

2022年 6月 14日

此文件在 收到・城市規劃委員會
只會收取到所有必要的資料及文件後才正式承認收到
申請的日期・

14 JUN 2022

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	A14L-NSW/300
	Date Received 收到日期	14 JUN 2022

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

1. Name of Applicant 申請人姓名/名稱

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

Hong Kong St. John Ambulance

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land in DD123, Nam Sang Wai, Yuen Long
(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 36.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 33.3 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)	36.5 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	S/YL-NSW/8
(e) Land use zone(s) involved 涉及的土地用途地帶	CONSERVATION AREA
(f) Current use(s) 現時用途	A proprietary metal unit (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☒ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	FIRST AID POST (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	3.2 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	33.3 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3
Proposed domestic floor area 擬議住用樓面面積	NIL sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	33.3 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	33.3 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) Proposed Bike Storage & Supplies for First Aid use - 1 storey, 4.5mH 2 numbers of Temporary Toilet - 1 storey, 2.4mH each	
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 NIL Motorcycle Parking Spaces 電單車車位 NIL Light Goods Vehicle Parking Spaces 輕型貨車泊車位 NIL Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NIL Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NIL Others (Please Specify) 其他 (請列明) NIL NIL	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 NIL Coach Spaces 旅遊巴車位 NIL Light Goods Vehicle Spaces 輕型貨車車位 NIL Medium Goods Vehicle Spaces 中型貨車車位 NIL Heavy Goods Vehicle Spaces 重型貨車車位 NIL Others (Please Specify) 其他 (請列明) NIL NIL	

Proposed operating hours 擬議營運時間 Mon.-Fri.: Closed.....Sat.: 14:30 - 18:30..... Sun.: 10:30 - 18:30 Public Holiday: 10:30 - 18:30																																	
(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)																															
(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 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 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 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？	<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 checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" 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 checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/></td> </tr> </table>			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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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**位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(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。

See Separate Sheets

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

.....
Chief Executive Officer
總行政主任

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

Susanna Chow

CEO

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 Hong Kong St John Ambulance

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

Date 日期 25 March 2022

..... (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	Government Land in DD123, Nam Sang Wai, Yuen Long	
Site area 地盤面積	36.5 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-NSW/8	
Zoning 地帶	CONSERVATION AREA	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	First Aid Post	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	33.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" 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 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) _____ _____		NIL
	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) _____ _____		NIL

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

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-NSW/271

By Post & Fax

4 October 2019

Hong Kong St. John Ambulance

(Attn.: Julia Lau)

Dear Sir/Madam,

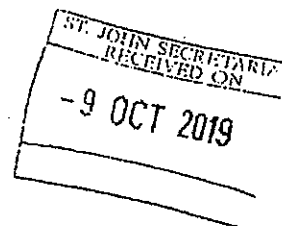
Proposed Temporary First Aid Post for a Period of 3 Years in "Conservation Area" Zone, Government Land in D.D. 123, Nam Sang Wai, Yuen Long

I refer to my letter to you dated 19.9.2019.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 20.9.2022 and is subject to the following conditions :

- (a) no vehicle is allowed to access the site during the planning approval period;
- (b) the submission of fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.3.2020;
- (c) in relation to (b) above, the provision of fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.6.2020;
- (d) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (e) if any of the above planning conditions (b) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (f) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix II of the TPB Paper.



You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 21.9.2022. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 20.9.2019 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 25.10.2019). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Emily Tong of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)

for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/YL-NSW/271)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
消防處 Fire Services Department	策劃組 Planning Group (PG)	陳銘冲先生 Mr. CHAN Ming Chung		

Justification

Sec 16 Application of First Aid Post at Government Land in DD123, Nam Seng Wai, Yuen Long

As cycling has become an increasingly popular sport, more accidents have been on the rise requiring more first aid services, hence this application of Hong Kong St John Ambulance First Aid Post (FAP) at Nam Sang Wai (NSW).

2. The subject FAP application no: AYL-NSW/271 was approved on 20/9/2019 before for 3 years till 20/9/2022. This proposal is very similar except for the slight adjustment of the dimensions of the metal proprietary unit, and that it is only for storage of bikes and first aid supplies. The area of the boundary is about 36.5 sqm remains unchanged, and the covered area of about 33.3 sqm also remains unchanged. Please refer to the dwg numbers **A-001A to A-005A** for the slightly adjusted detail dimensions.

3. We had arranged "Design & Build Tender"; and the tendered return prices had far exceeded our expectations, hence we could not award the contract. As no building plans were submitted, the last approval condition cannot be met, i.e. to install FSI in 6 months by 20/3/2020. We need to explore and study other ways to realize the First Aid Post.

4. Recently we have approached Kowloon Motor Bus (KMB), and they are willing to donate a retired bus to us for carrying out modification works to suit the use of FAP. We have studied the feasibility and find this practical as the way forward, however, the size is slightly changed from the last approved proposal, hence this submission is needed.

5. The modification works shall be use for bike storage and storing of supplies for first aid use. As there is no building structure within 6 meters of the proposed application premises, we do not anticipate that this would require a Building Department submission. However, we will still propose 2 nos. of 5kg CO2 fire extinguisher to be located within this proprietary unit. (For information, this is a similar exact FSI provision in another FAP at Sam Wo Road near Ting Kok area), which was our first FAP implemented. This one proposed at NSW is the second one to be installed should this be approved.

7. The boundary of the applied area is adjusted to $14.48\text{m} \times 2.52\text{m} = 36.5\text{sqm}$, and the overall all area of 36.5 sqm remains unchanged as shown on the block plan (A-001A).

8. All units are of temporary nature. At present, there are no permanent nor temporary structures on the open area. No tree felling is required and no fresh water supply is needed, and the units will be rested on the existing gravel surface.

9. Operating hours of the proposed temporary first aid post:

Mon - Fri : Closed

Sat : 14:30 - 18:30

Sun : 10:30 - 18:30

Public Holiday : 10:30 - 18:30

10. A short term waiver is granted on 7 Oct 2020 and valid till 20 Sept 2022, which tally with the TPB approval of 20 Sept 2022.

11. We believe the previous support from **Food and Health Bureau (FHB)** still holds, as the waiver was already granted by LandsD subsequently on 7 Oct 2020. Enclosed please find the **FHB memo dated 20 Mar 2020** for your quick reference and consideration for processing this application.

12. Likewise, we believe the support from **Agriculture, Fisheries and Conservation Department (AFCD)** still holds. Otherwise, we would like to appeal for AFCD support again for exemption of "Ecological Impact Assessment" (TPB PG-No.12C refers).and the key points are as follows -

12.1. The proposal does not involve any pond filling works.

12.2. There won't be any disturbance to the neighborhood as it is a prefabricated unit placed on site; and the ambulance officers will only stationed at weekends & public holidays when cyclists are active. No ambulance officers will only station there during weekdays except public holidays.

12.3. Should toilets be required by Building Department (not known at this stage), they shall be temporary portable toilets. If temporary portable toilets are required, the toilets shall be for staff use only. Cleaning of these toilets will be arranged to keep them clean and hygienic. At present St John Ambulance staff uses the toilet facilities at the nearby restaurant.

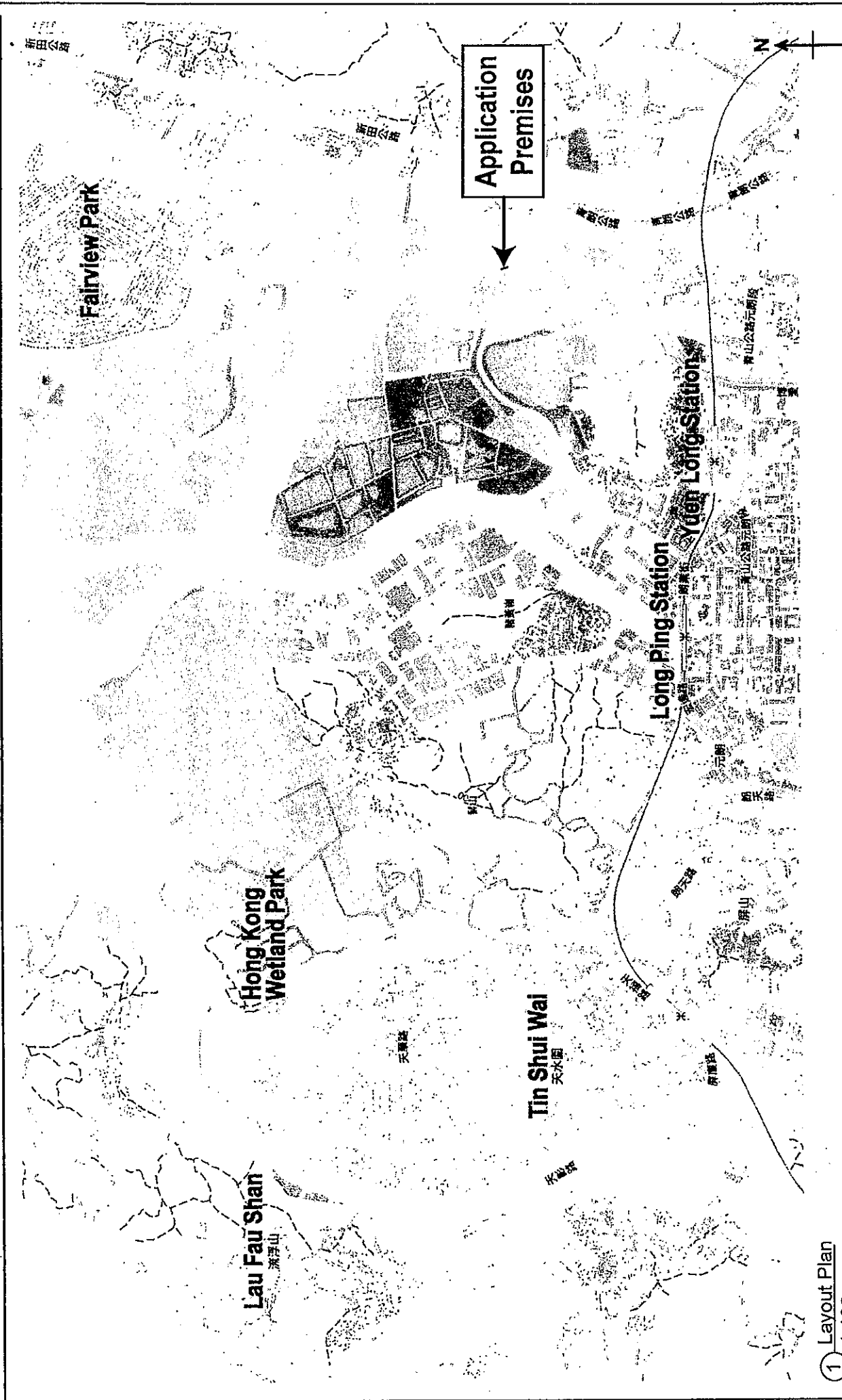
12.4. As the "Temporary First Aid Post" service the vicinity, it is considered a local and minor use, and is also a temporary service station only.

The same content was submitted last time and receive no further comments.

We look forward to your favorable reply.

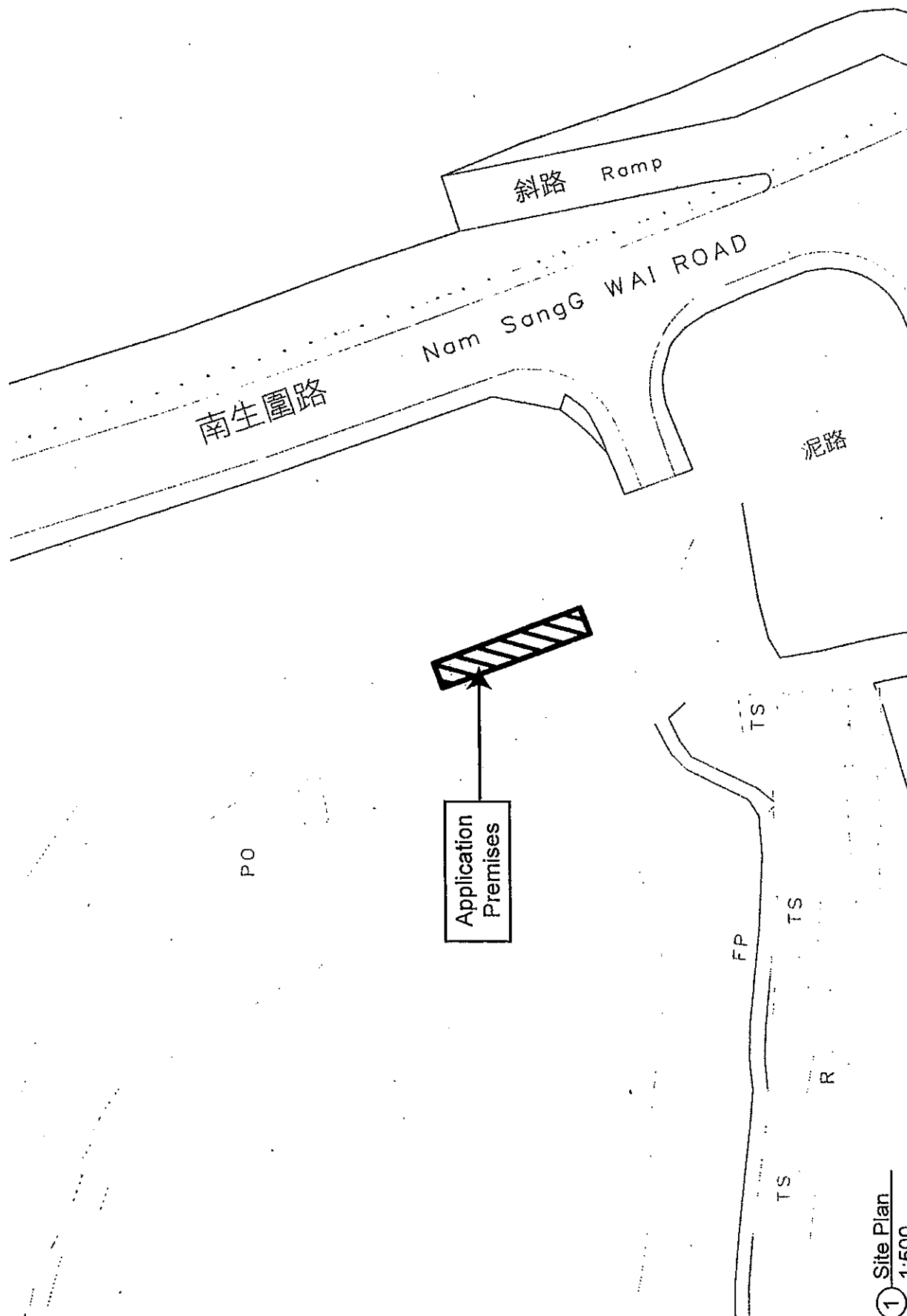
List of Enclosures

1. Dwgs nos.: A-001A to A-005A
2. FHB internal memo dated 20 Mar 2020
3. TPB approval letter dated 4 Oct 2019




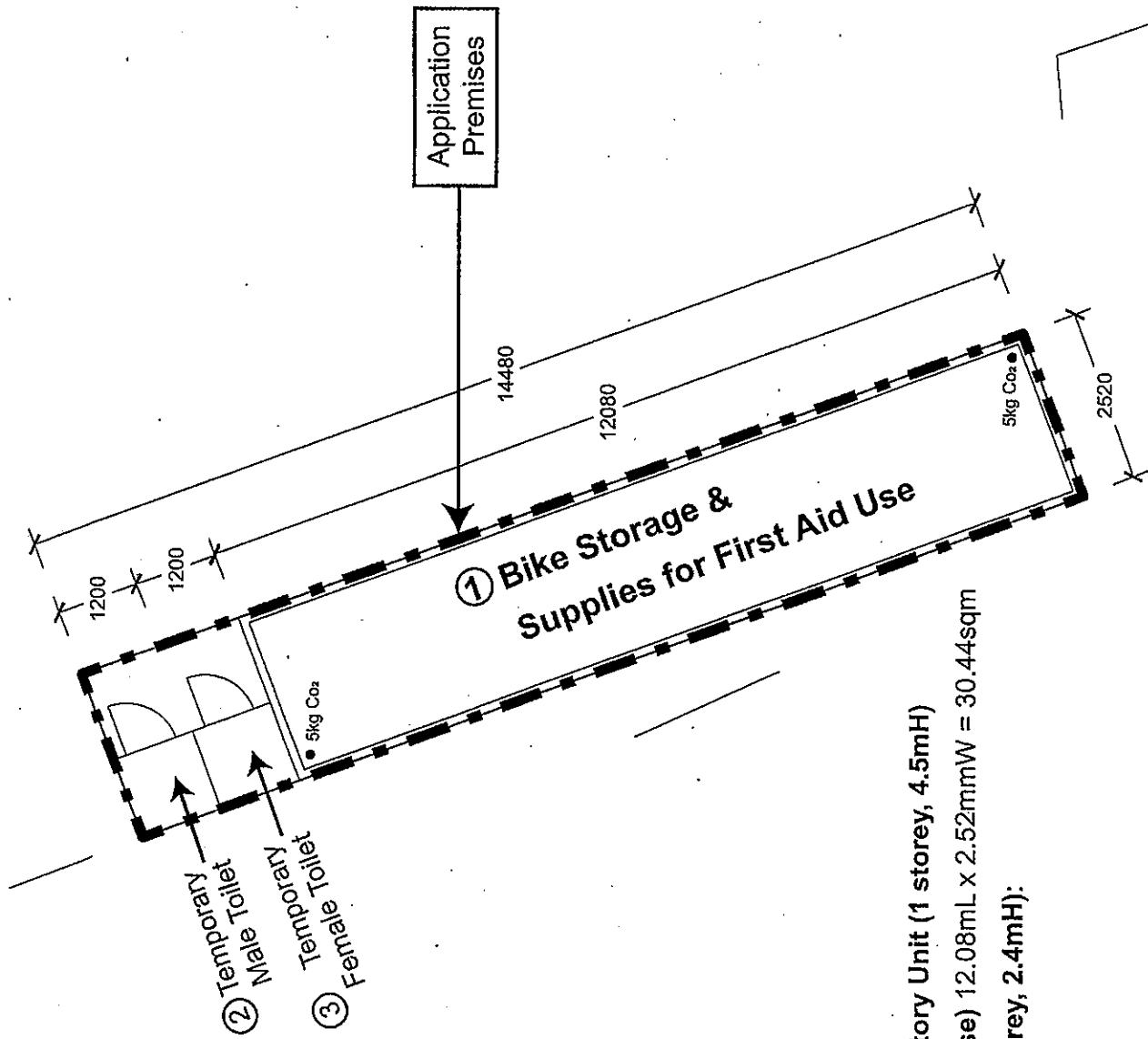
① Layout Plan
1:100

NOTES	Application Premises (14.48m x 2.52m)		PROJECT Hong Kong St. John Ambulance First Aid Post at Nam Sang Wai, Yuen Long, NT		
		DRAWING Context Plan		DATE 11/3/2022	DWG. NO. A-001
			SCALE: 1:100	REV. A	



1 Site Plan
1:500

NOTES	 Application Premises (14.48m x 2.52m)		PROJECT Hong Kong St. John Ambulance First Aid Post at Nam Sang Wai, Yuen Long, NT	
			DRAWING Block Plan	
			DATE 11/3/2022 DWG NO. A-002 SCALE 1:500 REV A	



- ① Temporary Metal Prefabricated / Proprietary Unit (1 storey, 4.5mH)
(Bike Storage & Supplies for First Aid Use) 12.08mL x 2.52mmW = 30.44sqm
- ② & ③ Proposed Temporary Toilets (1 storey, 2.4mH):
1200mmL x 1200mmW x 2nos. = 2.88sqm

① Layout Plan
1:100

NOTES



Application Premises (14.48m x 2.52m)

PROJECT

Hong Kong St. John Ambulance
First Aid Post at Nam Sang Wai, Yuen Long, NT

DRAWING

Proposed Layout Plan

DATE

11/3/2022

DWG NO.

A-003

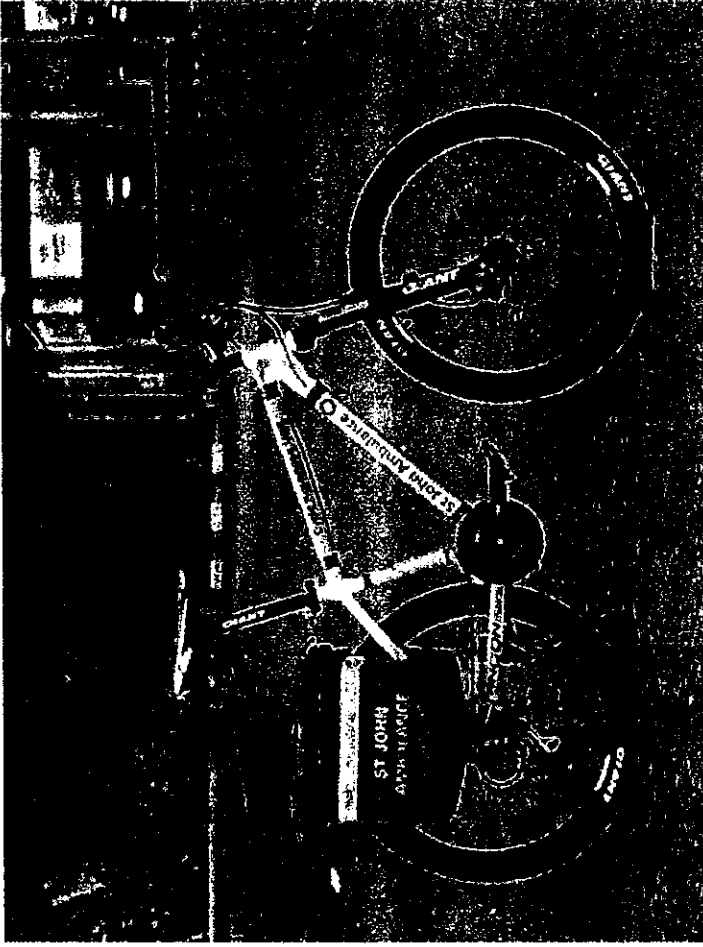
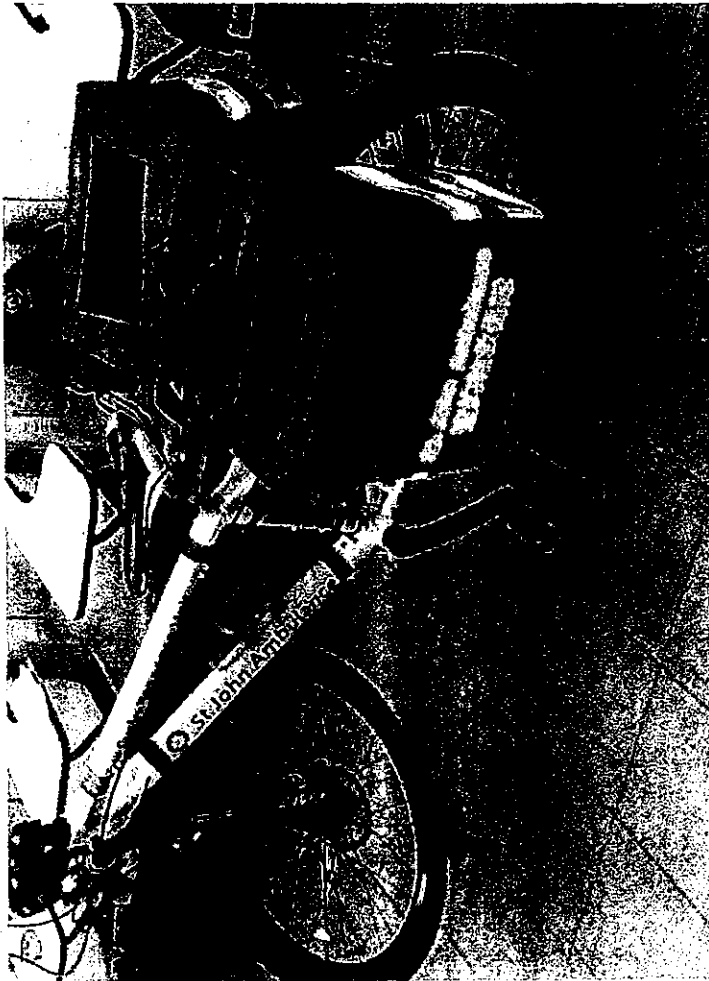
SCALE: 1:100

REVISION

A black and white photograph showing a vintage car and a bicycle parked on a dirt road. The car is on the left, and the bicycle is on the right. They are parked next to a dense line of trees and bushes. The image is oriented horizontally on the page.

Application Premises

- | | | | | | |
|-------|----------------------|---|--|---------------|----------|
| NOTES | Application Premises | PROJECT | | | |
| | | Hong Kong St. John Ambulance
First Aid Post at Nam Sang Wai, Yuen Long, NT | | | |
| | | | | | |
| | | DRAWING | | DATE | DWG NO. |
| | | Perspective | | 11/3/2022 | A-004 |
| | | | | SCALE: N.T.S. | REV. A |



First Aid bicycles are custom made with a longer bicycle frame in order to facilitate easy usage when first aid boxes are attached to both sides of the bicycles. Since they are custom made, they would have to be securely stored during non-operational hours.

Custom made bicycle dimension: L1850mm x W650mm

NOTES

PROJECT		Hong Kong St. John Ambulance First Aid Post at Nam Sang Wai, Yuen Long, NT	
DRAWING		DATE	DWG NO.
St. John First Aid Bicycle Photos		11/2/2022	A-005
		SCALE: N.T.S.	REV: A

By Fax

MEMO

<i>From</i> <u>Secretary for Food and Health</u>	<i>To</i> <u>District Lands Officer, Yuen Long</u>
<i>Ref.</i> _____ <i>in</i> _____	<i>(Attn.: Stella KWOK, Estate Surveyor/N1)</i>
<i>Tel. No.</i> <u>3509 8957</u>	<i>Your Ref.</i> <u>(25)</u> <i>in</i> <u>DLOYL 387/YAT/2018</u>
<i>Fax. No.</i> <u>2840 0467</u>	<i>dated</i> _____ <i>Fax. No.</i> <u>2473 3134</u>
<i>Date</i> <u>20 March 2020</u>	<i>Total Pages</i> <u>1</u>

**Proposed Short Term Tenancy No. 3253
For First Aid Post at
Government Land in D.D. 123, Nam San Wai,
Yuen Long, New Territories**

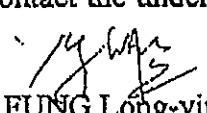
I refer to your memo dated 27 December 2019.

2. We noted that Hong Kong St. John Ambulance ("HKSJA") applied for a direct grant of short term tenancy of a government land in Nam San Wai at nominal rent to set up a non-profit-making first aid post. **FHB in-principle supports** HKSJA's application on the understanding that the proposed setting up of a first aid post in that area would facilitate delivery of better and more responsive first aid service to the public.

3. Subject to Lands Department's views, we suggest the following items may be incorporated as approval conditions or advisory clauses of the direct grant of short term tenancy –

- (a) HKSJA will follow proper procedures as required by relevant government departments regarding the application and use of government land, and
- (b) No additional financial resources will be required from the Department of Health ("DH") for the setting up and recurrent operation or maintenance of the first aid post.

