

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

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-LT/664
電話號碼 Tel. No. : 2158 6274
傳真機號碼 Fax No. : 2696 2377

郵寄及傳真(2668 8008)
(共兩頁)

International Property Investment Agency Limited
新界大埔
白牛石上村 22 號
(經辦人：張禮賢先生)

張先生：

履行規劃許可附帶條件(j)項
在劃為「農業」地帶的大埔林村林錦公路
丈量約份第 10 約地段第 431 號餘段(部分)
擬議臨時商店及服務行業(地產代理)及附屬停車場(為期 3 年)
(申請編號 A/NE-LT/664)

就你履行上述規劃許可中的附帶條件(j)項有關落實消防裝置及滅火水源建議的來信，本署已於本年一月十日收悉，現回覆如下：

消防處處長(經辦人：葉恩賜先生；電話：2733 5844)已派員視察及測試已設置的消防裝置和滅火水源，並滿意你的落實情況。因此，規劃許可附帶條件(j)項經已履行。

如你有任何疑問，請與本處鍾詠而女士(電話：2158 6225)聯絡。

規劃署
沙田、大埔及北區規劃專員

(朱霞芬女士



代行)

二零二二年一月十八日

副本抄送:

消防處處長

(經辦人: 葉恩賜先生)

(傳真: 2739 8775)

內部抄送:

總城市規劃師/城市規劃委員會(1)

地盤記錄

JC/NC/JT/jt

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傳真機號碼 Fax No. : 2691 2806

By Post and Fax (2668 8008)
(1 page + attachment)

29 October 2021

International Property Investment Agency Limited
22 Pak Ngau Shek Sheung Tsuen
Tai Po, New Territories
(Attn.: Mr. CHEUNG Lai Yin)

Dear Sir,

**Compliance with Approval Condition (i)
Proposed Temporary Shop and Services (Real Estate Agency) with Ancillary Car Park
for a Period of 3 Years in "Agriculture" Zone
Lot 431 RP (Part) in D.D. 10, Lam Kam Road, Lam Tsuen, Tai Po
(Application No. A/NE-LT/664)**

I refer to your email dated 25.10.2021 enclosing the revised proposal for compliance with approval condition (i) on the submission of fire service installations (FSIs) and water supplies for fire fighting proposal under the captioned application.

The Director of Fire Services (D of FS) has been consulted and considered the FSIs proposal acceptable. In this regard, I am pleased to inform you that approval condition (i) as stated in the Town Planning Board's letter (Ref. TPB/A/NE-LT/664) dated 6.9.2019 has been complied with. His advisory comments on the FSIs works are at **Appendix I**.

Should you have any queries on the implementation of FSIs and water supplies for fire fighting proposal, please contact Mr. LO Sin-tat (Tel: 2733 5845) of the FSD. Should you have any other queries, please contact Ms. Vanessa CHUNG (Tel: 2158 6225) of this office.

Yours faithfully,

(Ms. Jessica CHU)

for and on behalf of Director of Planning

C.C.

Secy., TPB
D of FS

(Attn.: Mr. LO Sin-tat)

(Fax No. 2733 7735)

Internal
Site Record

JC/VC/SL/sl

Application No. A/NE-LT/664
Compliance with Approval Condition (i)

Comments from the Director of Fire Services:

Contact person: Mr. LO Sin-tat (Tel: 2733 5845)

- The installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

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(1 page)

30 August 2021

International Property Investment Agency Limited
22 Pak Ngau Shek Sheung Tsuen
Tai Po, New Territories

Dear Sir/Madam,

Compliance with Approval Condition (h)

**Proposed Temporary Shop and Services (Real Estate Agency) with Ancillary Car Park
for a Period of 3 Years in "Agriculture" Zone
Lot 431 RP (Part) in D.D. 10, Lam Kam Road, Lam Tsuen, Tai Po
(Application No. A/NE-LT/664)**

I refer to your letter dated 28.7.2021 received by this office on 2.8.2021, enclosing a set of photo records for compliance with approval condition (h) on the implementation of drainage proposal under the captioned application.

The Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) has been consulted and considered the implementation of drainage proposal has been completed to his satisfaction. In this regard, I am pleased to inform you that approval condition (h) as stated in the approval letter (Ref. TPB/A/NE-LT/664-8(EOT)) dated 9.7.2021 has been complied with. You are reminded to maintain the drainage facilities in good condition without causing adverse drainage impact to the adjacent area at all times.

Should you have any queries, please contact Ms. Vanessa CHUNG (Tel: 2158 6225) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,

(Ms. Jessica CHU)

for and on behalf of Director of Planning

c.c.

Secy., TPB

CE/MN, DSD

DLO/TP, LandsD

(Attn.: Mr. Daniel CHAN)

(Fax No. 2770 4761)

(Fax No. 2650 9896)

Internal

Site Record

JC/VC/SL/sl

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」

Our Vision - "We plan to make Hong Kong an international city of world prominence."



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By Post and Fax (2668 8008)
(2 pages + attachment)

3 May 2021

International Property Investment Agency
22 Pak Ngau Shek Sheung Tsuen
Tai Po, New Territories
(Attn: Mr. CHEUNG Lai Yin)

Dear Sir,

**Compliance with Approval Condition (g)
Proposed Temporary Shop and Services (Real Estate Agency) with Ancillary Car Park
for a Period of 3 Years in "Agriculture" Zone
Lot 431 RP (Part) in D.D. 10, Lam Kam Road, Lam Tsuen, Tai Po
(Application No. A/NE-LT/664)**

I refer to your submission received by this office on 22.4.2021 for compliance with approval condition (g) on the submission of drainage proposal under the captioned application.

The Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) has been consulted and he has no comment on the drainage proposal from public drainage point of view. The applicant's authorized person is reminded to note his general comments/requirements on the drainage works are at Appendix I. In this regard, I am pleased to inform you that, the requirement of approval condition (g) as stated in the approval letter (Ref. TPB/A/NE-LT/664-6(EOT)) dated 9.2.2021 has been complied with. Please implement the accepted proposal as soon as possible.

Should you have any queries on the provision of drainage facilities, please contact Ms. Vivian LEE (Tel: 2332 2471) of the DSD. Should you have any other queries, please contact Ms. Vanessa CHUNG (Tel: 2158 6225) of this office.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of Director of Planning

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Our Vision - "We plan to make Hong Kong an international city of world prominence."



-2-

C.C.

Secy., TPB

CE/MN, DSD

(Attn.: Ms. Vivian H. Y. LEE)

(Fax No. 2770 4761)

Internal

Site Record

JC/VC/SL/1

Appendix I

Application No. A/NE-LT/664
Compliance with Approval Condition (g)

Comments from the Chief Engineer/Mainland North, Drainage Services Department:
Contact person: Ms. Vivian LEE (Tel: 2332 2471)

- (a) The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his expense;
- (b) The lot owner/developer is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The lot owner/developer shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system;
- (c) For works to be undertaken outside the lot boundary, prior consent and agreement from District Lands Officer/Tai Po of Lands Department, District Officer/Tai Po of Home Affairs Department and/or relevant private lot owners should be sought;
- (d) The lot owner/developer should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the lot owner/developer would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom; and
- (e) The lot owner/developer should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot.