

**Previous s.16 Application for Temporary First Aid Post  
for a Period of 3 Years within the “MRDJ” Zone on the  
Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19**

**Approved Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-TK/638	Proposed Temporary First Aid Post for a Period of Three Years	1/6/2018 (Revoked on 1/11/2020)	A1 – A3

**Approval Conditions**

- A1. no permanent structure or support for any structure shall be erected within the area of waterworks reserve at the site during the planning approval period
- A2. submission and implementation of water supplies for fire fighting and fire service installations proposal within the specified periods from the date of the planning approval
- A3. revocation of planning approval for non-compliance with conditions by a specified date/during the planning approval period

tpbpd@pland.gov.hk

---

寄件者: [REDACTED]  
寄件日期: 2020年12月12日星期六 5:46  
收件者: tpbpd  
主旨: A/NE-TK/694 DD 28 San Wo Road St. John Ambulance

Dear TPB Members,

It is mind boggling that in two years and with a record 9 extensions of time, the applicant cannot comply with Condition C.

Pls question if the new application means that this issue can be resolved.

Mary Mulvihill

---

From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Tuesday, May 8, 2018 2:35:42 AM  
Subject: A/NE-TK/638 DD 28 San Wo Road St. John Ambulance

Dear TPB Members,  
This is certainly an improvement on 632.

Mary Mulvihill

---

From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Wednesday, January 24, 2018 1:37:18 AM  
Subject: DD 28 San Wo Road St. John Ambulance

A/NE-TK/632  
Government Land in D.D. 28, Sam Wo Road, Ting Kok, Tai Po  
Site area : 48.4m<sup>2</sup>  
Zoning : "Road"  
Applied Use: St. John Ambulance First Aid Post

Dear TPB Members,

While fully supporting St. John Ambulance, one has to question why they pick on a green wooded area for their facility?

There are many sites in Ting Kok that have been trashed and devegetated.

I am sure that Planning Dept could find an alternative site for this purpose that does not incur further removal of trees and shrubs.

We must preserve what little natural terrain remains in this over developed 'village'.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) to note the comments of the Secretary for Food and Health (SFH) that:
  - (i) the Hong Kong St. John Ambulance should follow proper procedures as required by relevant government departments regarding the proposed development and the use of Government land; and
  - (ii) no additional financial resources will be provided by Department of Health for the setting up and recurrent operation or maintenance of the first aid post;
  
- (b) to note the comments of the District Land Office/Tai Po, Lands Department that:
  - (i) in accordance with Special Condition No. 4 of the STT, the First Aid Post shall commence to operate before 19.1.2021. Should the applicant consider it necessary to extend the date of commencement to operate, the applicant is required to submit a separate application to this office with full justifications;
  
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) there is no existing DSD maintained public drain available for connection in the area. The applicant should have its own stormwater collection and discharge system to enter for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected;
  - (ii) any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation;
  - (iii) the applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of systems; and
  - (iv) for works to be undertaken outside the lot boundary. prior consent and agreement from LandsD and/or relevant private lot owners should be sought;

- (d) 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 the inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) 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. In addition, the applicant should also be advised on the following points: (1) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (2) the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
  - (ii) If the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) if the existing structures are erected on leased land without approval of the Building Department (BD)(not being a New Territories Exempted House), they are unauthorised under the Building Ordinance (BO) and should not be designated for any approved use under the captioned application;
  - (ii) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise, they are Unauthorised Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iv) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations;
  - (v) the Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D;

- (vi) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under Building (Planning) Regulation 19(3) at building plan submission stage; and
- (vii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage.