

此文件在 2025年 5月 22日 收到
只會在 2025年 5月 22日 收到後才正式確認收到
申請日期

This document is received on **22 MAY 2025**
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

2500961

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By Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LT/781
	Date Received 收到日期	22 MAY 2025

- 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)

INTERNATIONAL PROPERTY INVESTMENT AGENCY LIMITED

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

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

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)	LOT 431 RP(PART) IN D.D.10, LAM KAM ROAD, LAM TSUEN, TAI PO, N.T.
(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 1427 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 201 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lam Tsuen Outline Zoning Plan (OZP) No.S/NE-LT/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture "AGR"
(f) Current use(s) 現時用途	Temporary Shop and Service (Real Estate Agency) with Ancillary Car Park for a period of 3 years. (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 30/04/2025 (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)
1	DD10 Lot431RP, Tai Po, New Territories	28/4/2025

(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)
	N/A	

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

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

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

(b) Effective period of permission applied for
申請的許可有效期☐ year(s) 年☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積sq.m ☐About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐About 約

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

Proposed domestic floor area 擬議住用樓面面積sq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐About 約Proposed gross floor area 擬議總樓面面積sq.m ☐About 約

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

.....

.....

.....

.....

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

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)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間			
<div style="border-bottom: 1px dotted black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; height: 15px; margin-bottom: 5px;"></div>			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input 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))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <div style="border-bottom: 1px dotted black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; height: 15px; margin-bottom: 5px;"></div>	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input 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？	<div>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></div> <div>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></div> <div>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></div> <div>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></div> <div>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></div> <div>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></div> <div>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></div> <div>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></div> <div>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></div> <div>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></div>		
	<div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>		

	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) 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)
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.....	
.....	
.....	
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-LT</u> / <u>728</u>
(b) Date of approval 獲批給許可的日期	<u>12/08/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>16/08/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Shop and Services (Real Estate Agency) with Ancillary Car Park
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

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）。

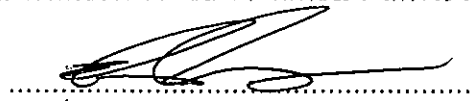
Please refer to the Planning Statement attached.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



Cheung Lai Yin

Name in Block Letters
姓名（請以正楷填寫）

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

Manager

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

International Property Investment Agency Limited

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

Date 日期

30/04/2025

(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	LOT 431 RP(PART) IN D.D.10,LAM KAM ROAD, LAM TSUEN,TAI PO,N.T.	
Site area 地盤面積	1427 (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	Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11	
Zoning 地帶	Agriculture "AGR"	
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Temporary Shop and Services (Real Estate Agency) with Ancillary Car Park for a Period of 3 Years	

(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	201 <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	1	
(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	3.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	14 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____		8(Staff and Vistors Private Car)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	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 checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input 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 type="checkbox"/>
Master landscape plan(s) /Landscape plan(s) 園境設計總圖 /園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater Drainage Plan		
Fire Services Installation Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Section 16 Planning Application for Temporary Shop & Services (Estate Agent Office) with Ancillary Car Park for a period of 3 Years at Lot 431 RP (Part) in D.D. 10, Lam Kam Road, Lam Tsuen, Tai Po, New Territories

1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as "the Board") in support of a planning application (hereinafter referred to as "the current application") for **Temporary Shop & Services (Estate Agent Office) with Ancillary Car Park for a period of 3 Years** (hereinafter referred to as "the proposed use") at Lot 431RP (Part) in D.D. 10, Lam Kam Road, Lam Tsuen, New Territories (hereinafter referred to as "the application site"). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of approximately 1,427m². Its location is shown on Figure 1 whilst Figure 2 indicates relevant private lot which the application site involves.
- 1.1.2 The Applicant, being an estate agent, aims to seek temporary planning permission from the Board for the proposed use with a view to serving the local community who requires local agency services on sales, purchases or renting of houses or various kinds of land.
- 1.1.3 The current application aims to seek temporary planning permission from the Board for the proposed use with a view to serving the local community who requires local agency services on sales, purchases or renting of houses or various kinds of land. The proposed estate agency office only involving one single storey structure with Total Floor Area (TFA) of 201m² together with remaining open area to be utilised for ancillary car park and landscaping only, is considered in full harmony with those surrounding single-storey structures which have long been in existence before the gazettal of the Lam Tsuen Interim Development Permission Area (IDPA) Plan No. IDPA/NE-LT/1 (hereinafter referred to as "the IDPA Plan") dated 31.08.1990.
- 1.1.4 The application site currently falls within an area zoned "Agriculture" ("AGR") on the approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11 exhibited for public inspection on 10.11.2006. (hereinafter referred to as "the Current OZP") (please refer to Figure 3). According to the Schedule of Uses for "AGR" zone attached to the Notes of the Current OZP, the proposed use is neither one of the Column 1 nor Column 2 uses. However, as stipulated in (11)(b) of the Notes of the Current OZP, *"...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years..."*. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of 3 years.

4. THE DEVELOPMENT PROPOSAL

4.1 Proposed Layout, Design Parameters & Operation

- 4.1.1 It is proposed to temporarily utilise the application site for the proposed use (i.e. Local Real Estate Office with Ancillary Car Park) to serve the local community requiring local agency services on sales, purchases or renting houses or various kinds of land which have already been in the close proximity of village/residents settlement to the north, east and south of the application site. The application site has a total area of approximately 1,427m².
- 4.1.2 An ingress/egress point will be at the north-western side directly abutting a long-existed local van track branching off directly from Lam Kam Road. Only one single storey structure with a TFA/ Cover Area of about 201m² and a height of not more than 3.5m) is proposed for the proposed use.
- 4.1.3 As for the remaining open area, it is only proposed as garden area and for ancillary parking space. Given the nature of the proposed use is to serve those local villagers and residents nearby who can access to the application site within walking distance and more importantly, franchised Green Mini Bus (No. 25K) and Bus (No.64K/65K) providing readily available public transport services along Lam Kam Road between the application site and Tai Wo Mass Transit Railway (MTR) station or Sheung Shui MTR Station are found nearby (Illustration 3 and Figure 4 refers). Only 8 parking spaces for staff and visitors are proposed and there will not more than 10 trips made by the vehicles per day. The daily operation hour will be from 9:00 a.m. to 6:00 p.m., Monday to Sunday including Public Holiday. The site configuration and layout are shown in the Indicative Layout Plan per Figure 5 whilst Table 2 encapsulates the key development parameters for the proposed use.
- 4.1.4 As the proposed use requires high degree of security, the proposed use will be fully enclosed with door during operation hours. The nature of the proposed use is targeted for the local neighbourhood and the potential transportation will only be aroused by staff. Vehicles entering or leaving the application will be restricted within the operation hours. In additions, the entrance door will be closed outside the aforesaid operation hours without any activity within or outside the application site, therefore, it is anticipated that no additional noise impact will be generated by the proposed use.

Table 2 Development Parameters for the Proposed Use

Items	Applied Use(s)/ Description (s)	No.(s)	Design Parameter(s) (about)
Site Area	See Below	N/A	Total : 1,427m ²
Cover Area	Shop and Services (Estate Agent Office)	See Below	Total : 201m ² (14%)
Uncover Area		See Below	Total : 1,226 m ² (86%)
Structure	Shop and Services (Estate Agent Office)	1	TFA : 201 m ² : Number of Storey : 1 Dimension : 16.5m (L) x 12.2m (W) x 3.5m (H)
Landscape Treatment	Landscape Garden Area New Planted Trees	1 21	Total : 306 m ² Species: <i>Ficus microcarpa</i> , Min. Height: 2.75m; Min. Interval: 3m
Ingress/ Egress	Vehicles Access	1	N/A
Type of Vehicles	Private Car (Staff and Visitors)	N/A	N/A
Anticipated Trips (Max. Per Day)	Private Car (Staff and Visitors)	10	N/A
Parking Space	Private Car (Staff and visitors)	8	Dimension : 5m (L) x 2.5m (W)
Anticipated Trips (max. per day)	Private Car (Staff and visitors)	10	N/A
Operation Hours	Shop and Services (Estate Agent Office)	N/A	9:00 a.m. to 6:00 p.m. (Monday to Sunday; Including Public Holiday)

PAK NGAU SHEK HA TSUEN

EX. STREAM

Application No. A/NE-171644

Plan approved by

Mr. Jessica CHU, DPO(STR)

11-3-2020

PLANNING DEPARTMENT

PROPOSED INGRESS/EGRESS

ROAD

LOT 431 RP
IN D.D.10

PROPOSED
ESTATE AGENT OFFICE

EXISTING OUTLET CHANNEL

AGR

LAM KAM ROAD



831050 E

831100 E

831150 E

833650 N

833500 N

833450 N

833400 N

833350 N

833300 N

833250 N

833200 N

833150 N

833100 N

833050 N

833000 N

832950 N

832900 N

832850 N

832800 N

832750 N

832700 N

832650 N

832600 N

832550 N

832500 N

832450 N

832400 N

832350 N

832300 N

832250 N

832200 N

832150 N

832100 N

832050 N

832000 N

831950 N

831900 N

831850 N

831800 N

831750 N

831700 N

831650 N

831600 N

831550 N

831500 N

831450 N

831400 N

831350 N

831300 N

831250 N

831200 N

831150 N

831100 N

831050 N

831000 N

830950 N

830900 N

830850 N

830800 N

830750 N

830700 N

830650 N

830600 N

830550 N

830500 N

830450 N

830400 N

830350 N

830300 N

830250 N

830200 N

830150 N

830100 N

830050 N

830000 N

829950 N

829900 N

829850 N

829800 N

829750 N

829700 N

829650 N

829600 N

829550 N

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829400 N

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829250 N

829200 N

829150 N

829100 N

829050 N

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828950 N

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828200 N

828150 N

828100 N

828050 N

828000 N

827950 N

827900 N

827850 N

827800 N

827750 N

827700 N

827650 N

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821900 N

821850 N

821800 N

821750 N

821700 N

821650 N

821600 N

821550 N

821500 N

821450 N

821400 N

821350 N

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821250 N

821200 N

821150 N

821100 N

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821000 N

820950 N

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820850 N

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820550 N

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820150 N

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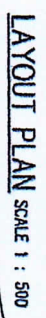
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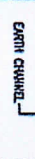
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819700 N



- NOTES FOR CATCHPI

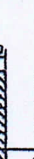
TO THE PUBLIC DRAIN VIA CATCHPIT DURING THE SITE FORMATION WORK



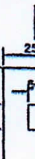
PLAN



SECTION F-F



SECTION A - A.H.15



FOR CATCHPIT/SAND TRAP


100% CEMENT/ SAND MIX
TYPE 1 - FOR SPAN UP TO 1.0m



TYPICAL SECTION OF EARTH CHANNEL

LEGENDS:

THE APPLICATION SITE

- 
- DEPARTMENT OF THE
ENVIRONMENT, PLANNING
AND HERITAGE

(SPECIES BAUHINIA BLAKEANA. TOTAL NO. : 17 ;
MIN HEIGHT : 2.5m : MIN INTERNAL : 1m)

INCREASE/DECREASE (WIDTH: 10mm)

PROPOSED 400 EARTH QUAKES WITH 6.5-MAG CALL

CP PROPOSED CATCH FILL WITH IRAP

(FOR IDENTIFICATION ONLY)

A	04/18	FIRST SUBMISSION
---	-------	------------------

ALL DRAWING SPECIFICATIONS AND THEIR COPY ROOM ARE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - ALL DESIGNS MUST BE CHECKED AT THE SITE - DO NOT SCALE DIMENSIONS -

AT LOT 431 RP (PART) IN D.D.10,

התאחדות

STORMWATER DRAINAGE PLAN

SAWING NO	REV

10/1000/1000/1000	
-------------------	--

FIRE SERVICES NOTES

1 FIRE DETECTION SYSTEM

1. FIRE DETECTION SYSTEM IN ACCORDANCE WITH AUTOMATIC FIRE ALARM INSTALLATIONS (11th/12th EDITION)

1. ALL FIRE DETECTOR TO BE PROVIDED AS SHOWN ON PLANS.

2 MANUAL FIRE ALARM SYSTEM

2.1 A MANUAL FIRE ALARM SYSTEM TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AS SHOWN ON PLANS.

3 EMERGENCY LIGHTING

3.1 EMERGENCY LIGHT TO BE PROVIDED AS SHOWN ON PLANS.

4 EXIT SIGN

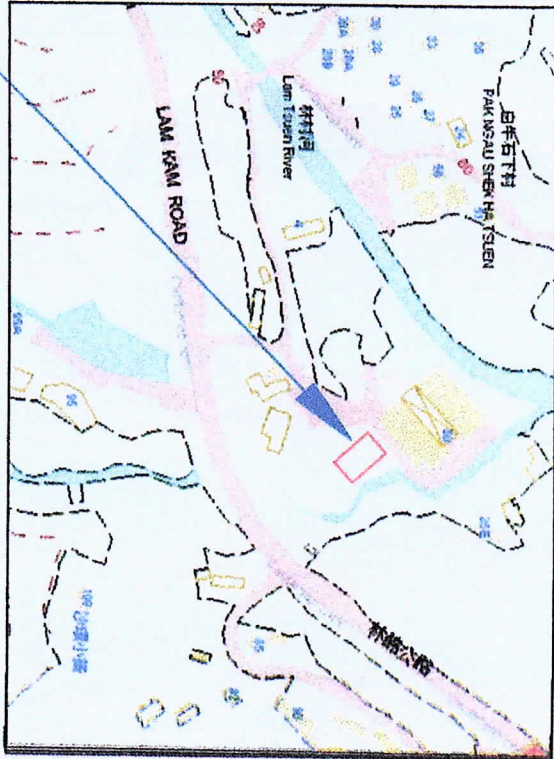
4.1 EXIT SIGN TO BE PROVIDED AS SHOWN ON PLANS.

5 PORTABLE APPLIANCE

5.1 PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED AS SHOWN ON PLANS.

LEGEND

SYL	DESCRIPTION	QTY
☑	FIRE CINTROL PANEL WITH CHARGER	1
Ⓜ	HEAT DETECTOR	13
☐	MANUAL CALL POINT	3
🔔	ALARM BELL	3
📺	VISUAL ALARM SIGNAL	11
💡	EMERGENCY LIGHT (CEILING MOUNTED TYPE)	13
EXIT	EXIT SIGNS	3
➡	EXIT DIRECTIONAL SIGNS	2
Ⓜ	9 LITRES WATER TYPE F.E.	2
Ⓜ	5 KG DRY POWDER F.E.	2



Lot 431 RP (Part) in D.D. 10,
LAM KAM ROAD, LAM TSUEN, TAIPO

BLOCK PLAN SCALE (N.T.S.)

PROJECT :
Lot 431 RP (Part) in D.D. 10,
LAM KAM ROAD, LAM TSUEN,
TAIPO, N.T.

DWG. TITLE : FIRE SERVICES NOTES, BLOCK PLAN,
LEGEND & ABBREVIATION

SCALE N.T.S.

WORKS : FIRE SERVICES INSTALLATION

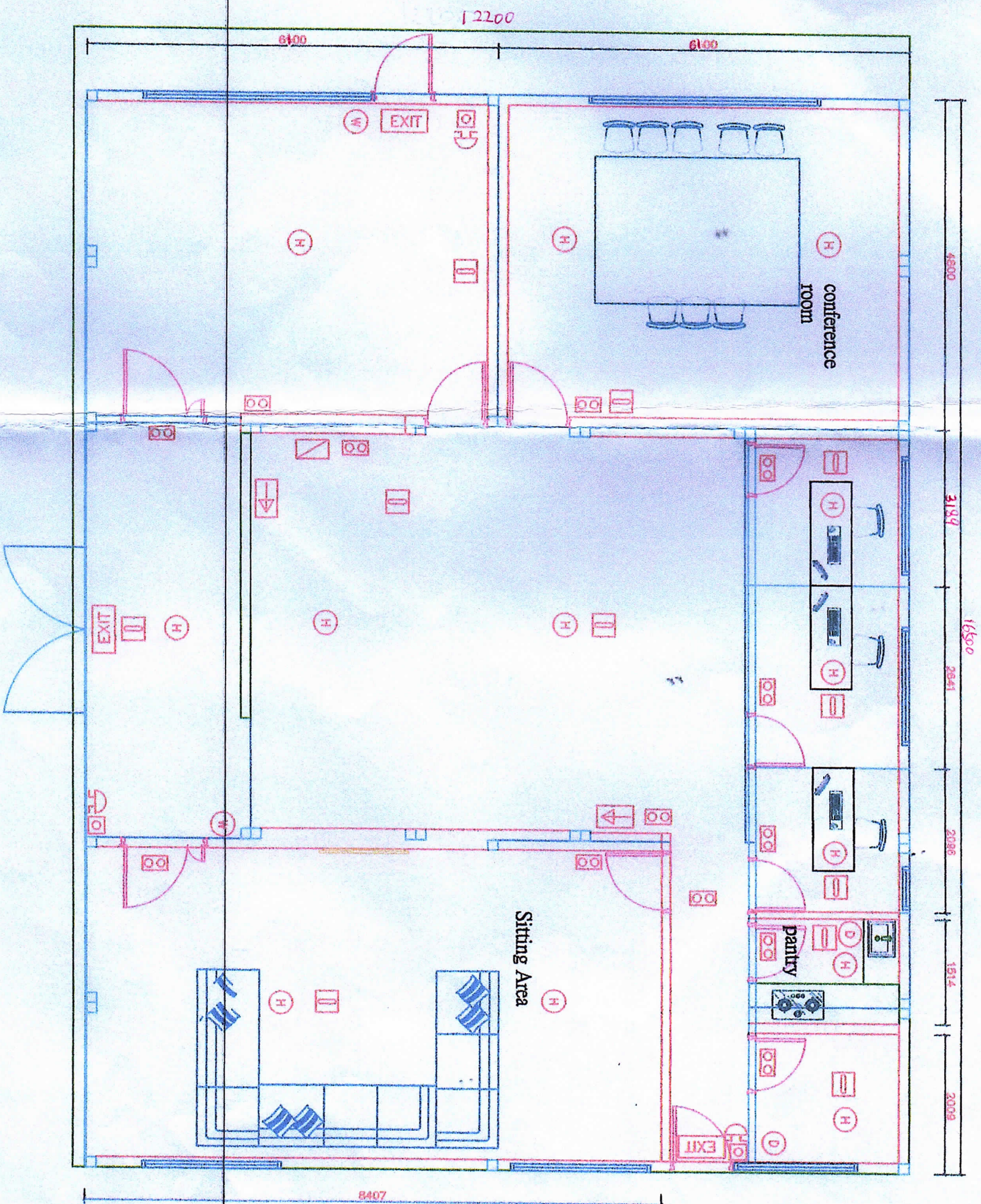
ALL DIMENSION IN mm

SUN HUNG KONG ENGINEERING LTD.
Room 11 12/F., Block B, MERIT IND. CENTRE,
94 TOKWAMAN RD., TOKWAMAN, KOWLOON.
Tel. : 27131138 Fax. : 24557756

DWG NO : 9910001-1-101
DATE : 20-11-2001
DRAWN BY : CHIAN YU-KU

TOWN PLANNING BROAD REF. : TPB/ANE-LT/664

AS FITTED



PROJECT :

Lot 431 RP (Part) in D.D. 10,
LAM KAM ROAD, LAM TSUEN,
TAIPO, N.T.

DWG. TITLE :

F.S. LAYOUT PLAN

SCALE

N.T.S.

SUN HUNG KONG ENGINEERING LTD.

Room 11 12/F., Block B, MERIT IND. CENTRE,
94 TOKWAWAN RD., TOKWAWAN, KOWLOON.
Tel. : 27131138 Fax. : 24557756

DWG NO. :

9919521-S-DJ

DATE :

20-10-2021

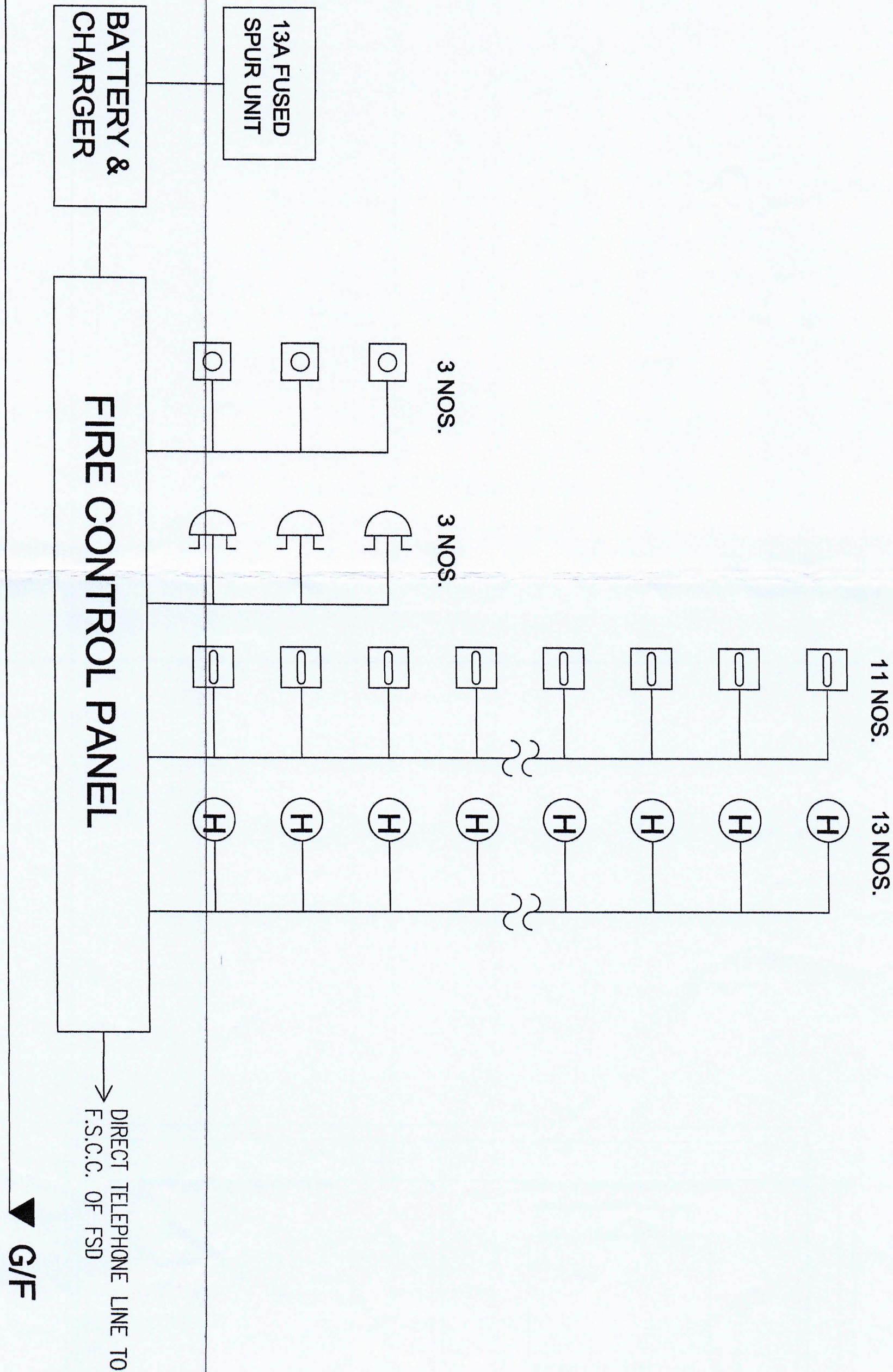
DRAWN BY :

CHAN YUK LEUNG

WORKS :

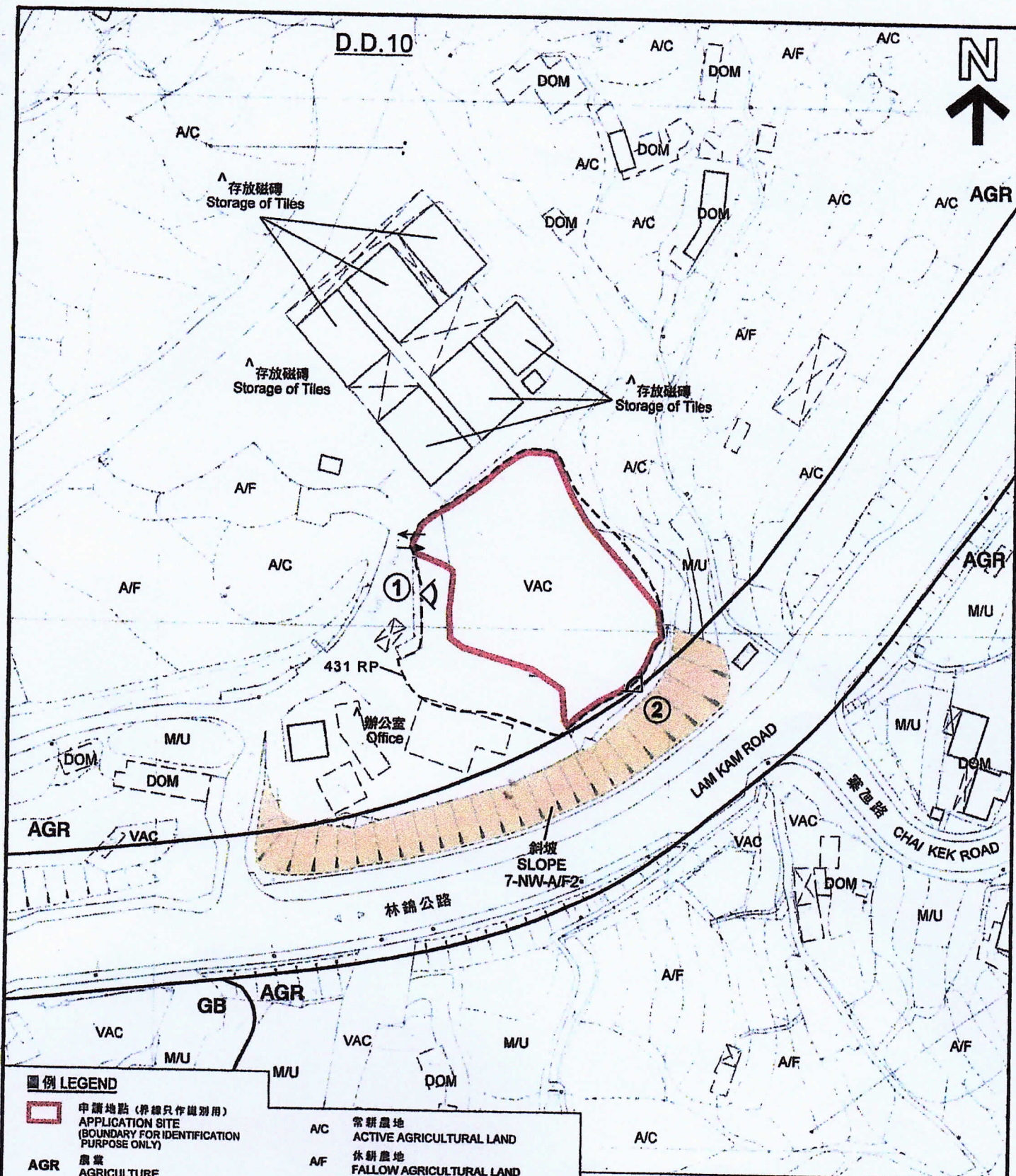
FIRE SERVICES INSTALLATION

ALL DIMENSION IN mm



PROJECT : Lot 431 RP (Part) in D.D. 10, LAM KAM ROAD, LAM TSUEN, TAIPO, N.T.		DWG. TITLE : SCHEMATIC CONTROL WIRING DIAGRAM FOR FIRE DETECTION SYSTEM AND MANUAL FIRE ALARM SYSTEM	SCALE N.T.S.	SUN HUNG KONG ENGINEERING LTD. Room 11 12/F., Block B, MERT IND. CENTRE, 94 TOKWAMAN RD., TOKWAMAN, KOWLOON. Tel. : 27131138 Fax. : 24557756		DWG NO : 9919521-S-D2
WORKS : FIRE SERVICES INSTALLATION			ALL DIMENSION IN mm	DATE : 20-10-2021		DRAWN BY : CHAN YUK LEUNG

D.D.10



圖例 LEGEND

申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

AGR 農業
AGRICULTURE

GB 綠化地帶
GREEN BELT

入口/出口
INGRESS / EGRESS

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

A/C 常耕農地
ACTIVE AGRICULTURAL LAND

A/F 休耕農地
FALLOW AGRICULTURAL LAND

DOM 住用構築物
DOMESTIC STRUCTURE

VAC 空置
VACANT

M/U 荒地
UNUSED LAND

註釋 Notes:

- (1) 2017年8月1日勘测的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 1.8.2017
- (2) Δ 土地用途跟1991年12月17日勘测的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 17.12.1991

平面圖 SITE PLAN

本摘要圖於2017年12月5日備欄，
所根據的資料為測量圖編號
7-NW-6D及11B
EXTRACT PLAN PREPARED ON 5.12.2017
BASED ON SURVEY SHEETS No.
7-NW-6D & 11B

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)
大埔林村林錦公路丈量約份第10約地段第431號餘地 (部分)
PROPOSED TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY)
WITH ANCILLARY CAR PARK FOR A PERIOD OF 3 YEARS
LOT 431 RP (PART) IN D.D. 10,
LAM KAM ROAD, LAM TSUEN, TAI PO

米 20 0 20 40 米
METRES SCALE 1:1000 比例尺



AGR

AGR

CHAI KEK ROAD

LAM KAM ROAD

林錦公路

GB

圖例 LEGEND

申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

航攝照片 AERIAL PHOTO

本摘要圖於2017年12月5日擬備，
所根據的資料為地政總署
於2016年10月6日拍得的航攝照片
編號E003189

EXTRACT PLAN PREPARED ON 5.12.2017
BASED ON AERIAL PHOTO No. E003189
TAKEN ON 6.10.2016 BY
LANDS DEPARTMENT

擬建臨時商店及服務行業 (地產代理) 及附屬停車場 (為期3年)
大埔林村林錦公路丈量約份第10約地段第431號餘段 (部分)
PROPOSED TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY)
WITH ANGLIARY CAR PARK FOR A PERIOD OF 3 YEARS
LOT 431 RP (PART) IN D.D. 10,
LAM KAM ROAD, LAM TSUEN, TAI PO

①

申請地點
APPLICATION SITE



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

麗瑤臨時商店及服務行署（物業代理）及附屬停車場（為期3年）
大埔林村村前公路文皇約份第10的地段第431號餘段（部分）
PROPOSED TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY)
WITH ANCILLARY CAR PARK FOR A PERIOD OF 3 YEARS
LOT 431 RP (PART) IN D.D. 10.
LAM KAM ROAD, LAM TSUEN, TAI PO

本圖於2017年12月5日擬備，所根據
的資料為攝於2017年9月10日的實地照片
PLAN PREPARED ON 5.12.2017 BASED ON
SITE PHOTO TAKEN ON 10.9.2017



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

擬建臨時酒店及服務行車 (地產代理) 及附屬停車場 (為期3年)
大埔林村林道公路公營工程約第10段地段第431號餘餘(部分)
PROPOSED TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY)
WITH ANCILLARY CAR PARK FOR A PERIOD OF 3 YEARS
LOT 431 RP (PART) IN D.D. 10,
LAM KAM ROAD, LAM TSUEN, TAI PO

本圖於2017年12月5日製備，所根據
的資料為攝於2017年9月19日的實地照片
PLAN PREPARED ON 5.12.2017 BASED ON
SITE PHOTO TAKEN ON 19.9.2017

Geotechnical Assessment Report
on
Proposed Temporary Shop & Services
(Estate Agent Office)
with
Ancillary Car Park for Period of 3 Years
at
Lot 431 R.P. in D.D. 10
Lam Kam Road, Lam Tsuen
Tai Po, N.T.

Philip So & Associates Consulting Civil and Geotechnical Engineers Ltd.
August 2017

Contents

1. Introduction	1
2. Site location, Topography and Surrounding Environment	2
3. General Approaches for Site Formation, Superstructure and Foundation Design	3
4. Conclusions and Recommendations	4

Figures

Photos

Appendix A – SMRIS from Lands Department and SIS from CEDD

\

1. Introduction

Temporary Shop & Services (Estate Agent Office) with Ancillary Car Park for a Period of 3 years are proposed to be carried out at Lot 431 R.P. in D.D. 10, Lam Kam Road, Lam Tsuen, Tai Po, N.T. For this project, Philip So & Associates Ltd. is appointed by the lot owner as the project geotechnical consulting engineer.

To support the proposal, the following geotechnical and structural aspects are studied:-

- a) Identifying the geotechnical constraints of the site; and
- b) Assessing foundation works to be required with particular emphasize on the geotechnical constraints including the sub-stratum condition.

This report identifies the pertinent geotechnical and structural features of the site and their implications on the proposed development. It also discusses in general the geotechnical and structural considerations required for the subject works, with a brief discussion about the structural works to be involved.

In order to fulfill the above-mentioned objectives, a comprehensive investigation programme will be implemented comprising the following:-

- 1.1 Detailed ground investigation including in-situ and laboratory soil testing to identify the soil parameters together with the monitoring of groundwater table, by sinking vertical drillholes and trial pits on site;
- 1.2 Establishment of geological and hydrogeological model based on the findings from topographic survey and the ground investigation works.

2. Site Location, Topography and Surrounding Environment

The proposed works involve Temporary Shop & Services (Estate Agent Office) with Ancillary Car Park for Period of 3 Years at Lot 431 R.P. in D.D. 10, Lam Kam Road, Lam Tsuen, Tai Po, N.T. The block plan of the site is given in Figure 1.

2.1 Site Descriptions

The works consist mainly of the following items:-

- a) Proposed Shop and Services (Estate Agent Office);
- b) Proposed Ancillary Car Park;
- c) Proposed Ingress/Egress; and
- d) Proposed Turfed Area.

An existing slope with Feature No. 7NW-A/F2 is situated due south of the site.

To the south of the site, there is a vehicular road, namely Lam Kam Street, with heavy traffic density. To the north and north-west of the site, there are single storey structures. To the south-west of the site, there are some temporary shelters.

Existing Geotechnical Features

Feature No. 7NW-A/F2

The Feature is situated due south of the site. The full slope is about 130m long. The maximum height of the cut slope is 8m with an average angle of 40° inclining to horizontal. The proposed turfed area is situated near the slope toe. An existing road with heavy traffic is situated in the slope crest. With reference to the SMRIS retrieved from Lands Department (see Appendix A), the lot owners or parties listed below are responsible for maintenance of this Feature:

- Lot 459 in D.D. 10
- Lot 460 B.R.P. in D.D. 10
- Highways Department
- Lot 431 in D.D. 10

- Lot 461 B.R.P. in D.D. 10

3. General Approaches for Site Formation, Superstructure and Foundation Design

With reference to the Block Plan (Figure 1 refers), temporary shop & services (Estate Agent Office) with Ancillary Car Park and turfed area are proposed to be constructed at the subject lot.

Judging from the site conditions and the proposed building, the following approaches shall be adopted for the future Site Formation, superstructure and foundation design:-

- a) To provide shallow foundation is considered appropriate in order to support the future structures.
- b) To carry out detailed stability assessment for the existing Feature and to provide adequate upgrading measures as necessary.

3.1 Site Formation, Foundation and Superstructure Approach

Ground investigation works including trial pits / vertical boreholes shall be sunk on the existing Feature No. 7NW-A/F2 to confirm the thickness of the soil stratum, the depth of bearing stratum and the groundwater table level. Soil sampling and laboratory testing shall be conducted in order to identify the soil parameters for different types of soils in the subject site.

Feature No. 7NW-A/F2

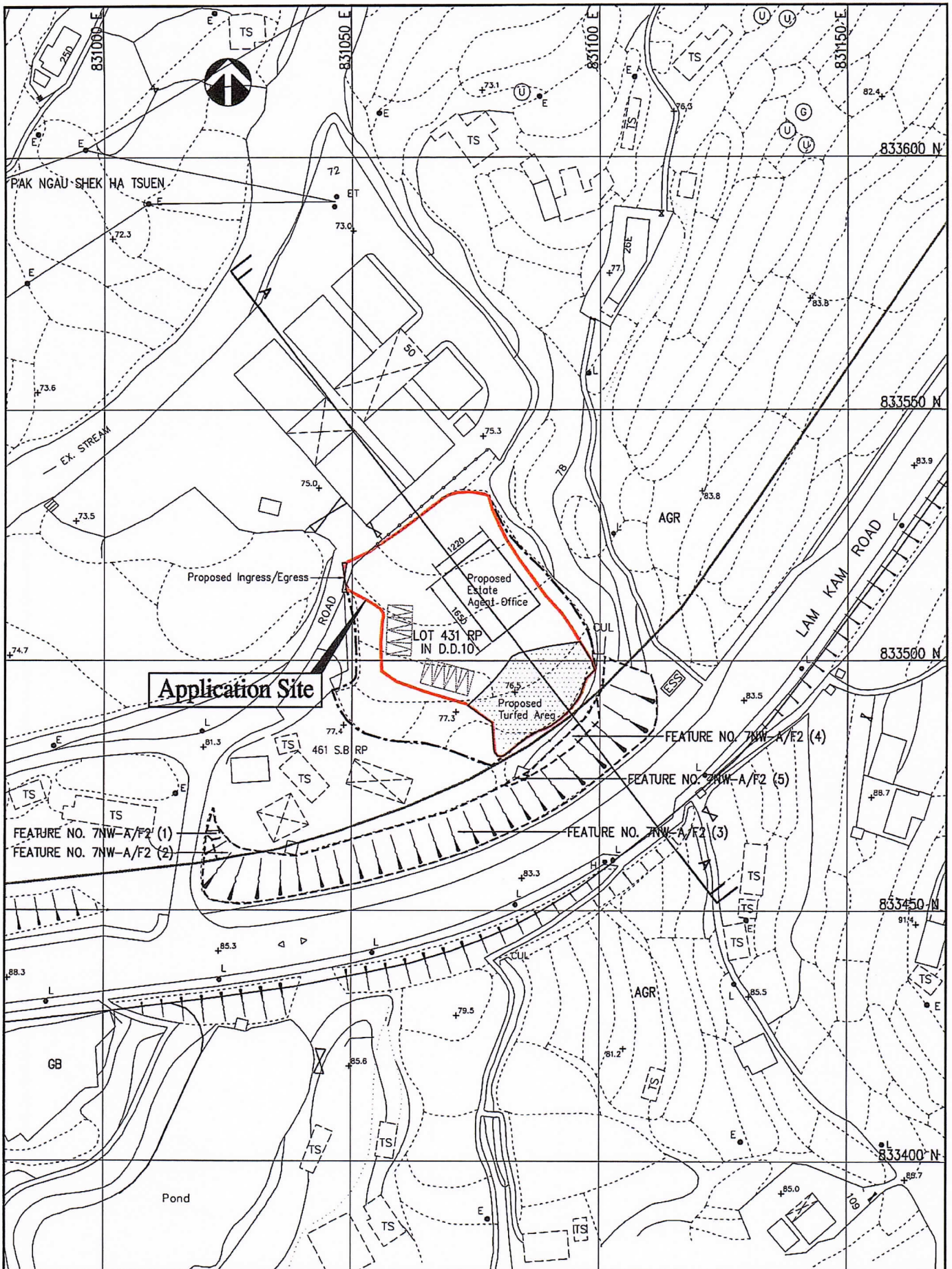
With reference to the Block Plan and section, turfed area is to be located near the slope toe. Overall stability assessment for the feature shall be checked to ensure the feature will not affect the proposed works, or vice versa. Adequate upgrading measures (e.g. installation of soil nails) shall be provided if the feature cannot fulfill the current engineering standard.

4. Conclusions and Recommendations

On the basis of engineering considerations discussed in Sections 2 & 3, it is considered that the proposed development is feasible.

Pad footing / raft footing are proposed as the support for construction of the proposed structure. Adequate upgrading measures (e.g. installation of soil nails) shall be provided if the existing Feature cannot fulfill the current engineering standards.

Figures



PROJECT : LOT 431 RP (PORTION) IN D.D.10, LAM KAM ROAD,
LAM KAM TSUEN, TAI PO, N.T.

DWG. TITLE : BLOCK PLAN

DATE : 28/08/2017 SCALE : 1 : 1000 DRG. NO. : Figure 1

GEOTECHNICAL CONSULTANT :

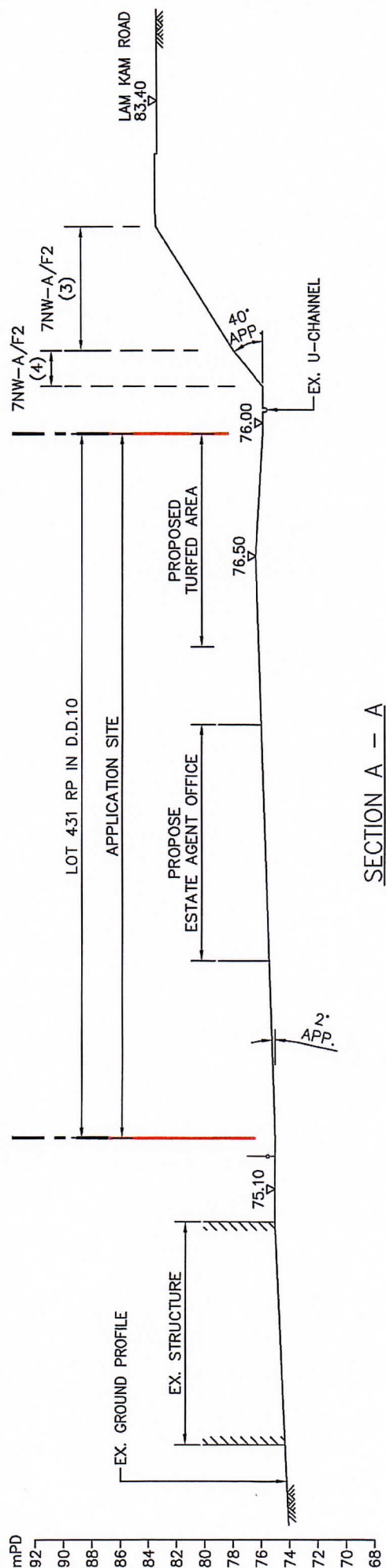
PSA PHILIP SO & ASSOCIATES
CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS LTD.

Flat C, 8/F., On Ho Industrial Building,
No. 17-19, Shing Wan Road, Tai Wai, Shatin, N.T.

TEL (852) 2739 9333
FAX (852) 2732 2663

2017/08/08 09:21 AM

>> RUC2013> ECF FIC1H > 24 . ' %62017> /KEONPCOM> . Q'43142 RP & .D.10 . CO -CO 42P> (K.VUUFYI



GEOTECHNICAL CONSULTANT :

PROJECT : LOT 431 RP (PORTION) IN D.D.10, LAM KAM ROAD,
LAM KAM TSUEN, TAI PO, N.T.

DWG. TITLE : SECTION A - A

DATE : 28/08/2017	SCALE : 1 : 400	DRG. NO. : Figure 2
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PSA PHILIP SO & ASSOCIATES
CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS LTD.

KWA
CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS LTD.
Flat C, 8/F., On Ho Industrial Building,
No. 17-19, Shing Wan Road, Tai Wai, Shatin, N.T.
TEL. (852) 2739 9333
FAX. (852) 2732 2863

TEL. (852) 2739 9333
FAX. (852) 2732 2863

Photos



Photo 1 Local Mini Bus Stop to serve the local resident from Pak Ngau Shek Tseun and Tai Wo MTR Station



Photo 2 Northern View from the Application Site, 2 to 3-storeys village houses were found



Photo 3 One storey structures to immediate north of the application site which has been in existence before the EDPA Plan

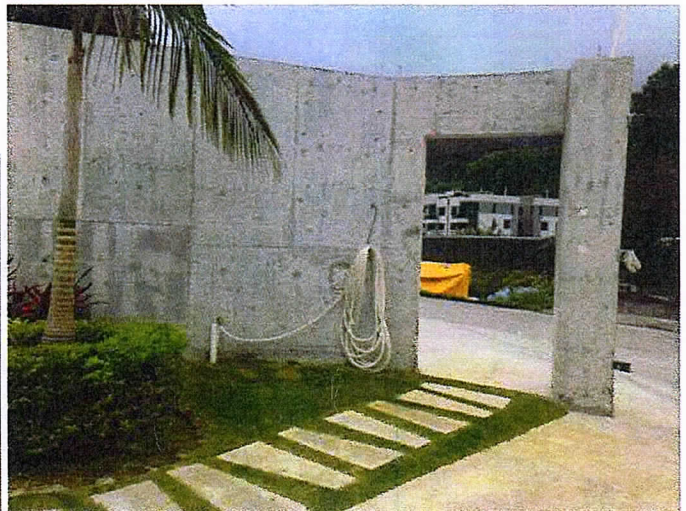


Photo 4 The Pedestrian Entrance in the immediate Left of the Application Site



Photo 5 The Entrance of the local van Track branching off from Lam Kam Road



Photo 6 One storey structure in the immediate southwest of the Application Site

Project:
Section 16 Planning Application for Shop & Services (Estate Agent Office) with Ancillary Car Park at Lot 431 RP (Part) in D.D.10, Lam Kam Road, Lam Tsuen, Tai Po, New Territories

Title:
Surrounding Land Uses Characteristics

Illustration:
3

Scale:
Not to Scale

Date:
June 2017

PHILIP SO & ASSOCIATES LTD.
Consulting Civil & Geotechnical Engineers

Ref.: ADCL/PLG-10125-R001/1003

LEGEND:

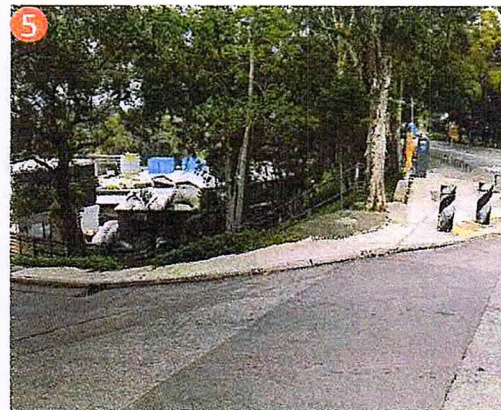
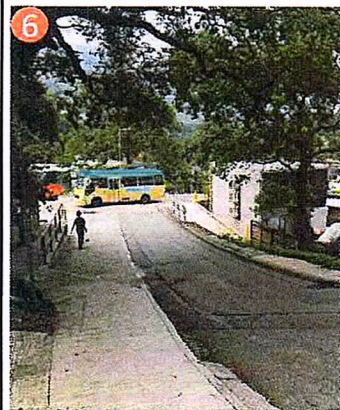
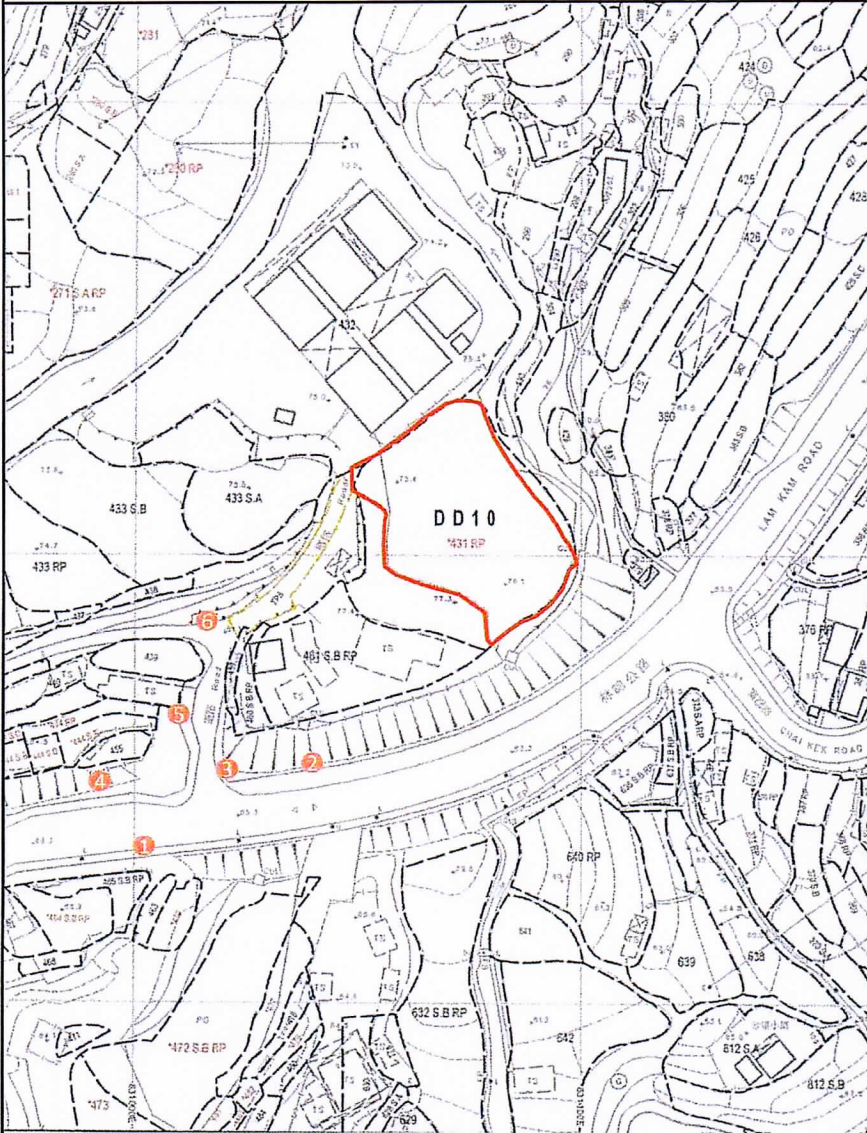


The Subject Building



Viewpoint

(For Identification Only)



Project:
Section 16 Planning Application for Shop & Services (Estate Agent Office) with Ancillary Car Park at Lot 431 RP (Part) in D.D.10, Lam Kam Road, Lam Tsuen, Tai Po, New Territories

Title:
Current Conditions of Lam Kam Road

Illustration:
4

Scale:
Not to Scale

Date:
June 2017

PHILIP SO & ASSOCIATES LTD.
Consulting Civil & Geotechnical Engineers

Ref.: ADCL/PLG-10125-R001/1004

Appendix A

SMRIS from Lands Department and SIS from CEDD



BASIC INFORMATION

Location: LAM KAM ROAD, TP

SIFT Ref.: N/A

First Registration Date:

SIFT Class: B2

Data Source: E(HyD)

Approximate Coordinates: Easting: 831067 Northing: 833461

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Road/footpath with heavy traffic density

Distance of Facility from Crest (m): 4

Facility at Toe: Horticulture garden

Distance of Facility from Toe (m): 0

Consequence-to-life Category: 2

Remarks: N/A

SLOPE PART

(1) Max. Height (m): 8 Length (m): 130 Average Angle (deg): 40

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

- | | | | |
|-----|---------------|-----------------------------------|----------------------------------|
| (1) | Mixed Feature | Maintenance Party: DD10 Lot459 | MR Endorsement Date: 30-Aug-2000 |
| (2) | Mixed Feature | Maintenance Party: DD10 Lot460BRP | MR Endorsement Date: 30-Aug-2000 |
| (3) | Mixed Feature | Maintenance Party: HyD | MR Endorsement Date: 30-Aug-2000 |
| (4) | Mixed Feature | Maintenance Party: DD10 Lot431 | MR Endorsement Date: 30-Aug-2000 |
| (5) | Mixed Feature | Maintenance Party: DD10 LOT461BRP | MR Endorsement Date: 30-Aug-2000 |



DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 09-May-2012

Data Source: EI(HyD)

Slope Part Drainage: (1) Position: Toe Size(mm): 600
(2) Position: Berm Size(mm): 225

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0

Material Description: Material type: Soil Geology: N/A

Berm: No. of Berms: 1 Min. Berm Width (m): 1

Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

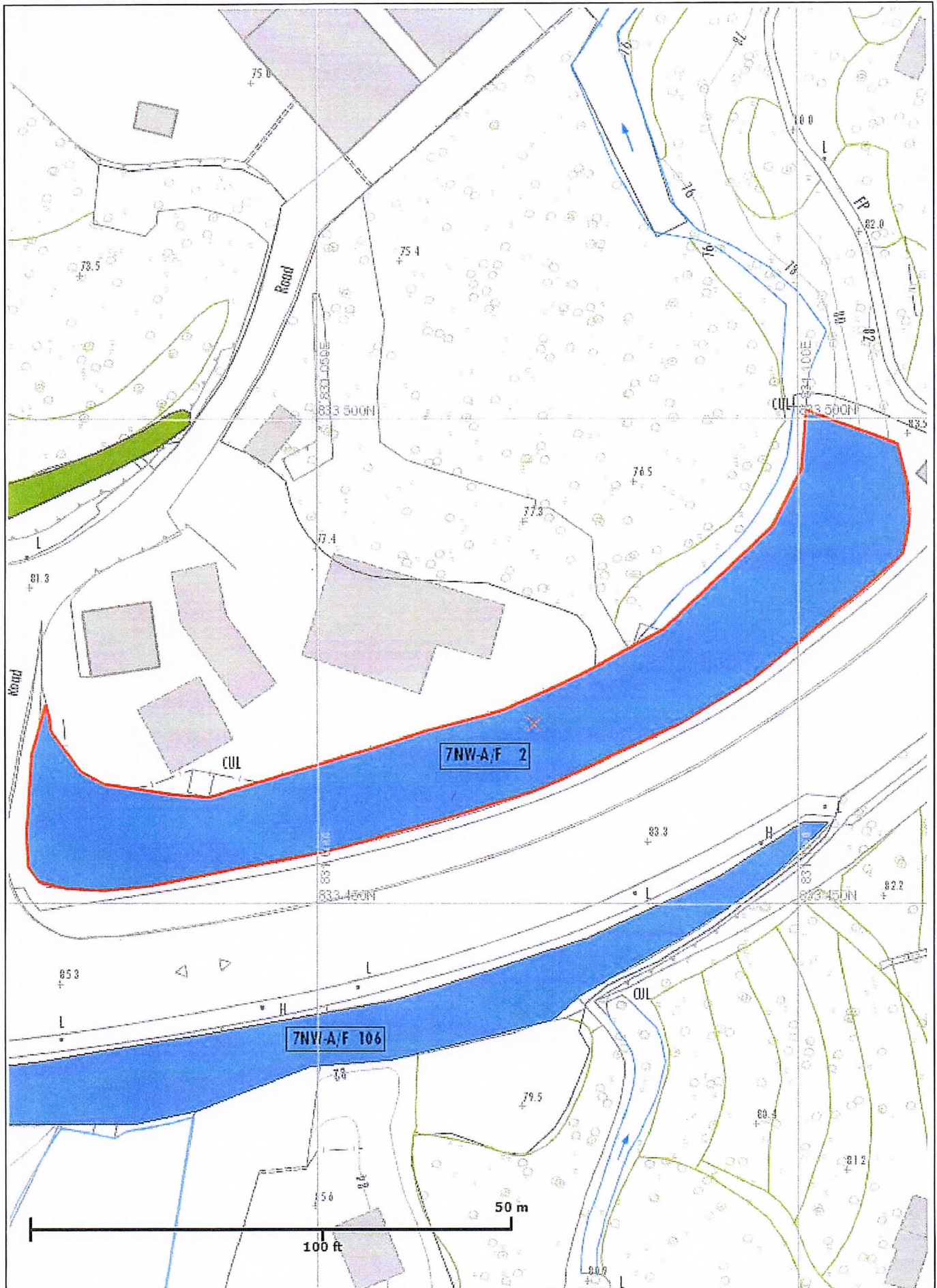
N/A

SERVICES

N/A

PHOTO





Slope Maintenance Responsibility Report

(7NW-A/F2)


**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**
List of Slope Maintenance Responsibility Area(s)

1	7NW-A/F2	Sub-Division		1
	Location	ADJOINING LAM KAM RD NEAR SPOT LEVEL 83.3 WITHIN VARIOUS LOTS IN DD10		
	Responsible Lot/Party	DD10 Lot459	Maintenance Agent	N/A
	Remarks	Slope information being reviewed.		
2	7NW-A/F2	Sub-Division		2
	Location	ADJOINING LAM KAM RD NEAR SPOT LEVEL 83.3 WITHIN VARIOUS LOTS IN DD10		
	Responsible Lot/Party	DD10 Lot460BRP	Maintenance Agent	N/A
	Remarks	Slope information being reviewed.		
3	7NW-A/F2	Sub-Division		3
	Location	ADJOINING LAM KAM RD NEAR SPOT LEVEL 83.3 WITHIN VARIOUS LOTS IN DD10		
	Responsible Lot/Party	HyD	Maintenance Agent	HyD
	Remarks	1. Slope information being reviewed. 2. For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent direct.		
4	7NW-A/F2	Sub-Division		4
	Location	ADJOINING LAM KAM RD NEAR SPOT LEVEL 83.3 WITHIN VARIOUS LOTS IN DD10		
	Responsible Lot/Party	DD10 Lot431	Maintenance Agent	N/A
	Remarks	Slope information being reviewed.		
5	7NW-A/F2	Sub-Division		5
	Location	ADJOINING LAM KAM RD NEAR SPOT LEVEL 83.3 WITHIN VARIOUS LOTS IN DD10		
	Responsible Lot/Party	DD10 LOT461BRP	Maintenance Agent	N/A
	Remarks	Slope information being reviewed.		

