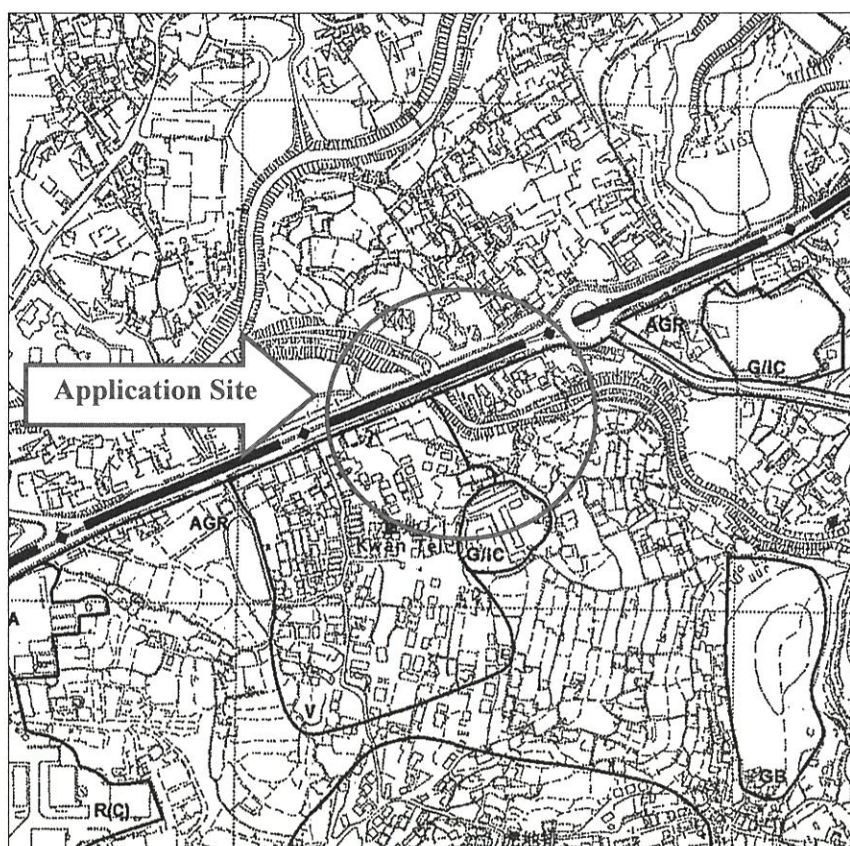


Planning Application under Section 16
of the Town Planning Ordinance
(Cap. 131)

Planning Application for
A Temporary Shop and Services
(Retail Shop for Building Materials and Metalwares)
For a Period of 3 Years
Lot Nos. 578RP(Part), 579RP(Part) and 580RP in D.D. 83
and Adjoining Government Land,
Kwan Tei, Fanling, New Territories



Prepared by

LANBASE Surveyors Limited

July 2025

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lot Nos. 578RP(Part), 579RP(Part) and 580RP in D.D. 83 and adjoining Government Land, Kwan Tei, Fanling, New Territories. It is located adjacent to Sha Tau Kok Road – Lung Yeuk Tau Section and Kwan Tei River. The Site is applied to renew planning permission for the use of "Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)" for a period of 3 years. The Site occupies a total site area of approximately 3,131m² including Government Land of approximately 569m². In accordance with the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 dated 16.12.2022, the Site falls within an area zoned "Village Type Development ("V")" and "Agriculture" ("AGR").

A renewal of planning permission is sought to continue using the Site for the same use of "Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)" under its previous planning permission No. A/NE-LYT/767 approved on 9.9.2022.¹

Since its operation has been in existence for many years, no additional traffic, drainage and landscape impacts would be newly generated. Existing landscape works and drainage facilities would be properly maintained.

The subject application is justified on the following grounds: 1) Previous Planning Permission for the Same Use; 2) Fully Compliance with Previous Planning Conditions; 3) Meeting the Local Demand; 4) Compatible with Surrounding Land Uses; and 5) No Additional Traffic, Drainage and Environmental Impacts.

申請摘要

申請場地乃新界粉嶺軍地丈量約份83約地段第578號餘段(部份)、第579號餘段(部份)、第580號餘段及毗鄰政府土地。申請場地鄰近沙頭角道-龍躍頭段及軍地河。現作三年臨時許可續期申請作「臨時商店及服務行業(建築材料及五金零售商店)」用途。申請地段佔地共3,131平方米,包括569平方米的政府土地。是項申請地段位於龍躍頭及軍地南分區計劃大綱核准圖編號S/NE-LYT/19(發表於2022年12月16日)內之「鄉村式發展」及「農業用途」地帶。

是項臨時許可續期申請把場地申請延續早前於2022年9月9日獲城規會批准的申請編號A/NE-LYT/767,繼續用作相同的「臨時商店及服務行業(建築材料及五金零售商店)」用途。

基於是項申請地段已營運多年,相信並不會引致新增的交通流量、不良的渠務及景觀影響。現有的已種樹木及渠務裝置會繼續保持維修。

是項申請的理由如下:1)跟早前獲批准的方案相同;2)完全履行之前的規劃條款;3)符合地區的需求;4)與附近的土地用途相配合;及5)沒有新增的交通、渠務及環境影響。

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1. INTRODUCTION

- 1.1 The Application Site (the “Site”) comprises Lot Nos. 578RP(Part), 579RP(Part) and 580RP in D.D. 83 and adjoining Government Land, Kwan Tei, Fanling, New Territories. It is located adjacent to Sha Tau Kok Road – Lung Yeuk Tau Section and Kwan Tei River. In accordance with the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 dated 16.12.2022, the Site falls within an area zoned “Village Type Development (“V”)” and “Agriculture” (“AGR”). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2**, and Site Plan at **Appendix 3**.
- 1.2 The current application is submitted for renewal of previous planning application No. A/NE-LYT/767 for the same use of “Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)” for a period of 3 years. The current application is identical to its previous planning application in terms of the proposed use, site area and site boundary. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Town Planning Board.
- 1.3 The Site was the subject of six previous planning applications No.: A/NE-LYT/345, A/NE-LYT/388, A/NE-LYT/490, A/NE-LYT/576, A/NE-LYT/684 and A/NE-LYT/767, which were approved by the Board on 1.12.2006, 18.9.2009, 7.9.2012, 4.9.2015, 18.1.2019 and 9.9.2022 respectively for the similar and same uses. Please refer to the planning approval letter from the Board for Application No. A/NE-LYT/767 dated 23.9.2022 at **Appendix 5**.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on his behalf to renew the current planning application to continue the existing use of “Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)” for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 The Planning Statement serves to describe the existing conditions of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Site comprises Lot Nos. 578RP(Part), 579RP(Part) and 580RP in D.D. 83 and adjoining Government Land, Kwan Tei, Fanling, New Territories. The Site occupies an area of approximately 3,131m² including Government Land of approximately 569m². Please refer to Location Plan at **Appendix 2** and Site Plan at **Appendix 3**.

2.1.2 The Site has been well paved and is currently being used for the purpose of a “Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)”.

2.2 Lease Particulars

2.2.1 The subject lots in DD 83 are held under Block Government Lease which is virtually unrestricted, but subject to the standard offensive trade clause.

2.3 Surrounding Land Uses

2.3.1 The Site is located adjacent to Sha Tau Kok Road – Lung Yeuk Tau and Kwan Tei River.

2.3.2 To its immediate west is a warehouse of construction materials.

2.3.3 To its north across Sha Tau Kok Road are some open storages and vehicle repair workshops.

2.3.4 To its south is disused Kwan Tei Public School.

2.3.5 To its east is Kwan Tei River.

2.4 Accessibility

2.4.1 The Site is accessible from Sha Tau Kok Road – Lung Yeuk Tau Section.

2.4.2 The area is served by various modes of public transport, including buses and minibuses. The overall accessibility of the Site to the strategic road network and the border area is good.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Village Type Development (“V”)” and “Agriculture” (“AGR”) on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 dated 16.12.2022. Extract of the OZP and the relevant Notes are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Town Planning Board.
- 3.3 The Site was the subject of six previous planning applications No.: A/NE-LYT/345, A/NE-LYT/388, A/NE-LYT/490, A/NE-LYT/576, A/NE-LYT-684 and A/NE-LYT/767, which were approved by the Board on 1.12.2006, 18.9.2009, 7.9.2012, 4.9.2015, 18.1.2019 and 9.9.2022 respectively for the similar and same uses of “Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)”. Please refer to the planning approval letter from the Board for Application No. A/NE-LYT/767 dated 9.9.2022 at **Appendix 5**.

4. PROPOSED DEVELOPMENT

4.1 Proposed Use

The subject application is submitted for keeping the existing use of “Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)” approved under the previous planning application No. A/NE-LYT/767 for a period of 3 years.

4.2 Operation Hour

The hours of operation will be restricted between 7am and 9pm from Monday to Sundays and public holidays to provide retail services in the locality.

4.3 Site Boundary

The lot boundary for the Site is identical to the previous planning application No. A/NE-LYT/767 with a total site of approximately 3,131m² including Government Land of approximately 569m².

4.4 Proposed Site Layout

It is proposed to continue providing “Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)” on Site. Site office would be provided on the Site for operational purpose. Parking space and loading/unloading space would also be provided according to the approved traffic arrangement plan under previous planning applications. Please refer to the Proposed Layout Plan at **Appendix 4**.

4.5 Fencing and Paving

The Site has been provided with fencing and paving, which will be properly maintained to the satisfaction of the relevant government departments.

4.6 Environmental Mitigation Measures

The accepted environmental mitigation measures under planning application No. A/NE-LYT/388 were implemented and maintained on the site.

4.7 Landscape

The existing landscape and tree plantings are properly maintained on the site. Should there be any reinforcement/maintenance works, the Applicant is willing to plant further trees of species similar to those in the accepted tree preservation and landscaping proposal under previous planning application No. A/NE-LYT/490, as shown at **Appendix 6**.

4.8 Drainage

The existing drainage facilities have been accepted under the previous planning application No. A/NE-LYT/767 (Please see the approved drainage proposal and the relevant compliance letter at **Appendix 7**) and it is properly maintained. The Applicant will continue to provide proper maintenance on the drainage facilities.

4.9 Fire Precaution Measures

There were some fire precaution measures provided on the Site under previous planning application No. A/NE-LYT/767. The Applicant will continue to provide proper maintenance on the fire service installations on site and is willing provide some enhancement works, if required. Also, please refer to the relevant compliance letters for the approval conditions under previous planning application No. A/NE-LYT/767 at **Appendix 8**.

4.10 Traffic

The Site has come into existence for many years for the same use of “Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)”. The Site would not generate additional number of vehicles under the current application. The proposed internal traffic facilities including vehicular access, car parking and loading/unloading spaces and maneuvering paths are almost the same as the approved run-in/out proposal under previous planning application No. A/NE-LYT/767 at **Appendix 9**.

5. JUSTIFICATIONS

5.1 Previous Planning Permission for the Same Use

The Site is the subject of the previous planning application No. A/NE-LYT/767 under the same Applicant for the same use of “Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)”. The proposed use is identical to the existing use under previous planning permission No. A/NE-LYT/767. Without major change of planning circumstances, it is considered that the Site should be allowed to continue the applied use of “Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)”.

5.2 Fully Compliance with Previous Planning Conditions

- 5.2.1 All the approval conditions under the previous planning application No. A/NE-LYT/767 approved on 9.9.2022 have been satisfactorily complied with. All the complied approval conditions are listed below:

Application No. A/NE-LYT/767		
Conditions		Date of Compliance
(c)	Submission of a condition record of the existing drainage facilities	21.7.2023 (see Appendix 7)
(e)	Submission of proposals for fire service installations and water supplies for firefighting	1.12.2023 (see Appendix 8)
(f)	Implementation of proposals for fire service installations and water supplies for firefighting	5.2.2024 (see Appendix 8)
(g)	Submission of run-in/out proposal	28.6.2023 (see Appendix 9)
(h)	Implementation of run-in/out proposal	28.6.2023 (see Appendix 9)

- 5.2.2 Should the current application be approved, the Applicant would continue to well maintain the existing site condition and facilities.

5.3 Meeting the Local Demand

The Applicant has been operated the retail shop for building materials and metalwares in the locality for more than 50 years in the district and the shop has become a well-known shop. The local residents and builders working in the neighbourhood area are their customers. In addition, there are limited retail shops selling building materials in the locality. The proposed use will definitely meet those local and neighbourhood demands.

5.4 Compatible with Surrounding Land Uses

The existing “Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)” on the Site is located in the area with warehouses, open storages and repairing workshops. Unlike the port-back up facilities, the proposed use would not generate nuisance to the locality. In addition, there are environmental mitigation measures provided on the Site. Therefore, the proposed use is considered compatible with the surrounding environment. In this connection, a sympathetic consideration should be given by the Board to approve the proposed temporary use.

5.5 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as “Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)” under previous five planning applications for many years. Since the Applicant has complied with approval conditions of previous planning permission and the existing site condition would mostly remain the same, it is considered that the proposed development generally reflects the existing use and site conditions. In this respect, no additional traffic, drainage and environmental impacts are anticipated.

6. CONCLUSION

6.1 The Applicant has used the Site as a retail shop under planning permission for the past few years. The Applicant seeks the Board's approval to grant the renewal permission to continue the current use of "Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)" on the Site for 3 years under S.16 of the Town Planning Ordinance.

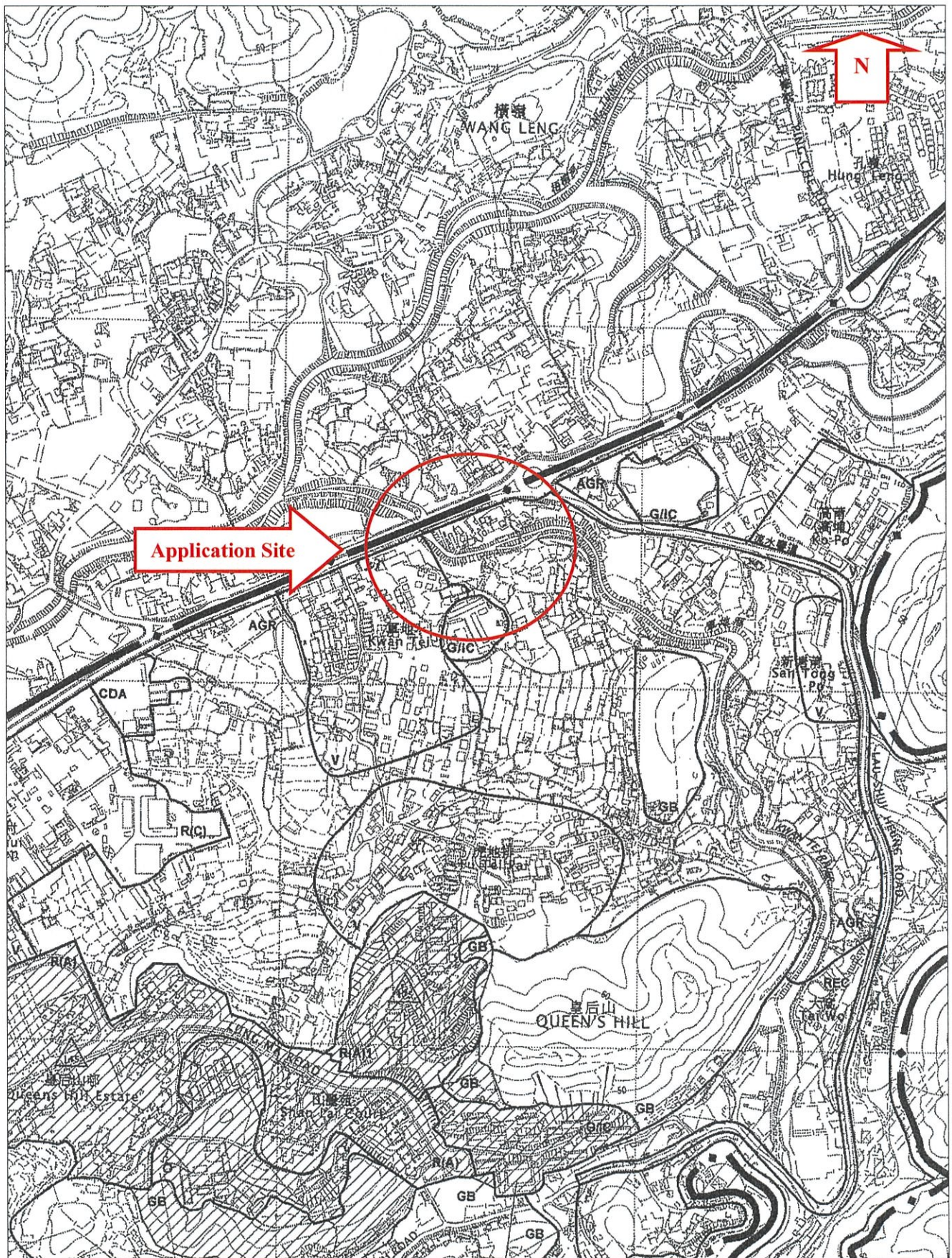
6.2 With regard to the followings:

- previous planning permission for same use;
- fully compliance with previous planning conditions;
- meeting the local demand;
- compatible with surrounding land uses; and
- no additional traffic, drainage and environmental impacts.

the Board is recommended to approve the renewal planning application for the existing use of "Temporary Shop and Services (Retail Shop for Building Materials and Metalwares)" on the Site for further 3 years or a period considered appropriate.

APPENDIX 1

**Extract Copy of the Approved Lung Yeuk Tau and Kwan
Tei South Outline Zoning Plan No. S/NE-LYT/19 dated
16.12.2022 and its Relevant Notes**



For Identification Only

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project

In addition, the following uses are always
permitted on the ground floor of a New
Territories Exempted House:

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

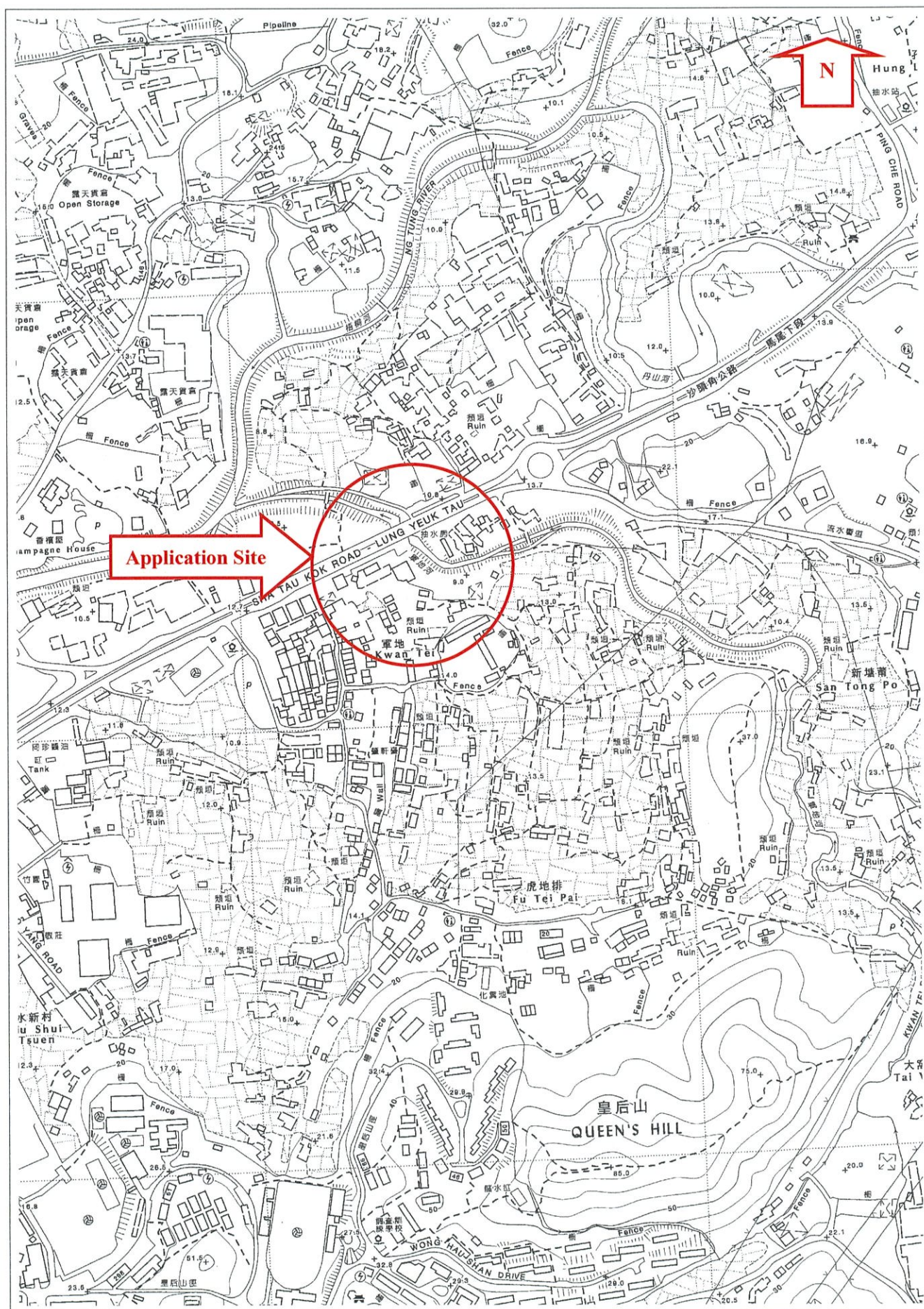
AGRICULTURE (Cont'd)

Remarks (Cont'd)

- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/10 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

APPENDIX 2

Location Plan

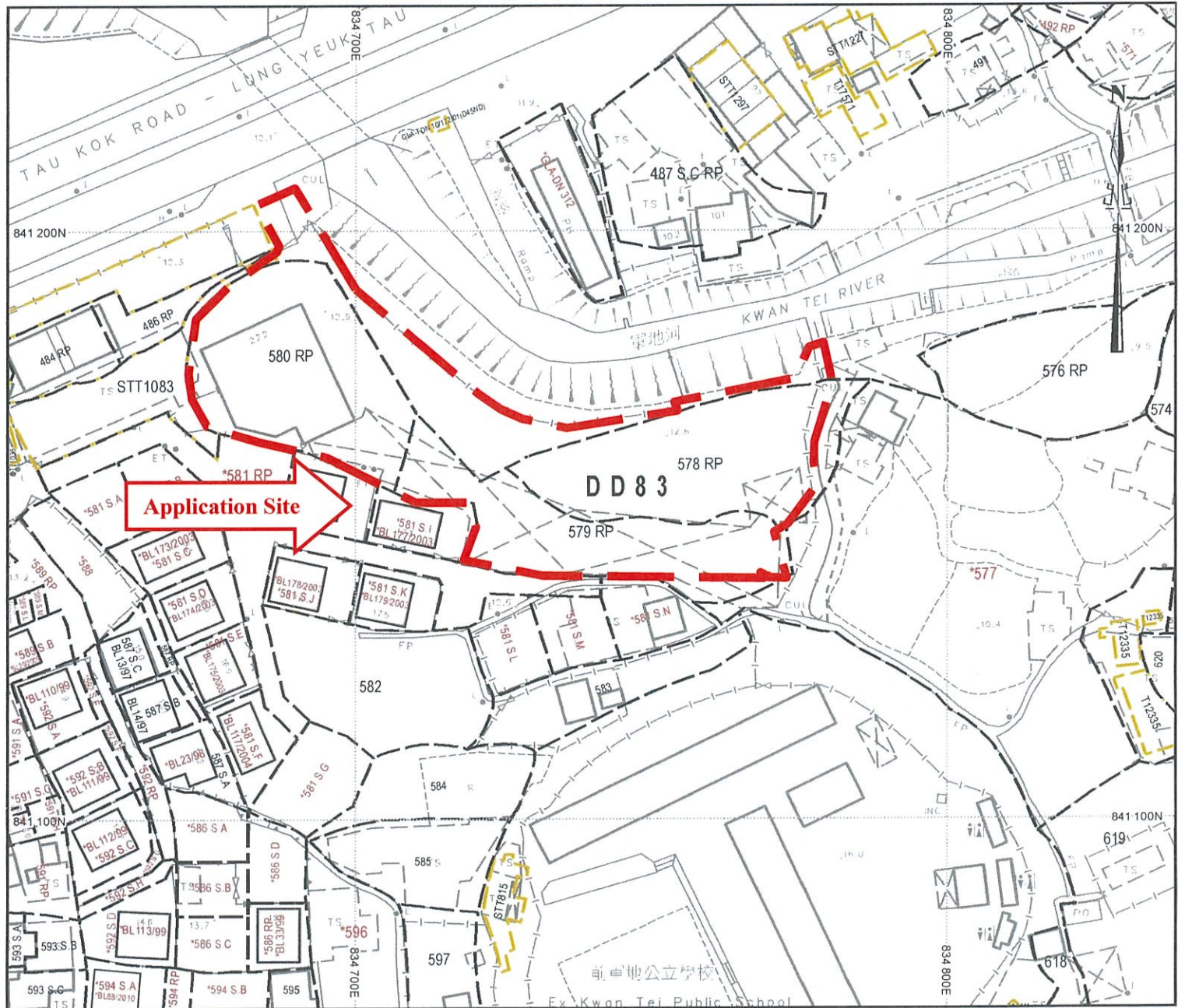


For Identification Only

APPENDIX 3

Site Plan (Lot Index Plan)

地段索引圖 LOT INDEX PLAN

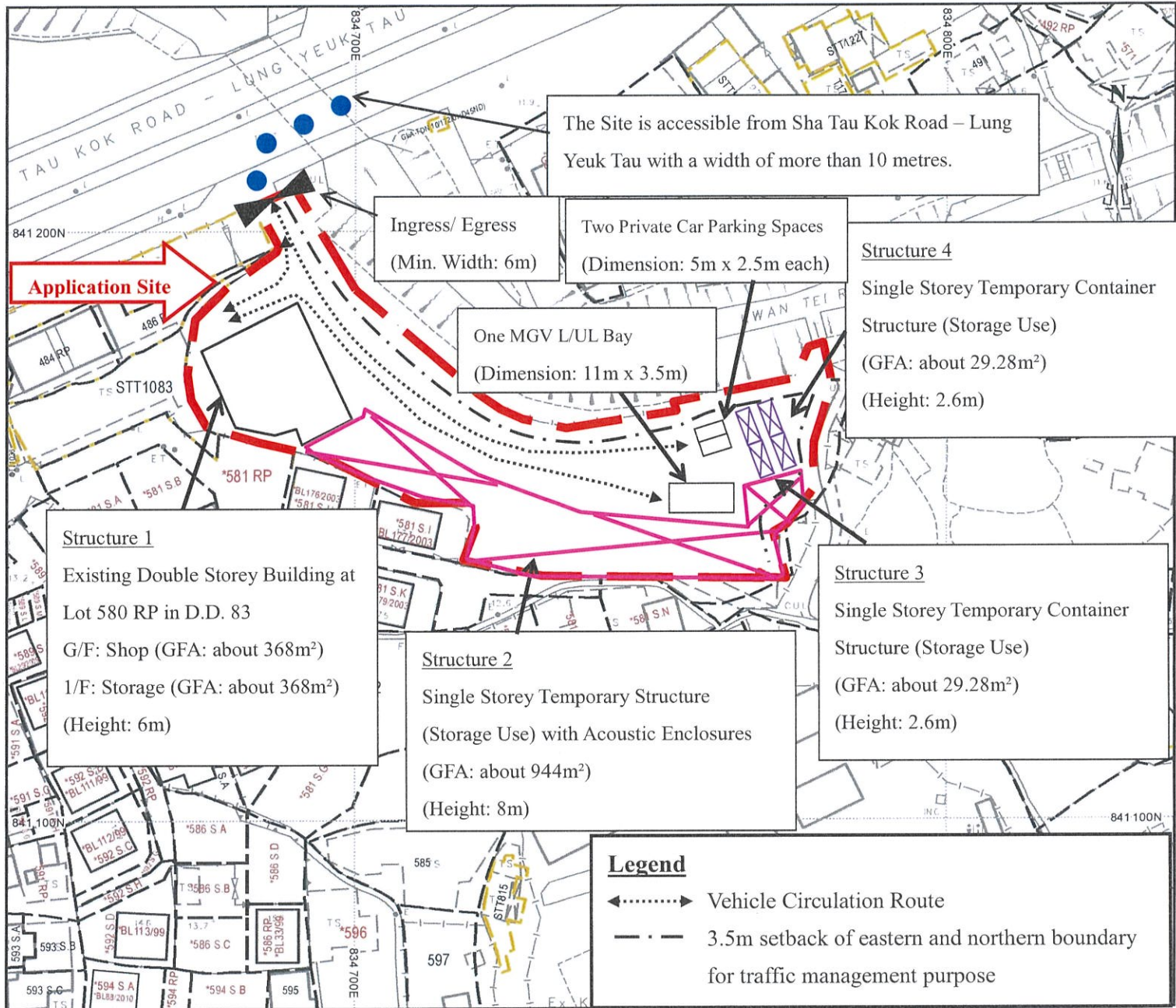


For Identification Purpose Only

APPENDIX 4

Proposed Layout Plan

地段索引圖 LOT INDEX PLAN



For Identification Purpose Only

APPENDIX 5

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/NE-LYT/767
dated 23.9.2022**

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

RECEIVED 26 SEP 2022

TOWN PLANNING BOARD

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

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2739 1913)

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/NE-LYT/767

23 September 2022

Lanbase Surveyors Ltd.
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn.: Rock K.M. Tsang)

Dear Sir/Madam,

**Temporary Shop and Services (Retail Shop for Building Materials
and Metalwares) for a Period of 3 Years in "Village Type Development"
and "Agriculture" Zones, Lots 578 RP(Part), 579 RP(Part) and
580 RP in D.D.83 and Adjoining Government Land, Kwan Tei, Fanling**

I refer to my letter to you dated 25.7.2022.

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 9.9.2025 and is subject to the following conditions :

- (a) no operation between 9:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) the environmental mitigation measures implemented on the site, as proposed by you, shall be maintained properly at all times during the planning approval period;
- (c) the submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.12.2022;
- (d) the existing drainage facilities implemented on the site shall be maintained properly at all times during the planning approval period;
- (e) the submission of proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;
- (f) in relation to (e) above, the implementation of proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.6.2023;

- (g) the submission of run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 9.3.2023;
- (h) in relation to (g) above, the implementation of run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 9.6.2023;
- (i) if any of the above planning condition (a), (b) or (d) 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; and
- (j) if any of the above planning condition (c), (e), (f), (g) or (h) 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.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV 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, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D 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 10.9.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

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

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/703_rnt_agenda.html) and the

relevant extract of minutes of the TPB meeting held on 9.9.2022 is 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 14.10.2022). 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 Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

List of Government Department Contacts

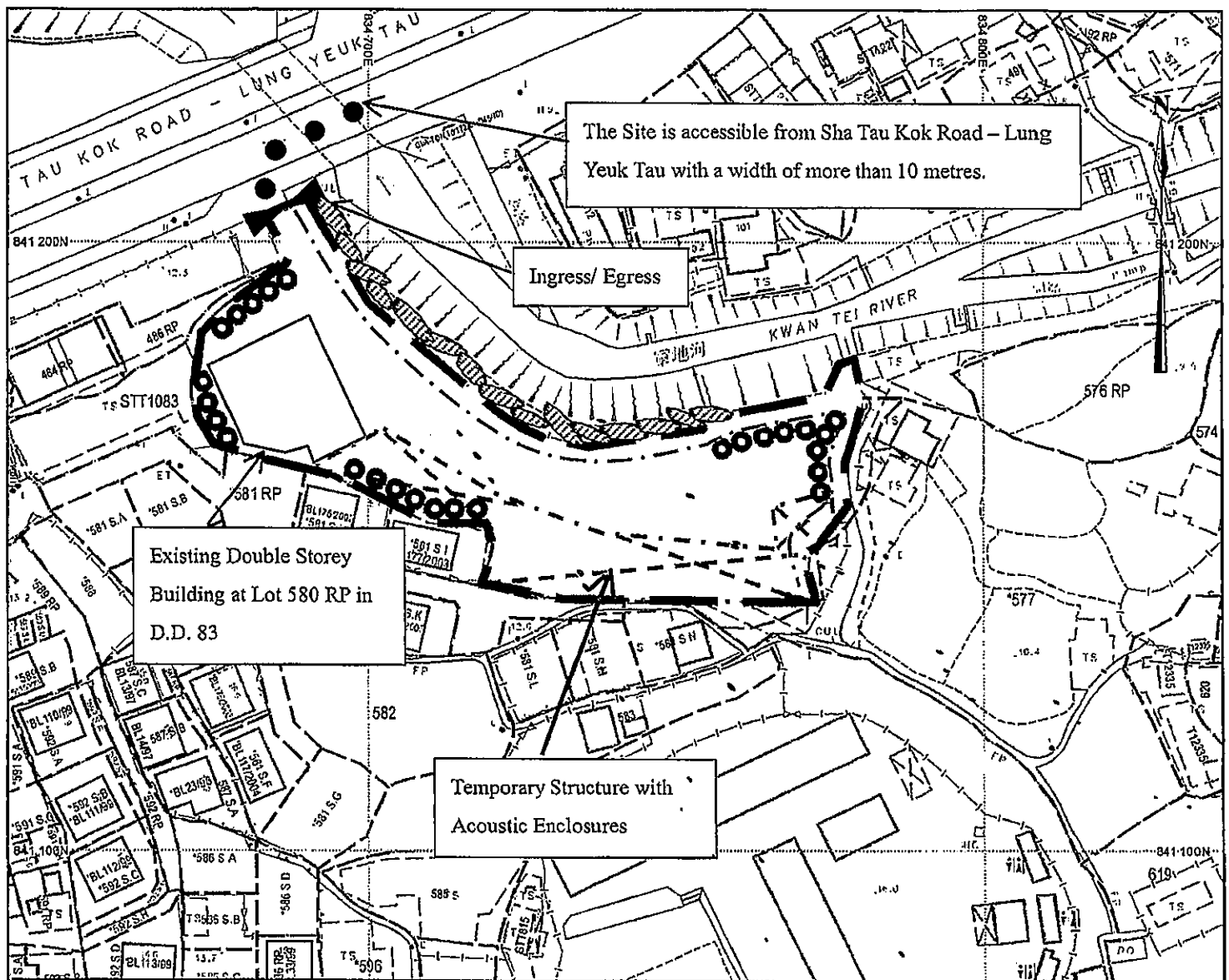
(Application No. A/NE-LYT/767)

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.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	鄭敏煒先生 Mr. CHENG Man Wai	2300 1407	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775
路政署 Highways Department	新界東北區域組 NE New Territories District Section	馮琦女士 Ms. PONG Kei	2762 3980	2714 5228

APPENDIX 6

**Approved Tree Preservation and Landscaping Proposal
under Planning Application No. A/NE-LYT/490**

Proposed Tree Preservation and Landscaping Proposal



Legend

- Existing Trees - 26 nos.
- ▨ Existing Well-established Trees Planted by Applicant - 15 nos.

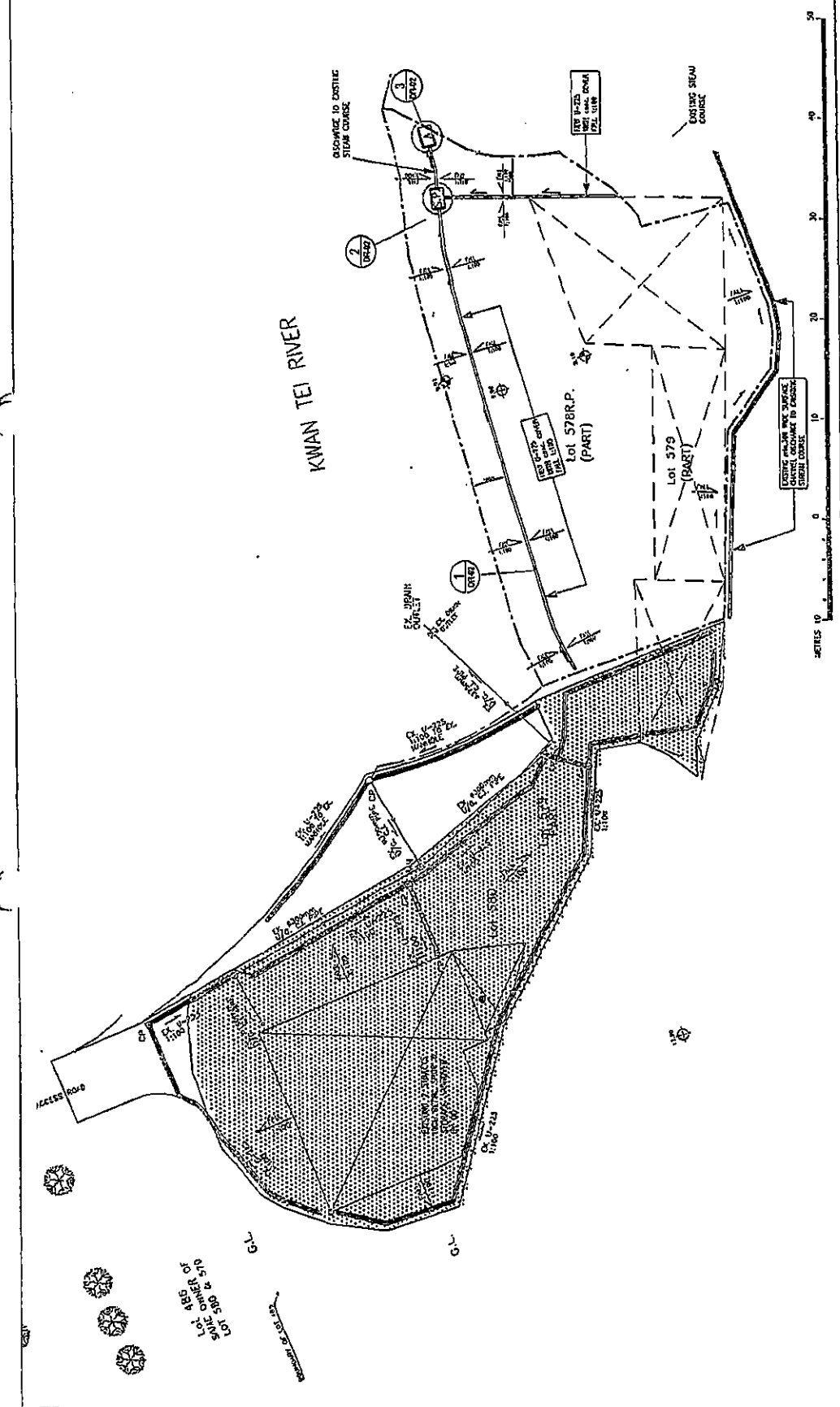
Total Qty = 41 nos.

— . . — 3.5m setback of eastern and northern boundary

APPENDIX 7

**Approved Drainage Proposal and the Compliance Letter for
Submission of a Condition Record of the Existing Drainage
Facilities under Planning Application No. A/NE-LYT/767**

No.	Description	Date
1	Submittal	
2	Revised	
3	Revised	
4	Revised	
5	Revised	
6	Revised	
7	Revised	
8	Revised	
9	Revised	
10	Revised	
11	Revised	
12	Revised	
13	Revised	
14	Revised	
15	Revised	
16	Revised	
17	Revised	
18	Revised	
19	Revised	
20	Revised	



THE SURFACE WATER DISPOSAL CALCULATION

THE MAX. RUN-OFF ON SITE
 LOT NO. 578RP & 579 (PART)
 BY O.D. 83, KWAN TEI, SHA TAU KOK N.T.

SITE AREA = 1470 sq.m.

THE MAX. RUN-OFF ON U-CHANNEL
 (225mm U-CHANNEL IN FALL 1:100 mm);

AREA OF 225 U-CHANNEL
 $(\frac{1}{2} \times \pi \times 1) + (0.225 \times 0.1125)$
 $= 0.045 \text{ m}$
 $Q = \frac{0.045 \times \sqrt{1/100}}{1/100}$
 $Q = 0.239 \text{ m}$

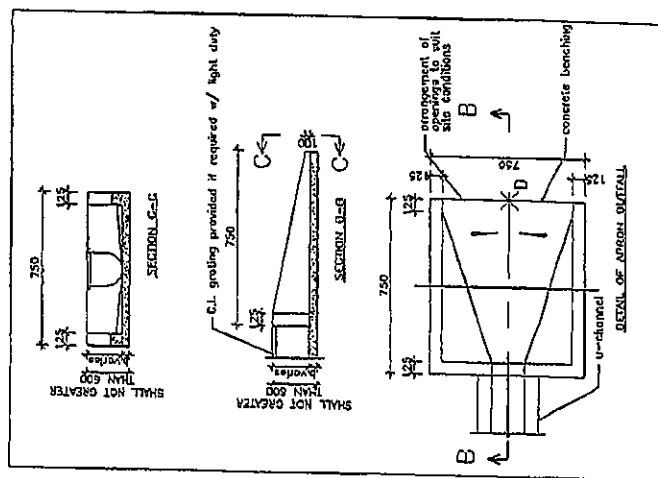
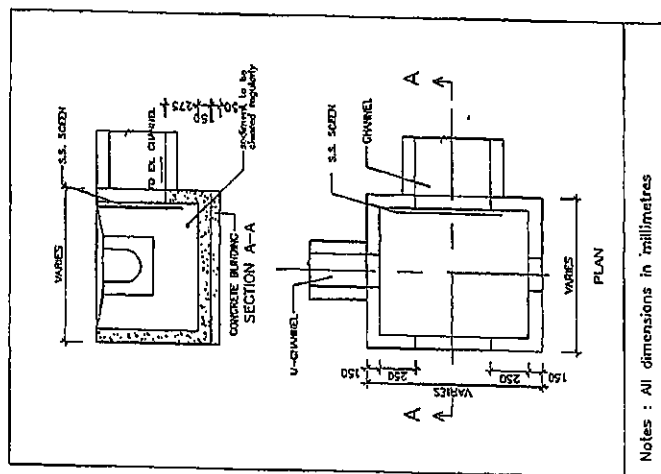
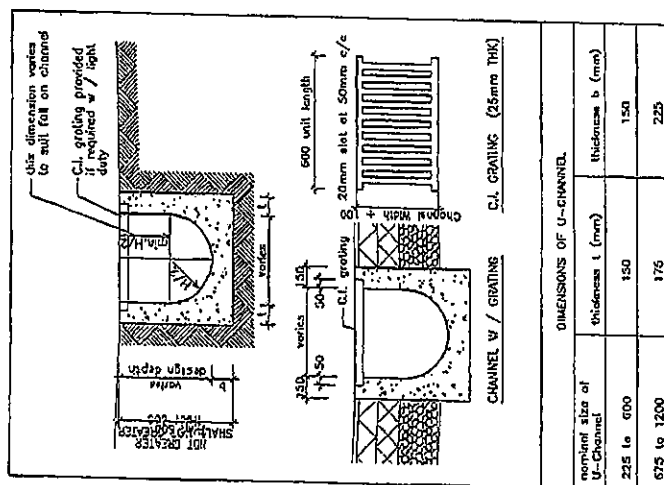
THE MAX. AREA TO BE SERVED BY 225 U-CHANNEL
 $Q = 1/2 \text{ (SITE AREA)}$
 $= 1/2 (1470)$
 $= 735 \text{ sq.m.}$
 $Q(L/S) = (K \times I) / 3600$
 $= (1 \times 200 \times 735) / 3600$
 $= 40.833 \text{ L/s}$


BY CHEZY FORMULA
 $V(m/s) = 55 (0/1) \times \text{GRAUENT}$
 $V(m/s) = 55 (0.239/4) \times (1/100)$
 $Q(m/s) = 1.344 \text{ m/s}$
 $Q(m/s) = V \times \text{AREA OF U-CHANNEL}$
 $= 1.344 \times 0.045$
 $Q(L/s) = 0.061 \text{ m/s}$
 $= 0.061 \times 1000$
 $= 61 \text{ L/s} > 40.833 \text{ L/s}$

LEGEND:

- PROPOSED GROUND LEVEL
- EXISTING GROUND LEVEL
- APPROX. OUTFALL
- EXISTING STORM MANHOLE
- PROPOSED SEDIMENT PIT
- EXISTING STORM WATER U-CHANNEL
- PROPOSED STORM WATER U-CHANNEL
- EXISTING LOT BOUNDARY
- AREA APPROVED DRAINAGE WORKS BY 80 & OSD REMAIN UNCHANGED
- EXISTING TEMPORARY OPEN-SIDED STRUC. FOR STORAGE OF BUILDING MATERIALS

PROJECT NO. 83-001 DATE 2000 CHECKED BY PROJECT PROPOSED DRAINAGE SYSTEM AT LOT 578RP & 579(PART) BY O.D. 83, KWAN TEI, SHA TAU KOK N.T.		SCALE 1:100 DRAWN BY DATE 2000 CHECKED BY PROJECT	DRAINAGE LAYOUT PLAN SHEET NO. DR-01 REV. A
--	--	---	--



 FOTOW KLA ARCHITECTS LTD. 李先民建築師有限公司		Project PROPOSED DRAINAGE SYSTEM AT LOT 578RP & 579(PART) IN DD83 KWAN TEL, SHA TAU KOK, N.T.		Working Title TYPICAL DETAILS OF U-CHANNEL, SEDIMENT PIT & APRON OUTFALL		Drawn by Checked by Scale Date FEB 2010	
B.L.K. (P) 146.		F.S.D No. 146.		Revision No.		Date	
Description		Notes: -All work drawing -All work dimension and said size only -Dimension of existing works to be checked on site					

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: () in TPB/A/NE-LYT/767
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

RECEIVED 25 JUL 2023

Lanbase Surveyors Limited
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui
Kowloon
(Attn.: Anson LEE)

By Post and Email

21 July 2023

Dear Sir/Madam,

**Temporary Shop and Services (Retail Shop for Building Materials
And Metalwares) for a Period of 3 Years in "Village Type Development"
And "Agriculture" Zones, Lots 578 RP (Part), 579 (Part) and
580 RP in D.D. 83 and Adjoining Government Land, Kwan Tei, Fanling**

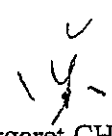
(Compliance with Approval Condition (c) for Planning Application No. A/NE-LYT/767)

I refer to your submission dated 5.6.2023 for compliance with approval condition (c) in relation to the submission of a condition record of the existing drainage facilities under the captioned planning application.

Director of Drainage Services (Contact person: Mr. LEE Wai Chung; Tel.: 2300 1274) has been consulted and considered that approval condition (c) has been complied with.

Should you have any queries related to planning, please feel free to contact Ms. Carman CHEUNG of this department at 2158 6229.

Yours faithfully,


(Margaret CHAN)
for Director of Planning

C.C.