4. Should you have any enquiries, please contact the undersigned at 3509 8957.


(Miss FUNG Long-yin)
for Secretary for Food and Health

cc. Director of Health
(Attn: Ms Amanda ZHOU;



香港聖約翰救護機構

Hong Kong St. John Ambulance

24 小時緊急救護車熱線：
24-hour Emergency Ambulance Services

理事會 (Council) ☒
救傷會 (Association) ☐
救傷隊 (Brigade) ☐
少青團 (Youth) ☐

Our Ref.: C/AP/22 (C)
Your Ref: A/YL-NSW/300

16 August 2022

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

By e-mail
(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**Further Information Submission – Proposed Temporary First Aid Post
for a Period of 3 Years in "Conservation Area" Zone, Government Land
in D.D. 123, Nam Sang Wai, Yuen Long**

We submit herewith the following RtoC for your onward processing: -

1. RtoC table to response TD's comments received on 11 July 2022 (1 sheet);
2. RtoC table to response EPD's comments received on 11 July 2022 (1 sheet);
3. RtoC table to response PlanD's comments received on 26 July 2022 & 12 August 2022 (1 sheet);
4. We enclosed a full set of drawings (Dwg No. A-001 (A), A-002 (B), A-003 (B), A-004 (B), A-005 (A) & A-006) (6 sheets) to replace previous set for ease of reference.

Should you have any queries, please do not hesitate to contact our Council Member,
Ms. Julia Lau at

Yours sincerely,

Susanna Chow
Chief Executive Officer
Hong Kong St. John Ambulance

...../ P.2



理事會 (Council) ☒
 救傷會 (Association) ☐
 救傷隊 (Brigade) ☐
 少青團 (Youth) ☐

c.c. PlanD – Mr. Gary Lam (w/e) (by email : gtlam@pland.gov.hk)
PlanD – Mr. Benjamin Tung, TPG/YLE1 (w/e) (by email : btung@pland.gov.hk)

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



NSW - Further Information submission

16/08/2022 17:55

From: Secretariat
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: Julia Lau <secretariat@pland.gov.hk>, Project Manager, Secretariat
Susanna CS Chow <gtllam@pland.gov.hk>
"gtllam@pland.gov.hk" <gtllam@pland.gov.hk>, "btung@pland.gov.hk"

File Ref:

Dear Sir/Madam,

We would like to submit the documents again with amendment to the Drawing No. A-003 which supersedes the previous submission.

Best regards,
Susanna Chow
Chief Executive Officer
Hong Kong St. John Ambulance

From: Secretariat <secretariat@pland.gov.hk>
Sent: Tuesday, August 16, 2022 3:20 PM
To: tpbpd@pland.gov.hk
Cc: gtllam@pland.gov.hk; btung@pland.gov.hk; Project Manager <pm@pland.gov.hk>; Secretariat <secretariat@pland.gov.hk>; Susanna CS Chow <gtllam@pland.gov.hk>; Julia Lau <julia@pland.gov.hk>
Subject: NSW - Further Information submission

Dear Sir/Madam,

We would like to submit herewith the RtoC as attached regarding our application for your onward processing.

Best regards,
Susanna Chow
Chief Executive Officer
Hong Kong St. John Ambulance

Hong Kong St. John Ambulance
for the service of mankind
W

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NSW RtoC 2022 08 16.pdf



NSW - Further Information Submission to Town Planning Department (16 AUG 2022).pdf



Nam San Wai-OZP_2022 08 16.pdf

**Proposed Temporary First Aid Post for a Period of 3 Years in "Conservation Area" Zone,
Government Land in D.D. 123, Nam Sang Wai, Yuen Long
(Application No. A/YL-NSW/300)**

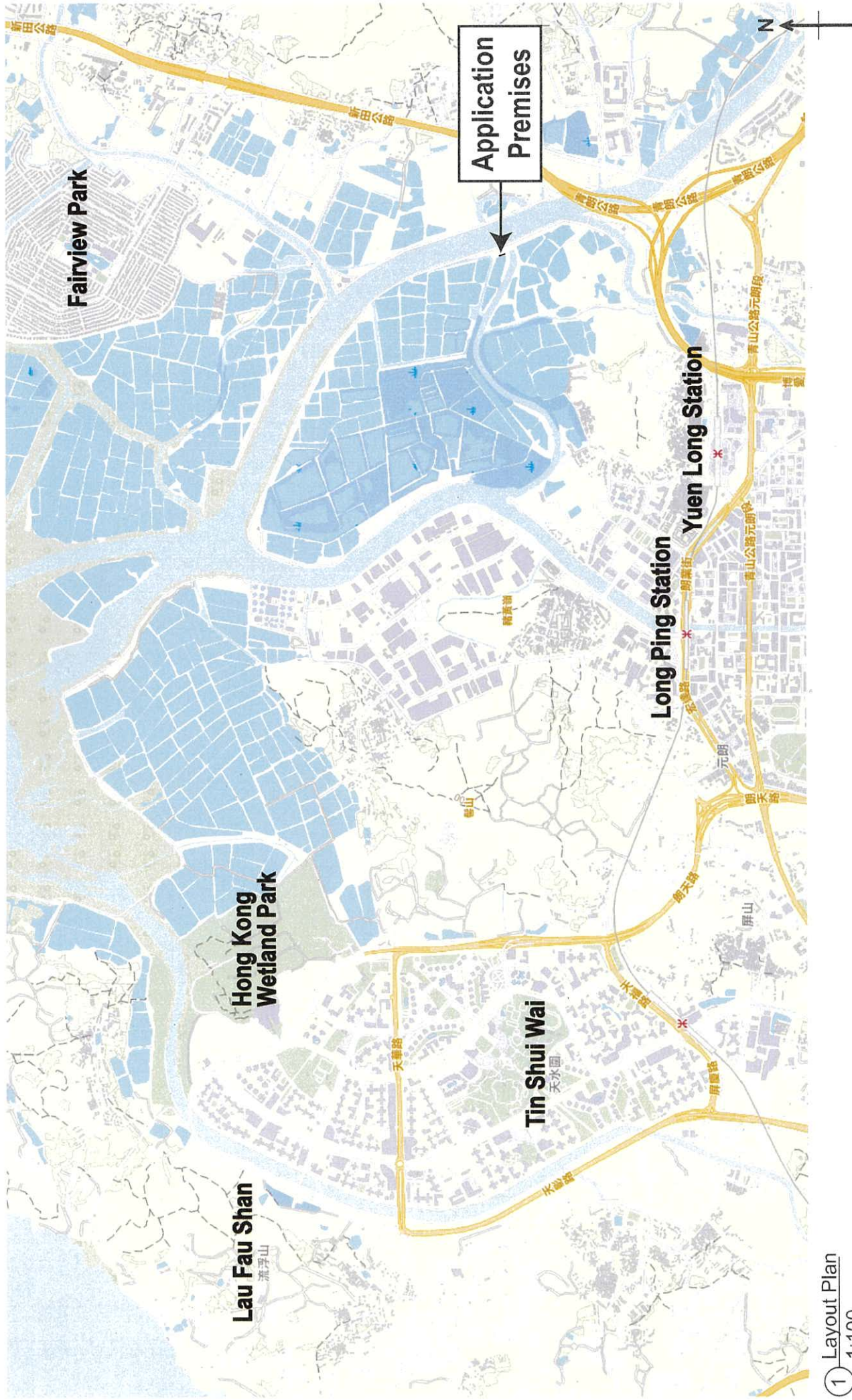
Departmental Comments		Responses
From: District Planning Office/Fanling, Sheung Shui and Yuen Long East, PlanD Date: 26 July 2022 & 12 Aug 2022		
Noted there are temporary male and female toilets in the proposed layout plan, please clarify whether they are mobile toilets and with or without connection to sewerage facilities.	1. The space is reserved for temporary proprietary portable toilets (not connected to any sewerage facilities) in case they are required.	
Noted that the bus is a double-deck bus with size 12.08 x 2.52 x 4.37 m, please clarify the GFA of your proposed development as the GFA stated in your application form is about 33.3 sq.m only.	1. The bus available for donation to HK St John Ambulance is a double-deck bus, size 12.08 x 2.52 x 4.37mH, detail size may vary slightly subject to the available bus upon TPB approval and when the bus company is being confirmed to proceed. As we will carry out renovation to suit the TEMPORARY "First Aid Post" use, it will be one-storey and the floor area of the bus is about 30.49sqm remains unchanged.	
Please indicate clearly that (i) a double-deck bus will be placed in the application site and (ii) its related parameters such as height (double-deck) in the layout plan.	1. Please find revised proposed floor plan (Dwg No. A-003 (B)) showing dimensions and height.	
Please confirm that the upper deck is not accessible and indicate clearly in the layout plan.	1. We confirmed that the upper deck is not accessible and is indicated on Dwg No. A-003 (B).	
Please explain the purpose of electricity supply to your proposed use.	1. The electricity supply is for lighting and ventilation use.	
Please clarify that there is no land-filling activity for your proposed use.	1. There is no land-filling activity for the proposed site.	
Please provide information and photos of the First Aid Post at Sam Wo Road near Ting Kok Area which you mentioned in the planning justifications.	1. Please find Reference photo sheet for your information. (Dwg. No A-006)	
Please indicate the pedestrian/cyclist access between Nam Sang Wai Road and the application site in the block plan.	1. Please see Dwg. No. A-002 (B) indicating pedestrian / cyclist access.	
Please consider revising the perspective drawing according to the latest development parameters in appropriate scale.	1. Please refer Dwg No. A-004 (B) which is a photomontage.	

**Proposed Temporary First Aid Post for a Period of 3 Years in "Conservation Area" Zone,
Government Land in D.D. 123, Nam Sang Wai, Yuen Long
(Application No. A/YL-NSW/300)**

Departmental Comments		Responses
From: Transport Department Date: 11 July 2022 <p>Regarding your previous s.16 application captioned, we have received comments from Transport Department (TD) and Environmental Protection Department (EPD) upon your clarification. A copy of the same is attached for your information.</p>		Noted.
i)	A retired bus will be modified to suit the use of First Aid Post (FAP, please clarify whether the retired bus will be entered and left the subject site before and after operation hours.	<ol style="list-style-type: none"> 1. KMB is prepared to donate the bus to HK St John Ambulance for "First Aid Post" purpose. 2. It is proposed to be a temporary fixture at the proposed location. 3. The bus will not enter or leave the site after operating hours. 4. It will be stationed there as a "First Aid Post".
ii)	Please advise the type of retired bus (i.e. single deck or double deck) and provide corresponding swept path analysis for entering and leaving the subject and demonstrate sufficient space within subject site for manoeuvring.	<ol style="list-style-type: none"> 1. The bus available for donation to HK St John Ambulance is a double-deck bus, size 12.08 x 2.52 x 4.37mH, detail size may vary slightly subject to the available bus upon TPB approval and when the bus company is being confirmed to proceed. 2. The bus company had also conducted a trial run and they had confirmed that it is feasible to drive the bus to the proposed location.

**Proposed Temporary First Aid Post for a Period of 3 Years in "Conservation Area" Zone,
Government Land in D.D. 123, Nam Sang Wai, Yuen Long
(Application No. A/YL-NSW/300)**

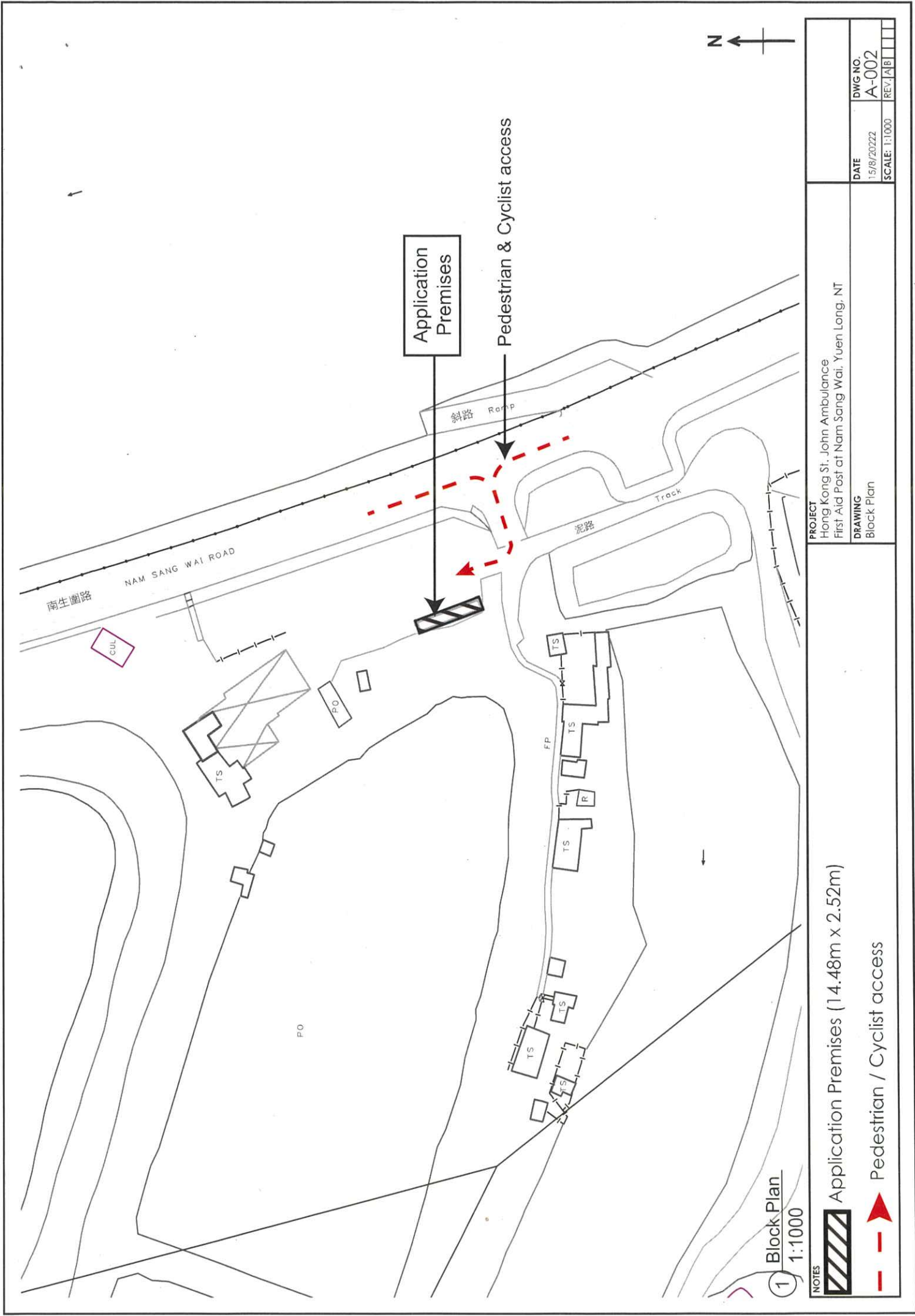
Departmental Comments	Responses
<p>From: Environmental Protection Department</p> <p>Date: 11 July 2022</p> <p>Based on the information in the planning statement, we understand that the application site (the Site) will involve installation of one 1-storey metal prefabricated unit (for bike storage and supplies for first aid use) and two temporary portable toilets but no construction of new access road, sewage treatment facilities, earthworks nor building works will be involved. Please confirm with the applicant if our understanding is correct.</p>	<ol style="list-style-type: none"> 1. There is no construction of new access road needed as the bus will be stationed and stay in the proposed location; and will not be driving around. 2. The bus company had donated the bus to HK St John Ambulance for "First Aid Post" purpose. 3. It is proposed to be a temporary fixture at the proposed location. 4. The bus company had also conducted a trial run and they had confirmed that it is feasible to drive the bus to the proposed location. 5. No sewage treatment facilities, earthworks nor building works will be involved. Your understanding is correct.



1 Layout Plan
1:100

NOTES	PROJECT	
	Hong Kong St. John Ambulance First Aid Post at Nam Sang Wai, Yuen Long, NT	
	DRAWING	
	Context Plan	
	DATE	DWG NO.
	27/7/2022	A-001
	SCALE: 1:100	REV: A

Application Premises (14.48m x 2.52m)



1 Block Plan
1:1000

NOTES



Application Premises (14.48m x 2.52m)



Pedestrian / Cyclist access

PROJECT
Hong Kong St. John Ambulance
First Aid Post at Nam Sang Wai, Yuen Long, NT

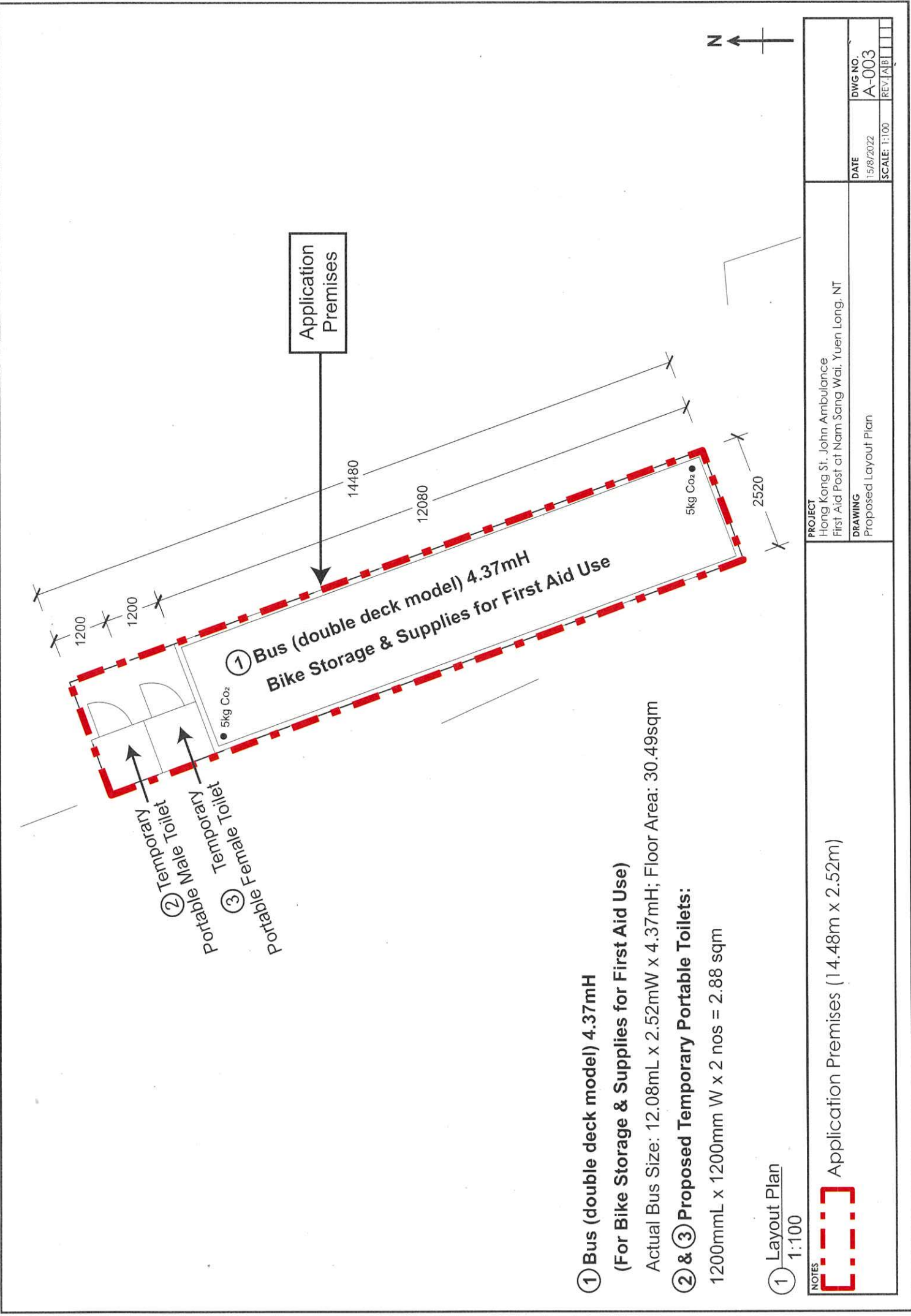
DRAWING
Block Plan

DATE
15/8/2022

DWG NO.
A-002

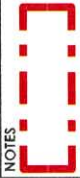
SCALE: 1:1000

REV. A B



- ① Bus (double deck model) 4.37mH
(For Bike Storage & Supplies for First Aid Use)
Actual Bus Size: 12.08mL x 2.52mW x 4.37mH; Floor Area: 30.49sqm
- ② & ③ Proposed Temporary Portable Toilets:
1200mmL x 1200mm W x 2 nos = 2.88 sqm

