tin did not reply.

14. Other Department

The following government department has no comment on/no objection to the application:

- Commissioner for Police (C for P)

Recommended Advisory Clauses

- (a) to note the comments of Director of Environmental Protection that the applicant is reminded to comply with all environmental protection / pollution control ordinances, in particular the Water Pollution Control Ordinance, and to follow the requirements in ProPECC PN 5/93 regarding the operation and maintenance of the grease trap, septic tank and soakaway system;
- (b) to note the comments of the District Lands Officer/North, Lands Department that should the subject planning approval be renewed, the applicant's application for Short Term Tenancy for occupation of the G.L. concerned will be processed accordingly. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of rent and administrative fee, as may be imposed by the LandsD;
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
 - (i) the existing structures (not being a NTEH) are erected on leased land without approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (ii) before any new building works (including open shed as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed buildings works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) if the development under application is subject to the issue of a licence, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (v) 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 (B(P)R) respectively;
 - (vi) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under B(P)R 19(3) at the building plan submission stage; and

- (vii) detailed comments will be given at the building plan submission stage;
- (d) to note the comments of Commissioner for Transport that the vehicular access between the Site and Ping Che Road is not managed by TD. The applicant should also seek comment from the responsible party;
 - (e) to note the comments of Chief Engineer/Mainland North, Drainage Services Department that the existing drainage facilities should be maintained properly and rectify those facilities if they are found inadequate/ineffective during operation;
 - (f) to note the comments of Chief Engineer/Construction, Water Supplies Department that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
 - (g) to note the comments of Director of Food and Environmental Hygiene that no Food and Environmental Hygiene Department's (FEHD) facilities will be affected and such work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surroundings. For any waste generated from the activity/operation, the applicant should arrange disposal properly at his own expenses. Proper licence/permit issued by FEHD is required if there is any catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and
 - (h) to note the comments of the Project Manager (North), Civil Engineering and Development Department that the Temporary Social Welfare Facility (Residential Care Home for Persons with Disabilities) on a 3-year basis (the subject development) 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 already commenced on 29 Oct 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, subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

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

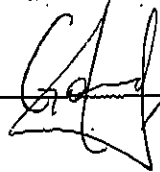
有關的規劃申請編號 The application no. to which the comment relates
A/NE-TKL/739

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

2023.9.4