CE/MN, DSD

(Attn.: Mr. LEE Wai Chung)

(Fax No. 2770 4761)

Internal

CTP/TPB(1)

Site record

HYC/TF/CC/MA/ma

APPENDIX 8

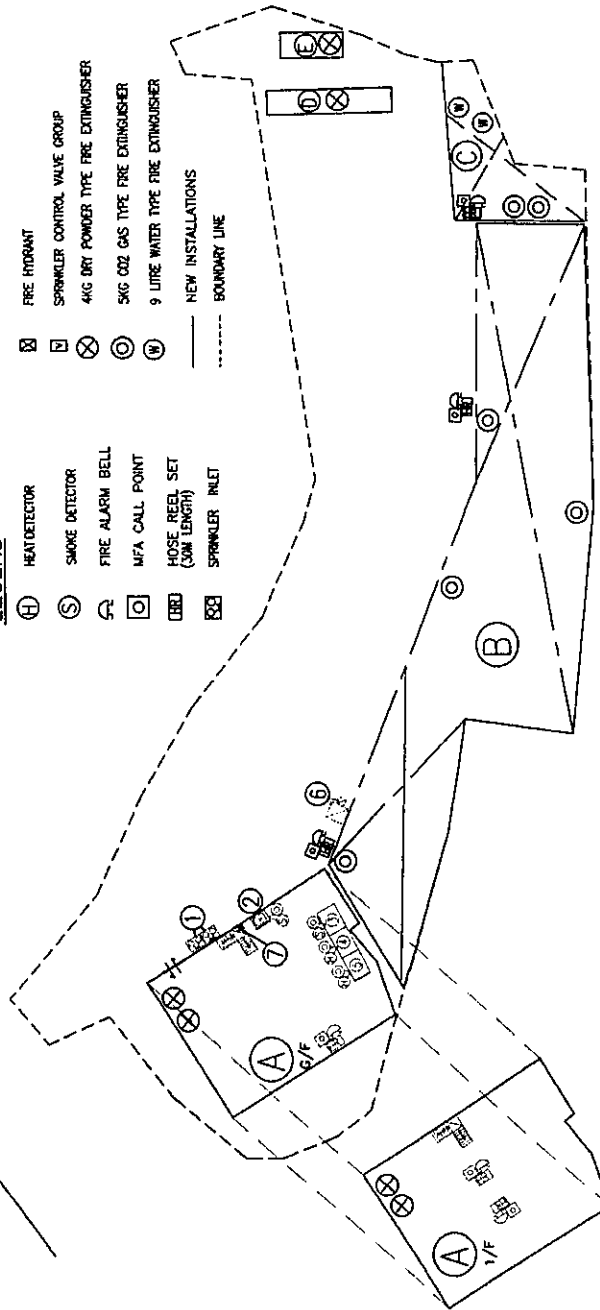
**Approved Fire Service Installations and Water Supplies for
Firefighting Proposal and the Compliance Letters for
Submission and Implementation of Fire Service Installations
and Water Supplies for Firefighting Proposal under
Planning Application No. A/NE-LYT/767.**

NATURE OCCUPANCY:

- (A) Existing 2 Storey Building retained, total covered area = 2 x 368 sq.m
(G/F - Shop = 368 sq.m and 1/F - Storage = 368sq.m)
Existing Automatic Sprinkler System and Existing fire Hydrant / Hose Reel System(retained)(3 nos)
4 nos. 4.0kg dry powder type fire extinguisher shall be provided.
- (B) New 2 side open shelter (total covered area: about 816 sq.m) for building materials and metalwares(non-combustible material) loading / unloading area (Building materials such as sand, soil, brick, gravel and metalwares such as G.I pipe, angle iron, flat bar structural square hollow, etc) new 2 set of fire hose reel with break glass call point and fire alarm bell shall be provided. 4 nos 5kg co2 type fire extinguisher shall be provided
- (C) Existing Single storey Warehouse (total covered area: about 195 sq.m) storage of cement(retained) new 1 set of fire hose reel with break glass call point and fire alarm bell shall be provided. 2 nos 9.0 litre water CO2 fire extinguisher shall be provided. & 2 nos 5kg co2 type fire extinguisher shall be provided.
- (D) Single storey temporary container for storage(total covered area about: 29.28 sq.m.) new 1 no 4.0kg dry powder type fire extinguisher shall be provided.
- (E) Single storey temporary container for storage(total covered area about: 14.6 sq.m.) new 1 no 4.0kg dry powder type fire extinguisher shall be provided.

LEGEND

- | | |
|--------------------------------|---|
| (H) HEAT DETECTOR | (X) FIRE HYDRANT |
| (S) SMOKE DETECTOR | (D) SPRINKLER CONTROL VALVE GROUP |
| (A) FIRE ALARM BELL | (X) 4KG DRY POWDER TYPE FIRE EXTINGUISHER |
| (C) MFA CALL POINT | (C) 5KG CO2 GAS TYPE FIRE EXTINGUISHER |
| (R) HOSE REEL SET (30M LENGTH) | (W) 9 LITRE WATER TYPE FIRE EXTINGUISHER |
| (S) SPRINKLER INLET | — NEW INSTALLATIONS |
| | --- BOUNDARY LINE |



Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1:2016 and BS EN 1838:2013 and FSD Circular Letter 4/2021.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266:Part 1 and FSD Circular Letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided and as marked on plans.
4. An existing Automatic Sprinkler System Supplied by 90 m3 Sprinkler Water Tank (U/G) and Hazard Class OH 3 shall be provided to entire building / structure (G/F - Shop and 1/F - Storage) in accordance with L.P.C. rules for Automatic Sprinkler installation. The Sprinkler Water Tank-Sprinkler Pump Room-Sprinkler Inlet and Sprinkler Control Valve Group shall be clearly marked on plans.
5. Existing Fire Hydrant/Hose Reel system should be supplied by a 18.0m3 (U/G) R.C.C. F.S. water tank. There shall be sufficient hose reel to ensure that every part of building can be reached by a length of not more than 30m of hose reel tubing. The FS water tank, FS pump room and hose reel shall be clearly marked on plans.
6. Existing Fire detection and Fire alarm system be provided throughout the entire building in accordance with BS 5839 part 1 : 2017 and the FSD Circular Letter 6/2021. One audio warning device to be located at each hose reel point, the actuation point should include facilities for fire pump start and audio warning device initiation.
7. Existing Emergency Generator be provided in accordance with the FSD requirement, to meet the essential fire services installations during shortage of city mains.
8. Existing Sprinkler Water Tank And F.S. Water Tank Supplied Town-Main.
9. A Direct Line was connected to FSDCC.
10. Dimensions of structure has already been included for assessing the hose reel coverage (including 3 nos existing hose reel in existing 2 storey building (A))

INTERCEPT FIRE & SECURITY

TECHNICIANS LIMITED

Registered Address :

Shop 25, G/F, Man Fung Building, Y.T.L. 320,

Fung Kien Street, Yuen Long, N.T.

Tel : 9253 7766 Fax : 2425 9932

Business Address :

8 / F, Block L, Phase 2, Wai Fung Industrial Centre,

33 - 39 Keat Fung Street, Kwai Chung, N.T., H.K.

Tel : 2425 3804 Fax : 2425 9932

Project :

TEMPORARY RETAIL SHOP (BUILDING MATERIAL AND METALWARES) FOR A PERIOD OF 3 YEARS IN "AGRICULTURE" AND "VILLAGE TYPE DEVELOPMENT" ZONES LOTS 578 RP(PART), 579 RP(PART) AND 580 RP IN D.D.83 AND ADJOINING GOVERNMENT LAND, KWAN TEI, FANLING, N.T.

TITLE :

PROPOSED FIRE SERVICE INSTALLATION LAYOUT PLAN.