1 Layout Plan
1:100



Application Premises (14.48m x 2.52m)

PROJECT		DRAWING	
Hong Kong St. John Ambulance First Aid Post at Nam Sang Wai, Yuen Long, NT		Proposed Layout Plan	
DATE	15/8/2022	DWG NO.	A-003
SCALE	1:100	REV	A/B

Before



After

Application
Premises



① Perspective
Not to Scale

Not to Scale

NOTES		PROJECT			
Application Premises		Hong Kong St. John Ambulance			
		First Aid Post at Nam Sang Wai, Yuen Long, NT			
		DRAWING		DATE	DWG NO.
		Perspective (Not to Scale)		15/8/2022	A-004
				SCALE: N.T.S.	REV: A/B



First Aid bicycles are custom made with a longer bicycle frame in order to facilitate easy usage when first aid boxes are attached to both sides of the bicycles. Since they are custom made, they would have to be securely stored during non-operational hours.

Custom made bicycle dimension: L 1850mm x W 650mm

NOTES	PROJECT Hong Kong St. John Ambulance First Aid Post at Nam Sang Wai, Yuen Long, NT	DATE 27/7/2022	DWG NO. A-005
		SCALE: N.T.S.	REV: A



NOTES	PROJECT		Hong Kong St. John Ambulance First Aid Post at Nam Sang Wai, Yuen Long, NT	
	DRAWING		Ting Kok First Aid Post Reference Photo	
	DATE		15/8/2022	
DWG NO.		A-006		REV.
SCALE		1:100		

**Relevant Extract of Town Planning Board Guidelines for Application
for Development within Deep Bay Area
under Section 16 of the Town Planning Ordinance (TPB PG-No.12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Conservation Area (WCA). Extracts of land use concept and development guidelines are summarised as follows:

- (a) the planning intention of the WCA is to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. It comprises the existing and contiguous, active or abandoned fishponds in the Deep Bay Area, which should all be conserved;
- (b) new development within the WCA would not be allowed unless it is required to support the conservation of the ecological value of the area or the development is an essential infrastructural project with overriding public interest;
- (c) any development within WCA which requires planning permission from the Board should be supported by an ecological impact assessment (EcoIA) to demonstrate that the development would not result in a net loss in wetland function and negative disturbance impact. Moreover, wetland compensation is required for development involving pond filling and mitigation measures against disturbance would be necessary; and
- (d) subject to submission of EcoIA, the type of activities which may be considered within the WCA must be related to conservation, environmental education or essential infrastructure projects needed for public purposes.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- advisory comments as detailed in **Appendix IV**.

2. Traffic

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

- advisory comments as detailed in **Appendix IV**;

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- Noting that no vehicular access to the Site is proposed, he has no comment on the application from highway maintenance point of view; and
- advisory comments as detailed in **Appendix IV**.

3. Landscape

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

- she has no objection to the application from landscape planning perspective;
- based on the aerial photo, the Site is located in a rural coastal plains landscape character comprising of vacant lands, fish ponds, temporary structures, scattered tree groups and Kam Tin River in the east. According to the Application Form, one structure and two temporary toilets with building height not more than 5m are proposed. Given the relatively small scale of the proposed use, it is not incompatible to the surrounding landscape setting of the area; and
- according to the site photo, the site is vacant. No sensitive landscape resources nor existing tree is observed within the Site. Significant adverse landscape impact within the Site arising from the proposed use is not anticipated.

4. Drainage

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

- he has no objection in principle to the proposed development from the public drainage point of view given the Site has an area of only 36.5m² where no significant drainage impact is anticipated; and

- advisory comments as detailed in **Appendix IV**.

5. Fire Safety

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

- he has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval; and
- advisory comments as detailed in **Appendix IV**.

6. Buildings Matters

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

- advisory comments as detailed in **Appendix IV**.

7. Other Departments

- The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has no objection to the application.
- The following departments have no comment on the application:
 - Project Manager (West), Civil Engineering and Development Department;
 - Chief Engineer/Railway Development 2-2, Highways Department;
 - District Officer (Yuen Long), Homes Affairs Department; and
 - Commissioner of Police.

Recommended Advisory Clauses

- (a) the applicant should closely monitor the progress on compliance with the approval conditions. Should the applicant fail to comply with the approval condition resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site involves Government land (GL) currently let to Hong Kong St. John Ambulance under Short Term Tenancy ("STT") No. 3253 for the purpose of a non-profit making First Aid Post and such ancillary facilities as may be approved by the District Land Officer for a term commencing from the date of possession up to 20.9.2022 and thereafter quarterly. The tenancy conditions, among other terms and conditions, a maximum built-over area of 35m² and a maximum building height of 2.9m;
 - the application with a maximum building height of 4.5m is in contravention of the development restrictions under the Tenancy Agreement for STT 3253; and
 - should the Town Planning Board decide to approve the application, the applicant has to apply to his office for a modification of the tenancy conditions to implement the planning scheme. Upon receipt of the application with policy support given by the relevant bureau, LandsD would consider the application in accordance with applicable policy and practice while there is no guarantee that the application will be approved. The said application if approved would be subject to such terms and conditions including among others, the payment of rent and administrative fee as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- the subject site is connected to Nam Sang Wai Road via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be clarified with the LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
 - no vehicle is allowed to queue back to or reverse onto/ from public road at any time during planning approval period.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the application is approved on the understanding that there is and will be no vehicular access to/from the Site;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
- should there be any construction of new access road, sewers, sewage treatment facilities, earthworks and building works, the applicant should check if the proposed

works would constitute designated project under Schedule 2 of Environmental Impact Assessment Ordinance, in particular under Item Q.1 and if affirmative, environmental permit is required before its construction and operation;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
- the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas;
 - the applicant should consult DLO/YL and seek consent from the relevant owners should any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
 - there is no public sewerage connection available in the vicinity, the applicant shall seek views and comment from DEP regarding the sewage disposal arrangement of the proposed development;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his Department for approval. In addition, the applicant should also be advised on the following points: i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - if any proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by Buildings Department 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;
 - 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;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

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A/YL-NSW/300 DD 123 Nam San Wai First Aid Conservation
13/07/2022 02:43

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/YL-NSW/300

Government Land in D.D. 123, Nam Sang Wai

Site area: 36.5sq.m

Zoning : "Conservation Area"

Applied use: First Aid Post for a/ Toilets / Bike Storage

Dear TPB Members,

It appears that conditions of previous application 271 were not fulfilled?

Also on 2019 plan the bicycle / first aid sections were separate, but on current application combined?

Members should raise questions with regard to the hygiene aspects as functions are not compatible.

Mary Mulvihill

