

**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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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-TKL/785
	Date Received 收到日期	21 NOV 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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

(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 ZONING 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 2024.. 年 10..... 月 9..... 日的記錄，這宗申請共牽涉 1..... 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	11-07-2024

(Please use separate sheets if the space of any box above is insufficient. 如上述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**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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

臨時社會福利設施(殘疾人士復康院舍)為期3年

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 542.32sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 202.19sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 4

Proposed domestic floor area 擬議住用樓面面積 167.8sq.m ☒ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 172.1sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 339.9sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

住用樓面積用作殘疾人士院舍用途(約8.23m高),非住用樓面積用作辦公室2層5.5m高,

廚房1層2.7m高及詹蓬1層4m高)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

2

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)

救護車位1個

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 星期一至日24小時營運,包括公眾假期			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 有一條小路通往坪輦路	
	No 否	<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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

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8.23m,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

由於早前已批准延期,但沒有察覺有附帶條件,因此沒有於限期前補交附帶條件之文件,所以重新申請

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

其冠(國際)顧問有限公司 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

09-10-2024

(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 checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	臨時社會福利設施(殘疾人士復康院舍),為期3年

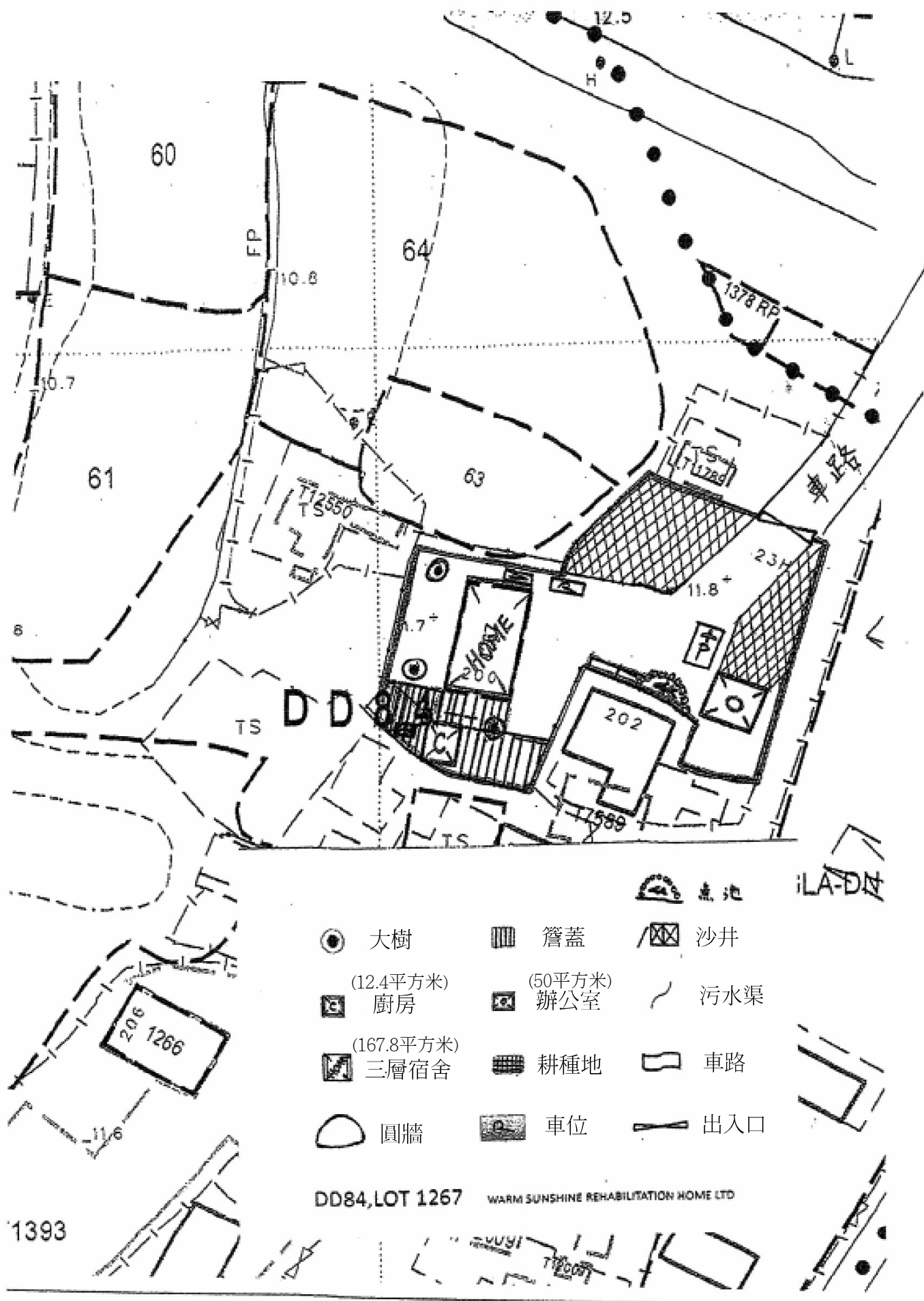
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	167.8 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.23 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	172.1 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.23 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 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 checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	27.16 % <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) 救護車位		2 1
(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 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

星一至日+	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
LOCATION PLAN		
Reports 報告書		
Planning Statement/Justifications 規劃綱領／理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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





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 200D
200D, TAI PO TIN VILLAGE,
TA KWU LING, FANLING, N.T.

[illegible]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Sheren Si Wai LEE/PLAND

寄件者: Kwun Kea [REDACTED]
寄件日期: 2024年12月31日星期二 14:36
收件者: Sheren Si Wai LEE/PLAND
主旨: Application No. A/NE-TKL/785
附件: P.5.pdf; DRINAGE.pdf; ASCESS ROUTE.png
類別: Internet Email

李小姐:

有關早前e-mail之問題,作出以下回覆

1.

有關的規劃申請編號 **The application no. to which the comment relates**
A/NE-TKL/785

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

殘疾院舍在12月初有幾位院友逃走院舍,在大埔田村內
激盪,當時警察出動熱心尋找,對大埔田村民造成一定危險
及滋擾,所以極力反對續期及申請政府收回土田。

有關上述意見,本院從沒發生院友走失情況等類似事件,本院同時會注重有關院友走失及安全,避免影響村民

2.

According to P.5 of the Application Form, the proposed covered land area of the development is 202.19m². However, it is noted that the sum of covered area calculated based on the figures you provided on P.8 of the Application Form does not tally with that provided on P.5, i.e. 203.03m². Please clarify. Thank you.

有關第5頁已作出修改,現附上更新後附件(P.5)供貴署審批

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3.

Further to my previous email, as the subject site falls within “AGR” zone, please apply “filling of land” as well for the captioned application. Thank you.

由於場地本身已進行填土工程,並使用混凝土填充約**200mm**厚,因此於此次規劃中申請有關填土 申請

4. the breakdown of site area falling on “Agriculture” and “Government, Institution or Community” zones;

有關地積比率如下:

“Agriculture” (“AGR”) (about 725.9 m2 or 97.5% of the Site) (ii) “Government, Institution or Community” (“G/IC”) (about 18.6 m2 or 2.5% of the Site)

5. the access route from the Site to Ping Che Road; and有關填土

有關通道已於圖上作出修改,現附上附件(**access route**)供貴署審批

6. approved drainage proposal under previous application and the latest drainage conditions record.

有關上述渠圖已於早前有關申請 **TKL 565**之申請已獲渠務署批批准,同時於本次申請中並沒有改動任何渠道等工程,

跟之前申請時的批准圖一模一樣,現附上附件(**DRINAGE**)供貴署審批

如有任何問題,可致電 [REDACTED] 麥生

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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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	臨時社會福利設施(殘疾人士復康院舍)為期3年 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 542.32 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 203.03 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 4
Proposed domestic floor area 擬議住用樓面面積	..... 167.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 172.1 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 339.9 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 住用樓面積用作殘疾人士院舍用途(約8.23m高),非住用樓面積用作辦公室2層5.5m高,廚房1層2.7m高及詹蓬1層4m高)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 2
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)	救護車位1 個
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)	.....



遊樂場
Playground

RCP

雲泉仙館
Wun Chuen
Sin Koon

20

晴陽復康中心

10

203

204

206

指揮中心

PING CHE ROAD

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

煒明工程有限公司

(經辦人：鄧文浩先生)

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
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電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

郵遞函件

煒明工程有限公司

(經辦人：鄧文浩先生)

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
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Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

查詢號碼 Your Reference
來函編號 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

其冠（國際）顧問有限公司
（經辦人：麥先生）

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：

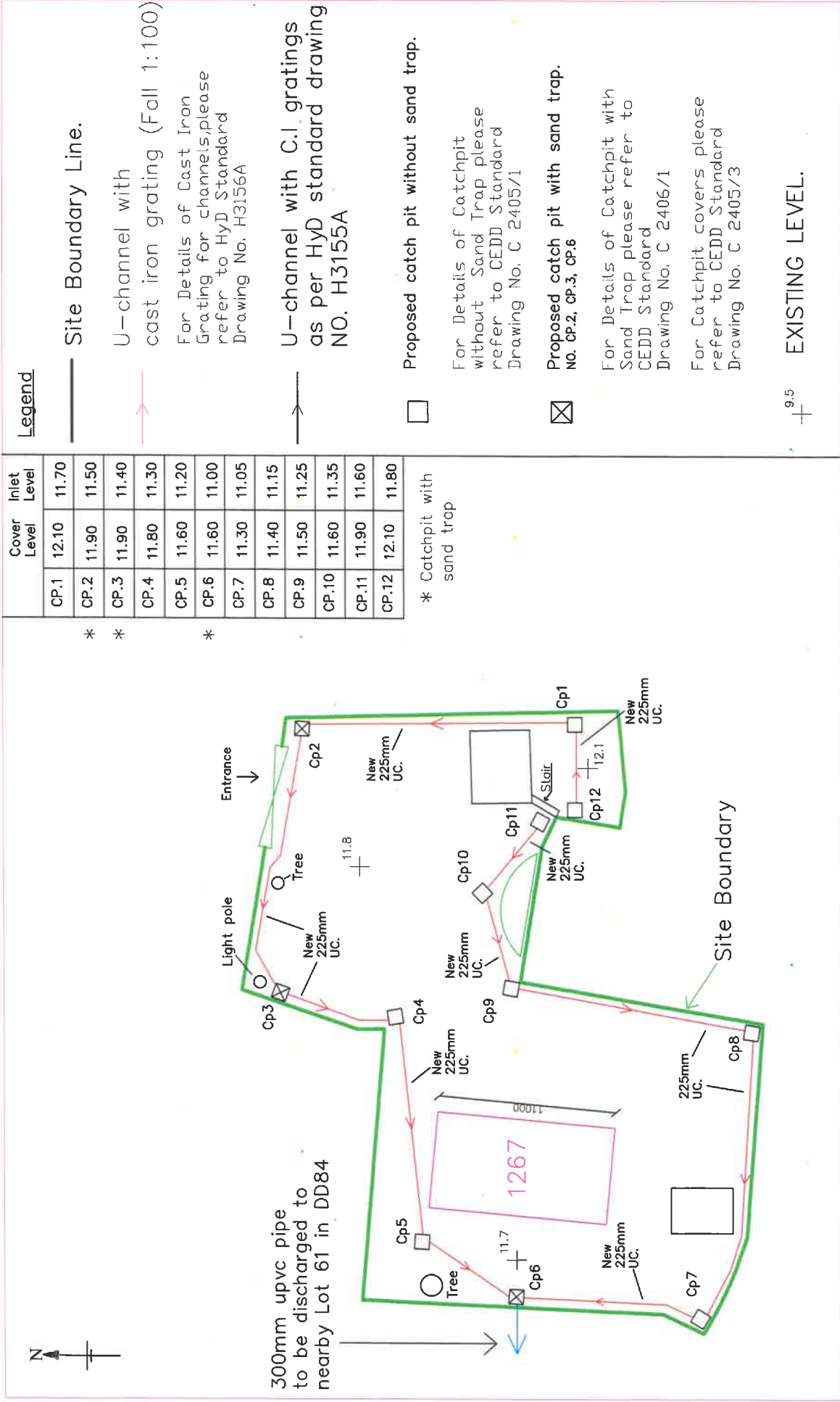
(註冊專業工程師)

姓名： 林偉康

香港身分證號碼：

日期： 07/02/2020

電話號碼：



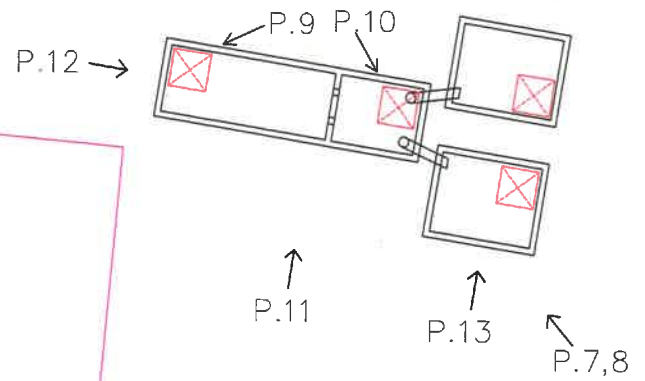
REVISION		NAME		DATE		PROJECT	DRAWING TITLE		Signature: _____	Date: _____
NO.	DATE	DRAWN		CHECKED			DRAWING NO.	Scale		
D	12-2019						PROPOSED VILLAGE HOUSE ON LOT 1267 ,IN DD. B4 TAI PO TIN , TA KWU LING.	TPT-D1D	1:350	