Drawn By:

W.C. WONG

Date:

08-11-2023

Scale:

1:500 @A3

Ref No:

TPB/A/NE-LYT/767

Drawing No:

2023-FS/22-01

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: () in TPB/A/NE-LYT/767
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

新界葵涌
葵豐徑 33-39 號華豐工業中心第二期
八字樓 L 座
實力消防防盜工程有限公司
(經辦人：李小姐/林小姐)

郵遞

先生／女士：

在劃為「鄉村式發展」及「農業」地帶
的粉嶺軍地第 83 約地段第 578 號餘段(部分)、
第 579 號餘段(部分)及第 580 號餘段和毗連政府土地
開設臨時商店及服務行業(建築材料及五金零售商店)
(為期三年)

(履行規劃申請編號：A/NE-LYT/767 的規劃許可附帶條件 (e) 項)

本署於二零二三年十一月七日收到你有關修訂已履行的規劃許可附帶條件 (e) 項所提交有關消防裝置和滅火水源建議的資料，現回覆如下：

消防處處長已審視你提交的文件，並認為你所提交的建議可以接納。他的意見夾附在附件一（只提供英文版本）。請你儘快落實已批准的消防裝置和滅火水源建議，並於工程後提交實地照片予消防處考慮。因此，你已經履行規劃許可附帶條件 (e) 項。

如有任何有關落實消防裝置和滅火水源建議的疑問，請聯絡消防處華置律先生(電話：2733 5844)。如你有其他規劃疑問，請與本署張翠盈女士(電話：2158 6229)聯絡。

規劃署署長

(陳巧賢、代行)

二零二三年十二月一日

Comments of the Director of Fire Services, Fire Services Department (Contact person: Mr. WAH Herbert Chi-lut; Tel.: 2733 5844):

- The applicant is advised to submit a full set of FS.251 which should be incorporated with all FSIs proposed for further arrangement of FSI acceptance inspection.

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

來函檔號 Your Reference:

本署檔號 Our Reference: () in TPB/A/NE-LYT/767

電話號碼 Tel. No.: 2158 6220

傳真機號碼 Fax No.: 2691 2806

新界葵涌
葵豐徑 33-39 號華豐工業中心第二期
八字樓 1 座
實力消防防盜工程有限公司
(經辦人: 李小姐/林小姐)

郵遞及傳真 (2428 5932)

先生 / 女士:

在劃為「鄉村式發展」及「農業」地帶
的粉嶺軍地第 83 約地段第 578 號餘段(部分)、
第 579 號餘段(部分)及第 580 號餘段和毗連政府土地
開設臨時商店及服務行業(建築材料及五金零售商店)
(為期三年)

(履行規劃申請編號: A/NE-LYT/767 的規劃許可附帶條件 (f) 項)

本署於二零二三年十二月七日收到你有關履行規劃許可附帶條件 (f)
項所提交落實消防裝置及滅火水源建議的資料, 現回覆如下:

消防處處長已審視你提交的文件, 並認為你所提交的建議可以接納。因
此, 你已經履行規劃許可附帶條件 (f) 項。

如你有其他規劃疑問, 請與本署張翠盈女士(電話: 2158 6229)聯絡。

規劃署署長

(陳巧賢

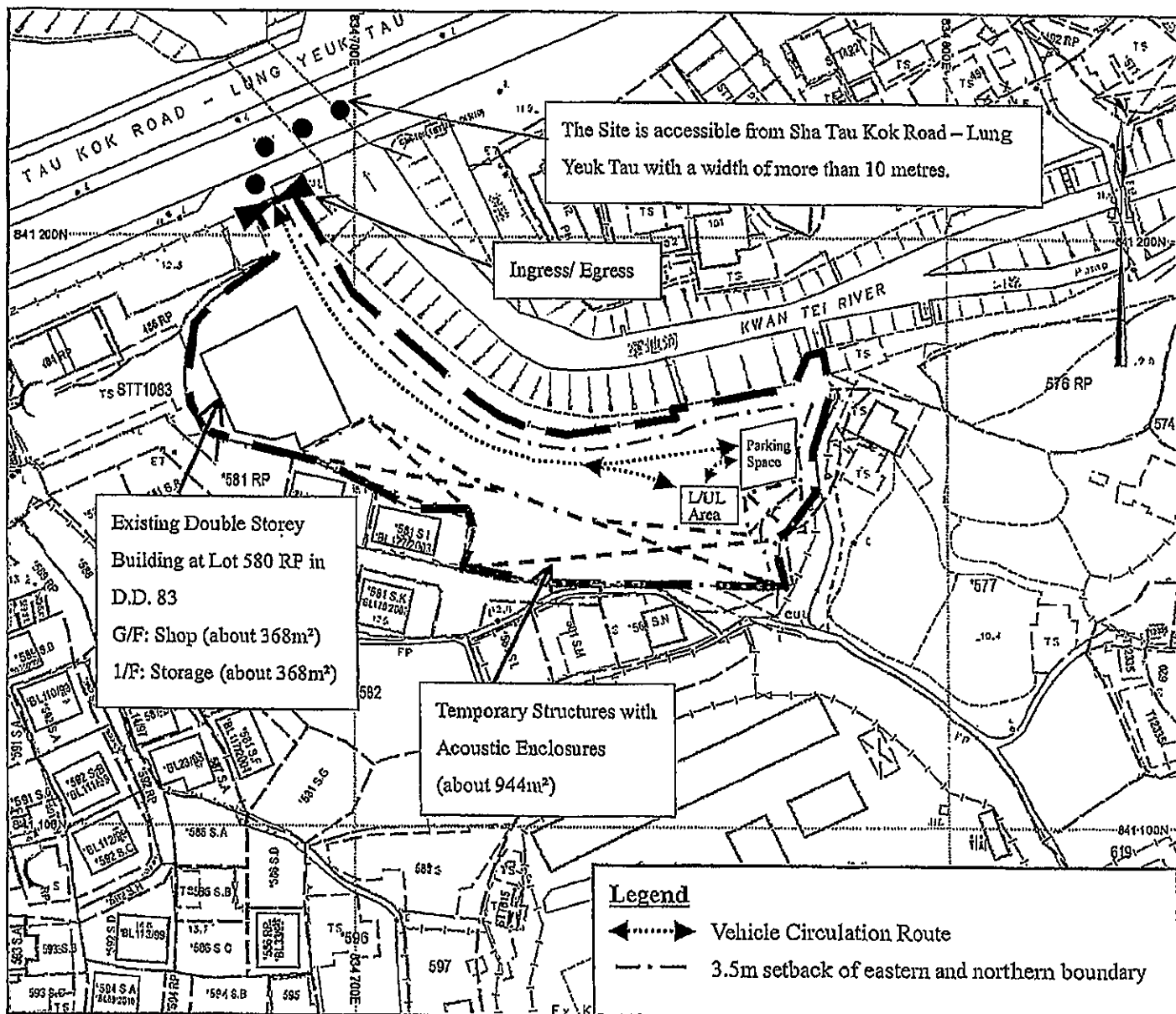
代行)

二零二四年二月五日

APPENDIX 9

**Approved Run-in/out Proposal and Compliance Letters for
Submission and Implementation of Run-in/out Proposal
under Planning Application No. A/NE-LYT/767**

Approved Run-in/out Proposal



For Identification Purpose Only

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: () in TPB/A/NE-LYT/767
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

Lanbase Surveyors Limited
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui
Kowloon
(Attn.: Anson LEE)

By Post and Email

28 June 2023

Dear Sir/Madam,

**Temporary Shop and Services (Retail Shop for Building Materials
And Metalwares) for a Period of 3 Years in "Village Type Development"
And "Agriculture" Zones, Lots 578 RP (Part), 579 (Part) and
580 RP in D.D. 83 and Adjoining Government Land, Kwan Tei, Fanling**

**(Compliance with Approval Conditions (g) and (h) for Planning Application No.
A/NE-LYT/767)**

I refer to your submission dated 5.6.2023 for compliance with approval conditions (g) and (h) in relation to the submission and implementation of the run-in/out proposal under the captioned planning application.

Chief Highways Engineer/New Territories East, Highways Department (Contact person: Mr. Andriy CHU; Tel.: 2762 4090) has been consulted and considered that approval conditions (g) and (h) have been complied with.

Should you have any queries related to planning, please feel free to contact Ms. Carman CHEUNG of this department at 2158 6229.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

APPENDIX 10

Site Photo

Site Photo

Application Site