← = 拍照方向

☒ = 550*550 CLEAR OPENING

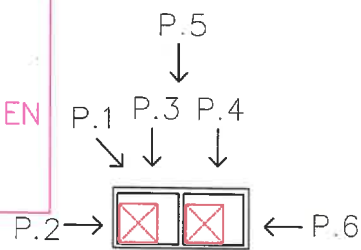


SEPTIC TANK AND
SOAKAWAY PIT



LOT
1267

KITCHEN



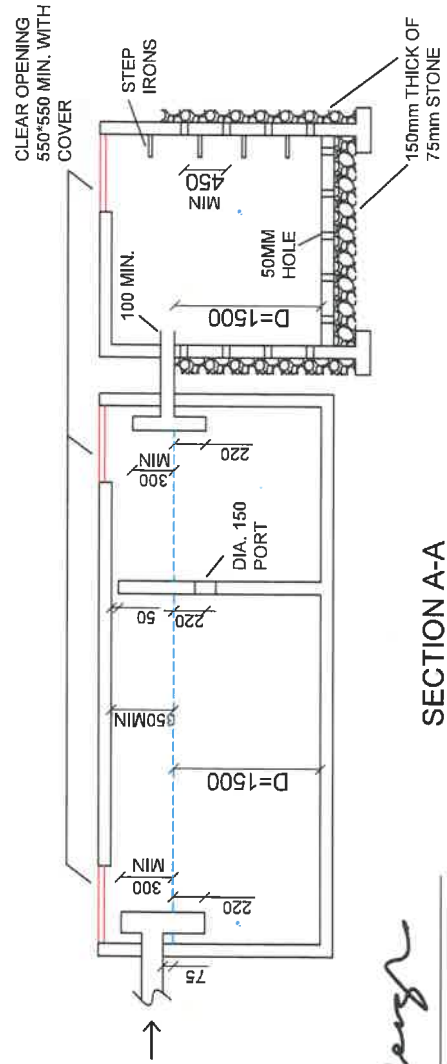
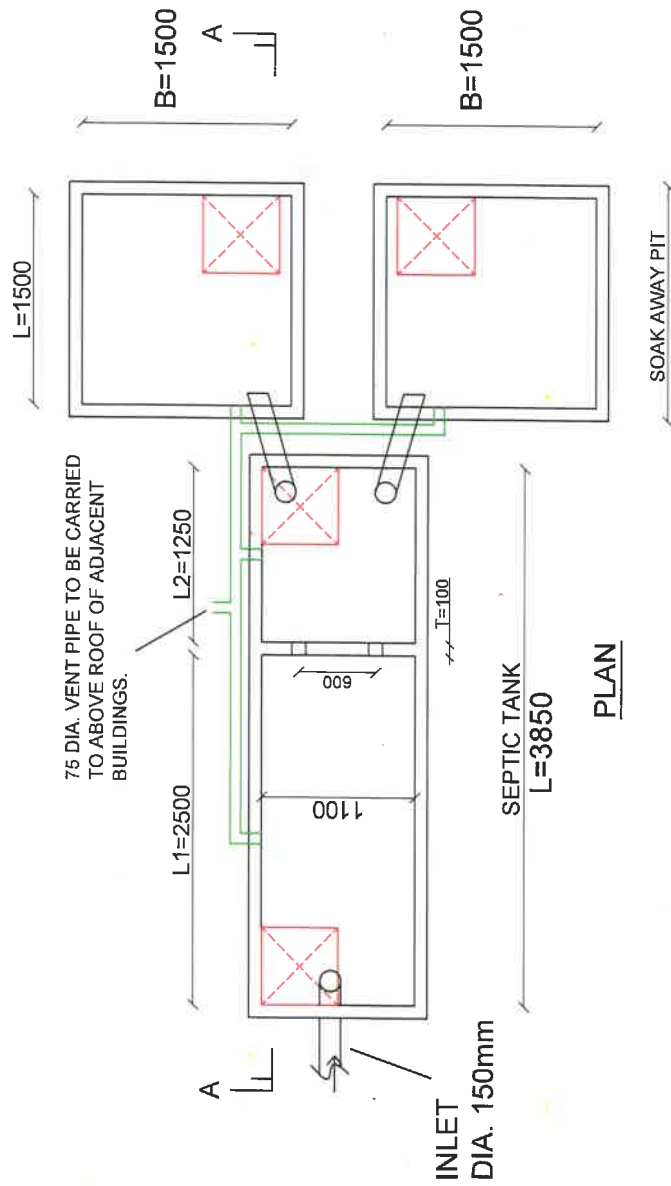
GREASE
TRAP

08-02-2020

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

NOTE.

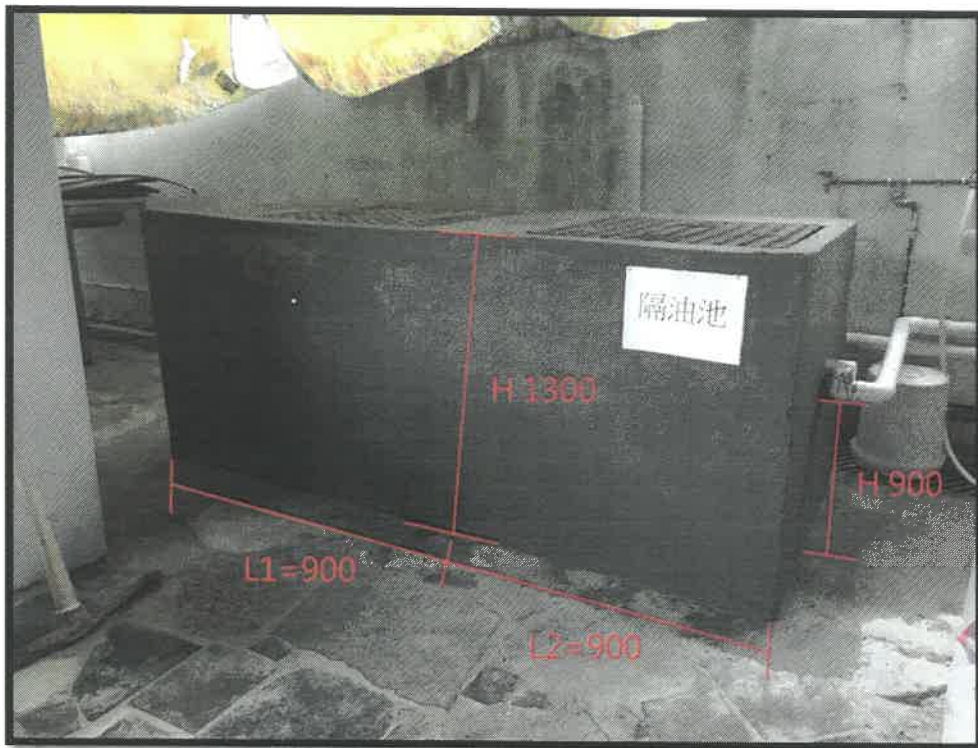
1. ALL DIMENSION IN MILLIMETERS UNLESS OTHERWISE STATED.
2. THE PROPOSED LOCATION FOR SEPTIC TANK AND SOIL SOAKAWAY SYSTEM REFERS TO SITE LAYOUT PLAN.
3. OTHER DETAILS REFER TO DRAWING NO. 50/D1/5/01 AND EP 50/D1/5/02 IN APPENDIX D OF ProPECC PN 5/93.



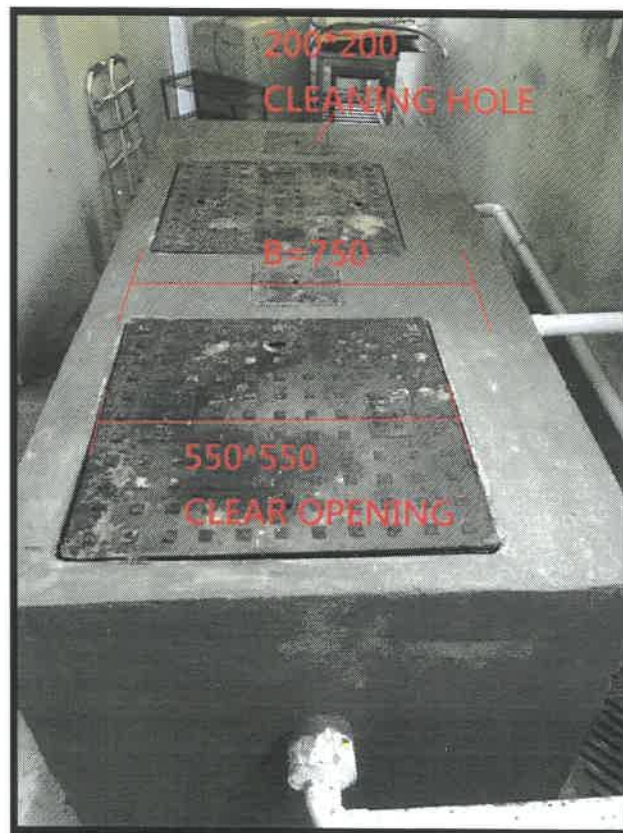
Wai Leng

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

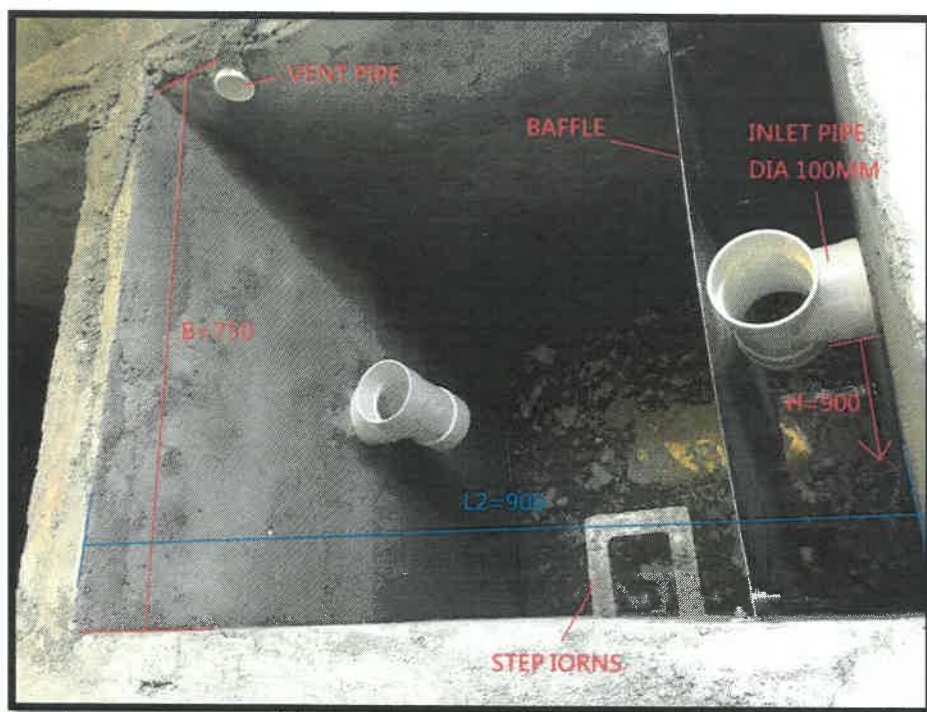
P.1 -隔油池



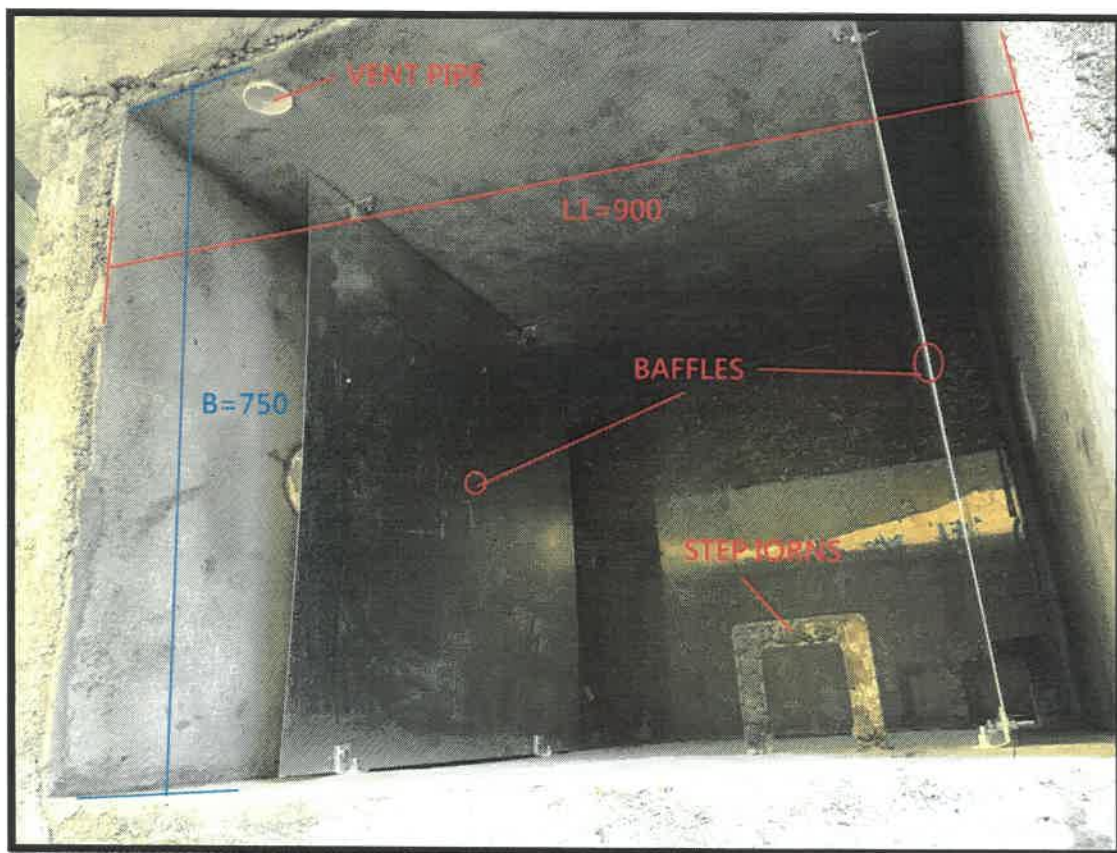
P.2 -隔油池



P.3 -隔油池



P.4 -隔油池



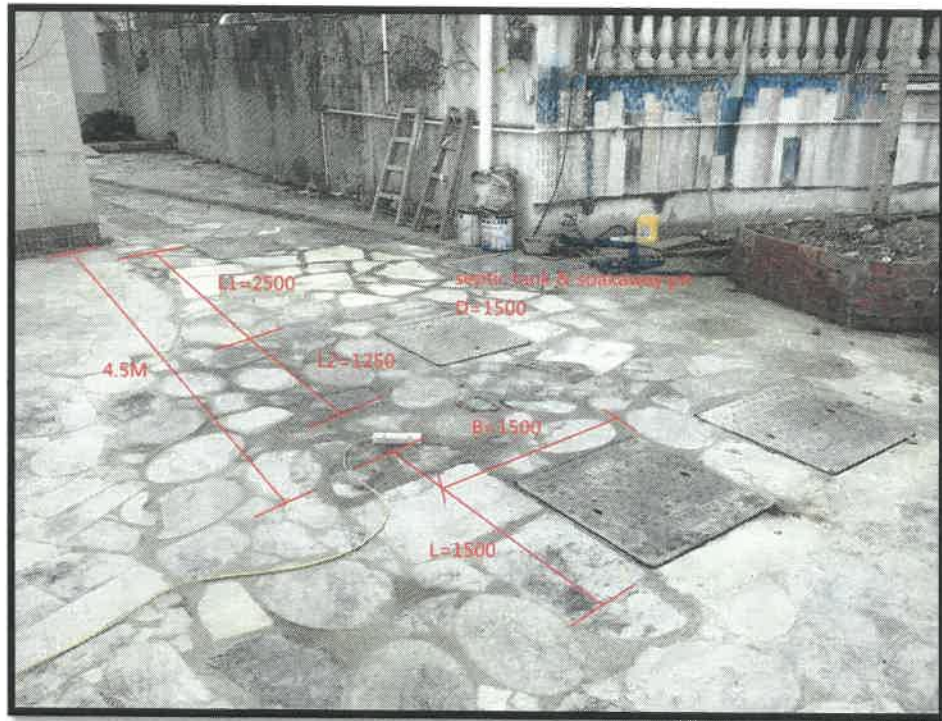
P.5 -隔油池



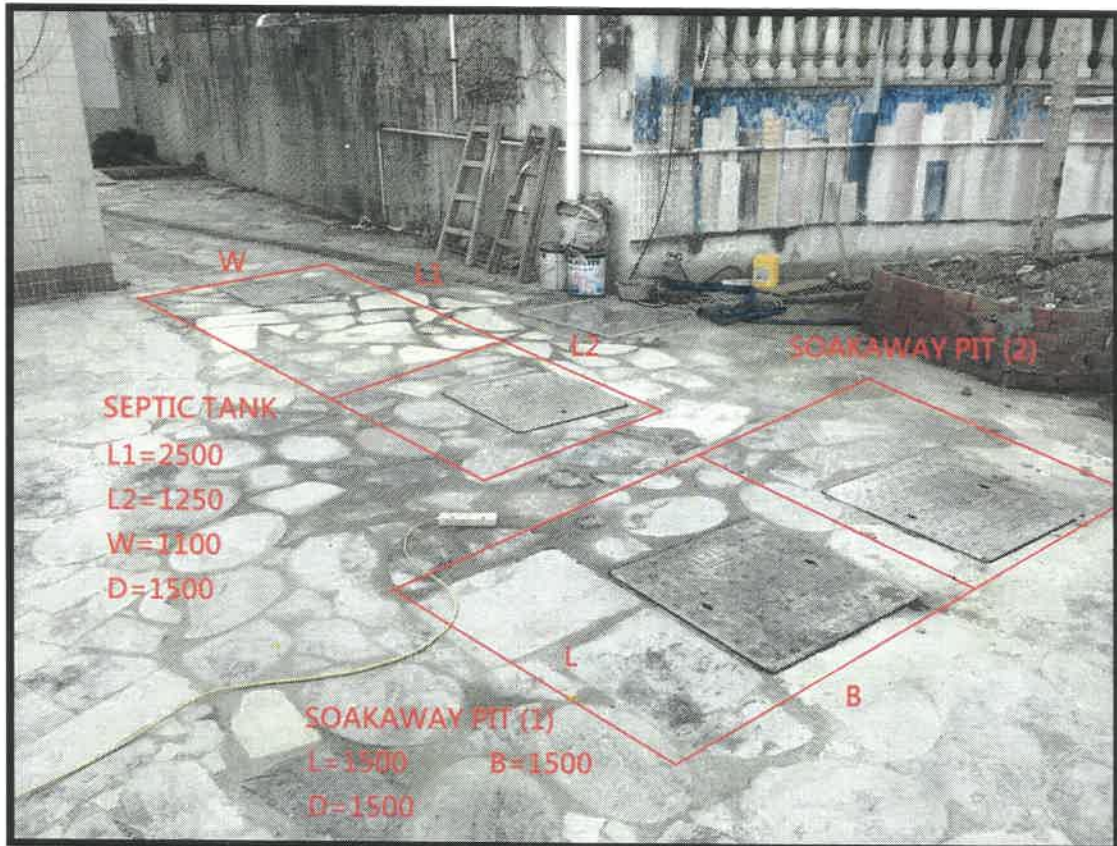
P.6 -隔油池



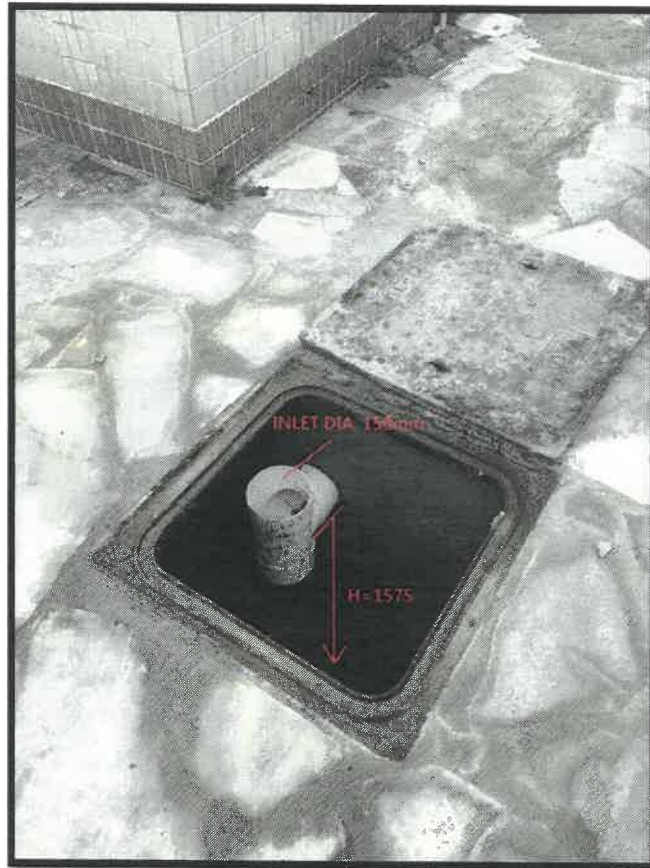
P.7 -化糞池及滲水井



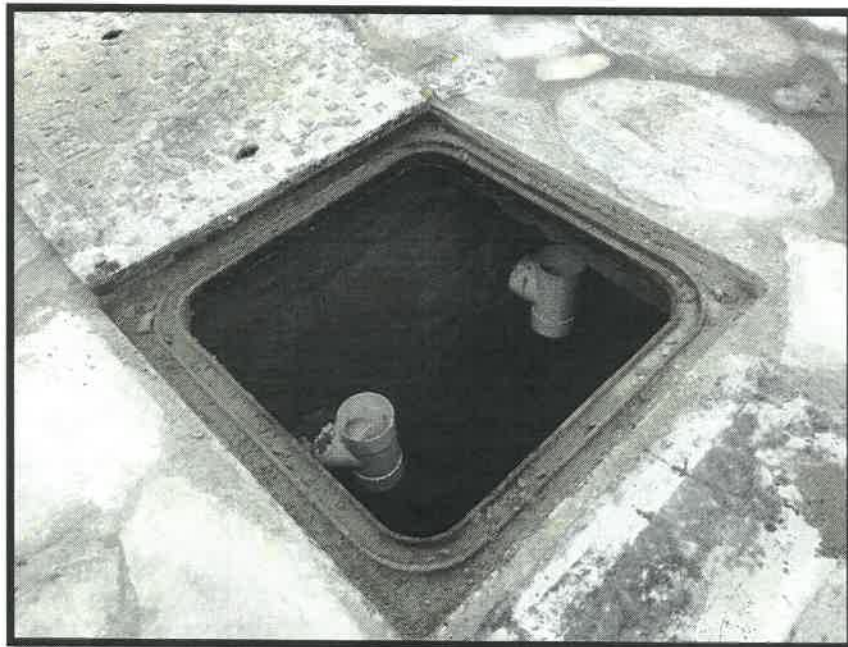
P.8 -化糞池及滲水井



P.9 -化糞池



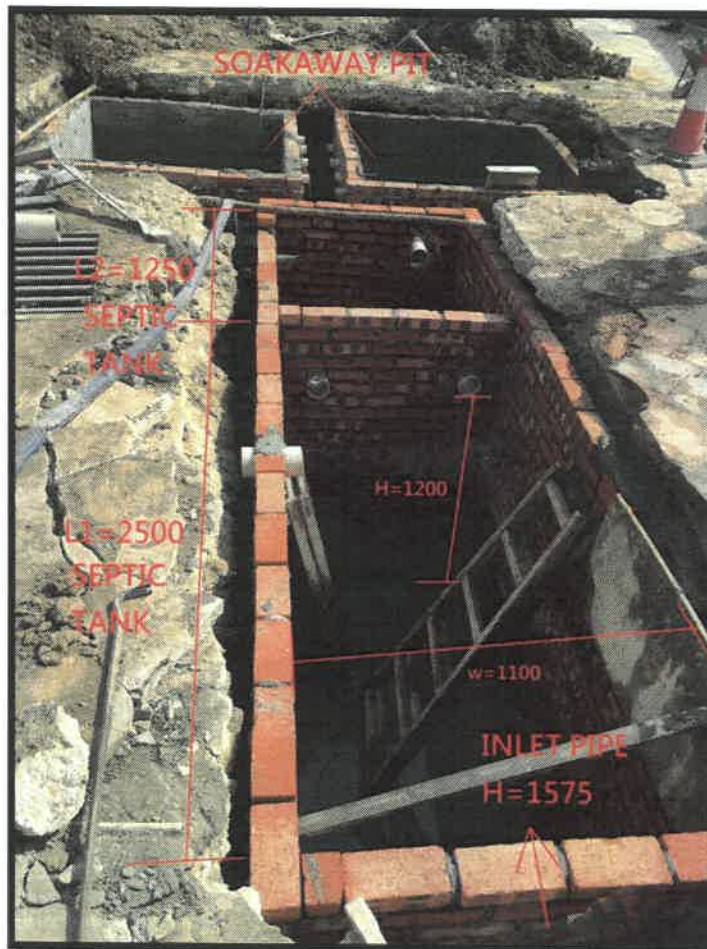
P.10 -化糞池



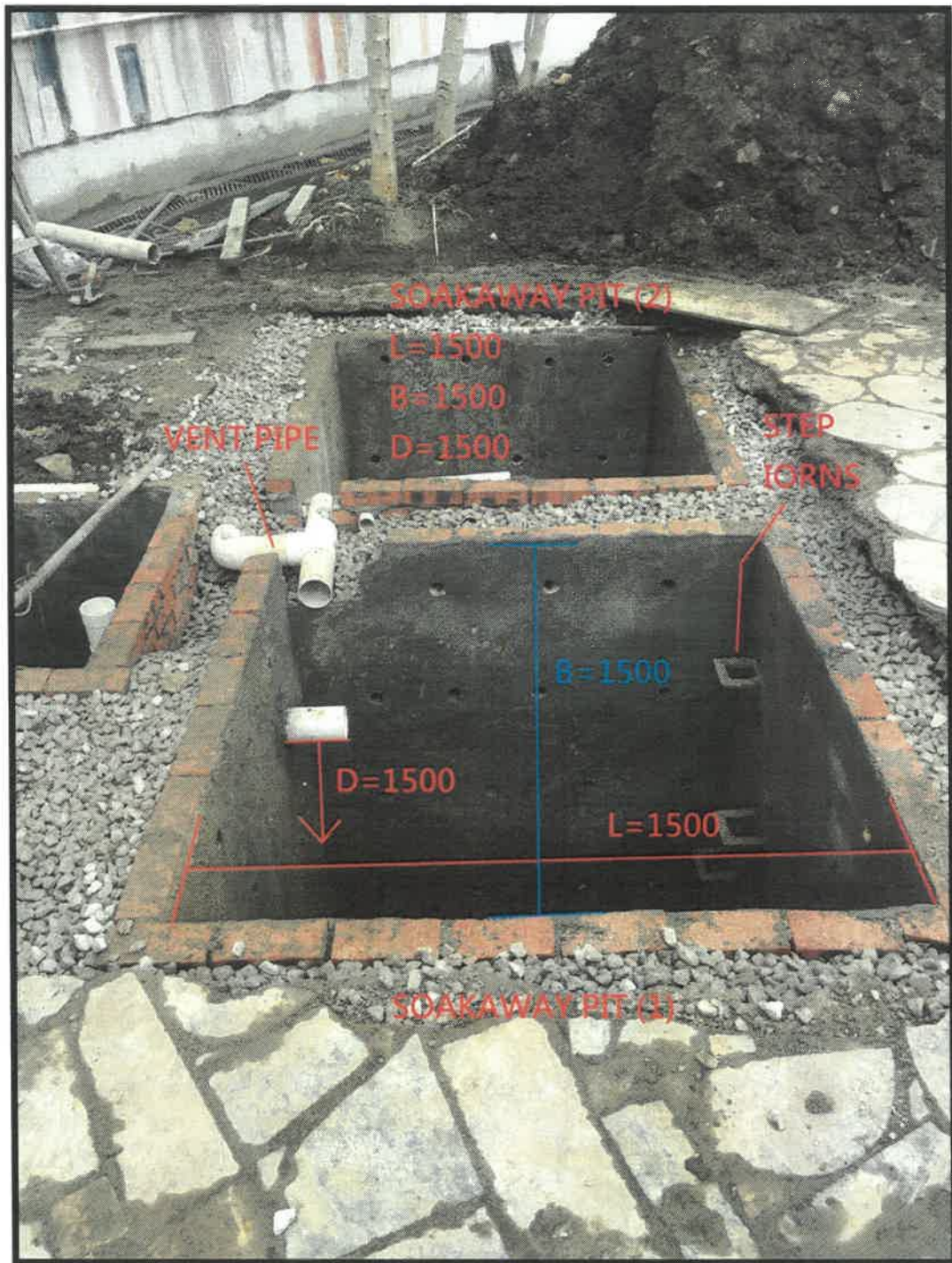
P.11 -化糞池及滲水井



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


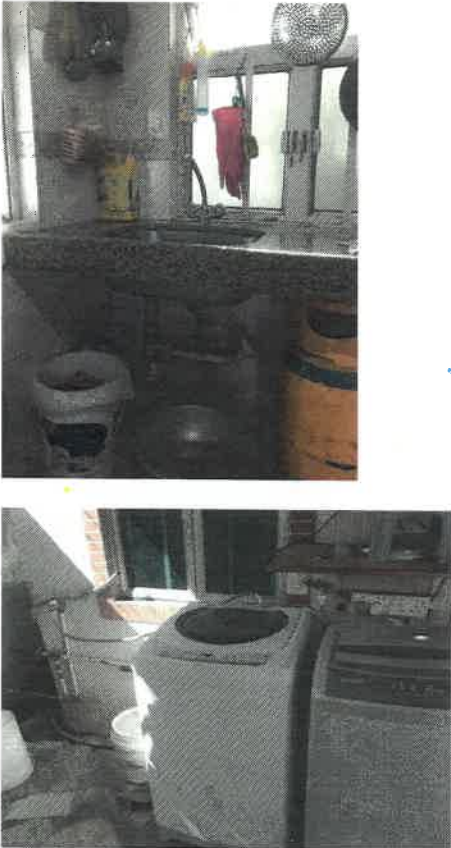
It is noted that the facility has a single water meter ref. **MELV16436152** only that supplies water for the facility.







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
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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
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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

Previous S.16 Applications

Approved Applications

	Application No.	Uses/ Development	Date of Consideration
1	A/NE-TKL/565	Temporary Social Welfare Facility (Residential Care Home for Persons with Disabilities) for a Period of 3 Years	22.9.2017
2	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
3	A/NE-TKL/739	Renewal of Planning Approval for Temporary Social Welfare Facility (Residential Care Home for Persons with Disabilities) for a Period of 3 Years	22.9.2023 (Revoked on 23.12.2023)

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- the application site (the Site) comprises Lot 1267 in D.D. 84 held under New Grants No. 11118 for the purpose of erection of a building for non-industrial purpose and adjoining Government land (GL). 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 not exceeding 700ft². No right of access via GL is granted to the Site; and
- her advisory comments are set out in **Appendix IV**.

2. Traffic

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

- noting that the development parameters of the current application remain unchanged from the last approved application, she has no comments on the application from a traffic engineering viewpoint; and
- the access road between Ping Che Road and the Site is not managed by Transport Department. The applicant should seek comments from the responsible party.

3. Landscape

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

- no adverse comment on the application from the landscape planning perspective;
- with reference to the aerial photo of 2023, the Site is located in an area of miscellaneous rural fringe landscapes character comprising temporary structures, vegetated areas, scattered tree groups, farmlands at the further south and woodlands within the “Green Belt” zone at the further north. There is no significant change in the landscape character of the adjacent area since the last application (No. A/NE-TKL/739) was approved. Based on the site photos taken on 29.11.2024, the Site is hard-paved with small house and temporary structures. Few trees are observed within the Site. Compared with the last approved planning application (No. A/NE-TKL/739), there is no significant change in the development layout under the current application. Further adverse impact on the existing landscape character and landscape resources within the Site arising from the continuous temporary use of social welfare facility is not anticipated; and
- her advisory comments are set out in **Appendix IV**.

4. **Environmental**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective;
- no objection to the filling of land;
- no environmental complaint was received at the Site in the past three years; and
- his advisory comments are set out in **Appendix IV**.

5. **Drainage**

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

- no objection to the application from the public drainage viewpoint;
- if the application is accepted by the Town Planning Board, the applicant is required to submit a condition record of the existing drainage facilities on site as previously implemented on the same site in the planning application No. A/NE-TKL/565 and the previously approved drainage proposal to her satisfaction within three months upon approval of the application; and
- her advisory comments are set out in **Appendix IV**.

6. **Fire Safety**

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

- no in-principle objection to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are set out in **Appendix IV**.

7. **Social Welfare**

Comments of the Director of Social Welfare (DSW):

- no comment on the application; and
- the licence validity period for the residential care home for persons with disabilities at the Site is from 1.8.2024 to 30.4.2026.

8. **Project Interface**

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

- it is noted that the applied use on a three-year basis is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024; and

- the applied use falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Hence, subject to the land use planning in the P&E Study, the applied use, if approved, would need to be vacated for the site formation works. The applicant is advised to take account of the above if the subject development is pursued.

9. **Building Matters**

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

- no objection to the application;
- it is noted that four structures are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorised Building Works. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- his advisory comments are set out in **Appendix IV**.

10. **Other Departments**

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

- (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (b) Director of Food and Environmental Hygiene (DFEH); and
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Lot 1267 in D.D. 84 held under New Grants No. 11118 for the purpose of erection of a building for non-industrial purpose and adjoining Government land (GL). 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 not exceeding 700ft². No right of access via GL is granted to the Site; and
 - (ii) the applicant's application for Short Term Tenancy (STT) for occupation of the GL concerned will continue to be processed accordingly. The application for STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STT, if approved, will subject to such terms and conditions including the payment of back-dated rent from the first date of occupation of the GL as well as administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to strictly comply with all environmental protection / pollution control ordinances, in particular the Water Pollution Control Ordinance, and follow the requirements in Professional Persons Environmental Consultative Committee Practice Notes 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" regarding the operation and maintenance of the grease trap, septic tank and soakaway system;
- (f) to note the comments of the Commissioner for Transport (C for T) that the access road between Ping Che Road and the Site is not managed by the Transport Department (TD). The applicant should seek comments from the responsible party;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) while there is no proper run-in/out at the concerned location of Ping Che Road, TD's comment and approval for the access arrangement should be sought;

- (ii) subject to TD's comment and approval, the run-in/out should be designed and constructed in accordance with the prevailing HyD standard drawings (i.e. H1113C and H1114B) under the satisfaction of his office; and
- (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is required to maintain those existing drainage facilities properly and rectify those facilities if they are found inadequate/ineffective during operation;
- (i) 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. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works;
- (j) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
 - (ii) the applicant is advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed/existing FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of the general building plans;
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) 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 private lots to WSD's standards;
- (l) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
 - (ii) proper licence/ permit issued by FEHD is required if there is any food business/ catering service/ activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
 - (iii) in accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include

any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from his department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required;

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

(v) no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses;

(m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

(i) it is noted that four structures are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are Unauthorised Building Works (UBW). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and

(ii) the applicant's attention is drawn to the following points:

- 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;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing 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;

- if the proposed use under the application is subject to 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 licencing authority;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R;
- in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
- detailed checking under the BO will be carried out at the building plan submission stage; and

(n) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that it is noted that the applied use on a three-year basis is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. The applied use falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Hence, subject to the land use planning in the P&E Study, the applied use would need to be vacated for the site formation works. The applicant is advised to take account of the above if the subject development is pursued.

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

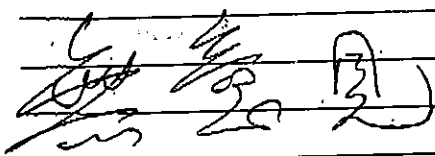
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/785

意見詳情 (如有需要，請另頁說明)

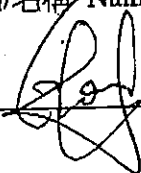
Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

何志強 謹啟

簽署 Signature



日期 Date 2024.12.3

From:
Sent: 2024-12-17 星期二 02:36:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/785 Tai Po Tin GIC Sunshine Rehabilitation (House 1)

Dear TPB Members,

Strangely there were no extensions of time on 643 but the subsequent application 739 was revoked in Dec 2023 for failure to fulfill Drainage conditions, surely an issue that existed previously?

It is not clear if the Drainage is now compatible with conditions. Members question please as good hygiene for such a facility is imperative.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 3 September 2020 3:05 AM CST
Subject: A/NE-TKL/643 Tai Po Tin GIC Sunshine Rehabilitation (House 1)

Dear TPB Members,

Members asked no questions in 2017. Surely the rolling over of approval for use of government land as a care home for disabled deserves some guarantee from SWD that it is operating in accordance with guidelines and licences? Conditions in care homes are very much in the spotlight at the moment.

<https://www.rchdinfo.swd.gov.hk/en/content/sunshine-rehabilitation-house-1>
https://www.swd.gov.hk/storage/asset/section/3015/2019/textD0119_28062019.pdf

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, May 25, 2017 1:32:51 AM
Subject: A/NE-TKL/565 Tai Po Tin GIC

A/NE-TKL/565
Lot 1267 in D.D. 84 and Adjoining Government Land, Tai Po Tin, Ta Kwu Ling
Site area : About 744.5 m² Includes Government Land of about 680 m²
Zoning : "Agriculture" and "GIC"
Applied Development : Temporary Social Welfare Facility (Residential Care Home for persons with disabilities)

Dear TPB Members,

While fully supporting the provision of such facilities, the lack of information on the Gist is a cause for concern. There have been a number of similar applications recently but there

is no opportunity for the tax payers to monitor proposed use of government land and prevent abuse of GIC. We have lost all faith in Home Affairs, Social Welfare, etc

Can members please question

- who is the operator and what track record does the organization have in providing such specialized care
- what are the financial arrangements for the residents, is this to be operated under government subvention?
- why temporary, surely such a facility should be permanent in nature. If temporary then there would be no incentive to invest in specialized equipment and fittings

In view of the many revelations on the part of both the Audit Commission and the Ombudsman with regard to abuse of GIC facilities, members of the public expect TPB to be the gate keepers going forward as we cannot attend the meetings and raise the relevant issues.

Mary Mulvihill