- End of Report -

Notes:

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Search Criteria: 7NW-A/F2

Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 29/08/2017

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Search Criteria: 7NW-A/F2

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處編號消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

A 9502447

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client: 顧客姓名	英利實業香港有限公司	SUN HUNG KONG ENGG. LTD.
Name of Building: 樓宇名稱	Proposed Temporary Shop and Services (Real Estate Agency) with Ancillary Car Park	Ref.: P-0047-CA-2024-01 WO.: 25062
Street No./Town Lot: 門牌號數/市地段	Lot 431 RP(Part) in D.D. 10	Street/Road/Estate Name: 街道/屋苑名稱
Block: 座		Area: 地區
District: 分區	Tai Po	<input type="checkbox"/> HK 香港 <input type="checkbox"/> K 九龍 <input checked="" type="checkbox"/> NT 新界
Type of Building 樓宇類型:	<input type="checkbox"/> Industrial 工業 <input checked="" type="checkbox"/> Commercial 商業 <input type="checkbox"/> Domestic 住宅 <input type="checkbox"/> Composite 綜合 <input type="checkbox"/> Licensed premises 持牌處所 <input type="checkbox"/> Institutional 社團	

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	應急照明系統	G/F	符合消防處規定	5-8-2024	4-8-2025
12	出口指示牌	同上	同上	同上	同上
13	火警警報系統(MFA)	同上	同上	同上	同上
15	火警偵測系統 (熱度探測器 13個)	同上	同上	同上	同上

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
不適用	不適用	不適用	不適用	不適用	不適用

Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
不適用	不適用	不適用	不適用	不適用

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署Name:
姓名FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9502907

FSD Ref.:

消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

英利實業香港有限公司

SUN HUNG KONG ENGG. LTD.

Name of Building:

樓宇名稱

Proposed Temporary Shop and Services (Real Estate Agency)
with Ancillary Car Park

Ref.: P-0047-CA-2024-01

WO.: 25062

Street No./Town Lot:

門牌號數/市地段

Lot 431 RP(Part) in D.D. 10

Street/Road/Estate Name:

街道/屋苑名稱

Lam Tsuen

Block:

座

District:

分區

Tai Po

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☒ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	手提滅火筒 (9公升水式(W/CO ₂)滅火筒 2支, 5公斤乾粉式(Dry Powder)滅火筒 2支)	G/F	符合消防處規定	5-8-2024	4-8-2025

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
不適用	不適用	不適用	不適用	不適用	不適用

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
不適用	不適用	不適用	不適用	不適用

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署Name
姓名FSD/RC No.
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

CHAN YUK LEUNG

RC3/663

SUN HUNG KONG
ENGINEERING LTD.

12/8/2024

For FSD
use only:

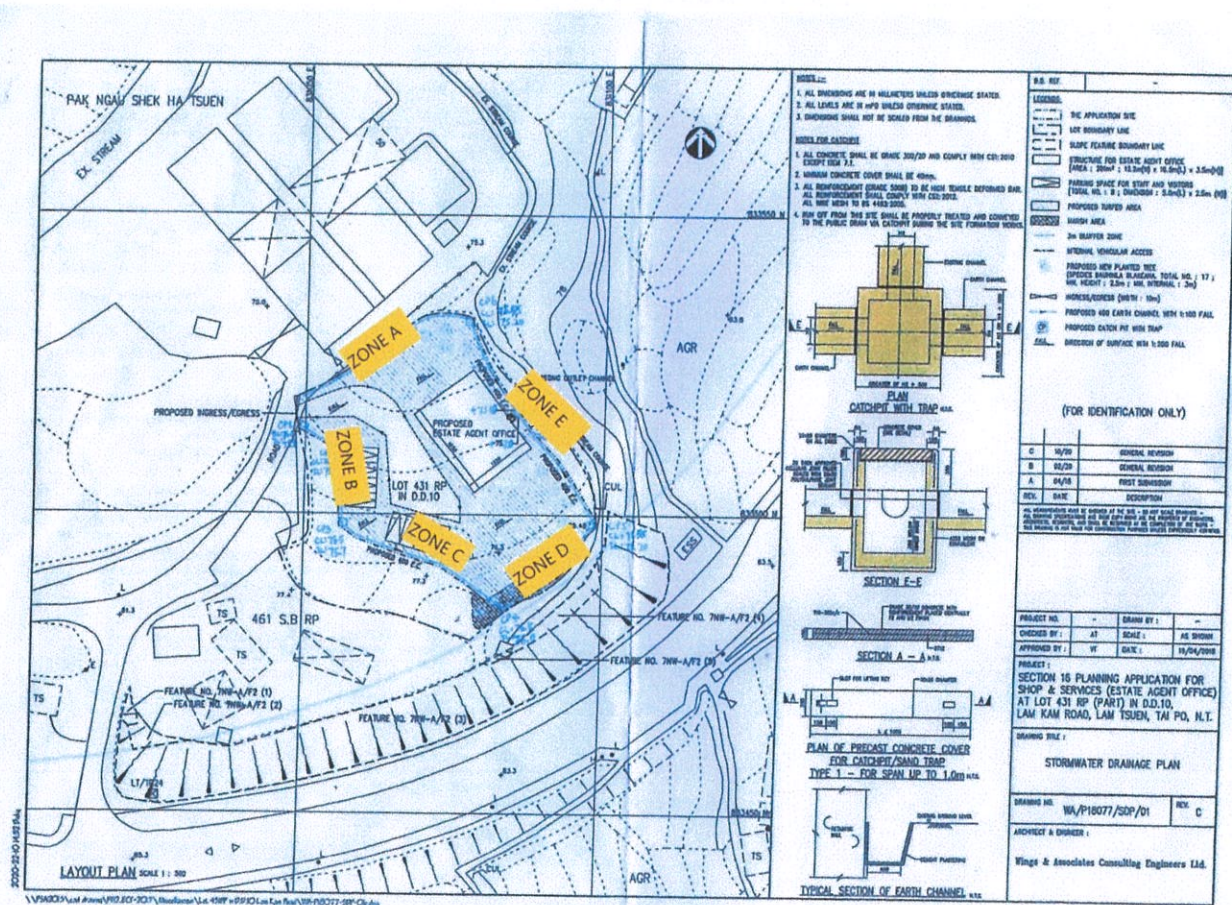
Inspected

Key-in

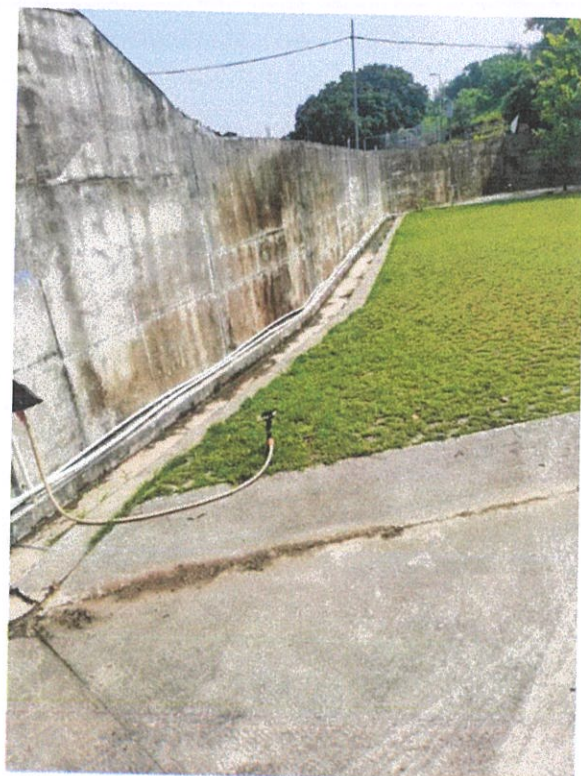
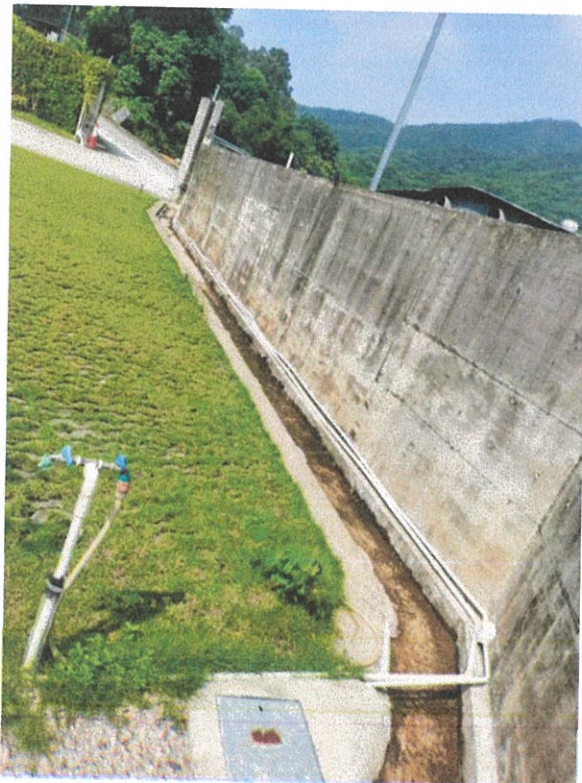
Verified

Drainage Facilities

Please find the colored yellow zoneA/zoneB/zoneC/zoneD/zoneE for Reference...



ZONE A





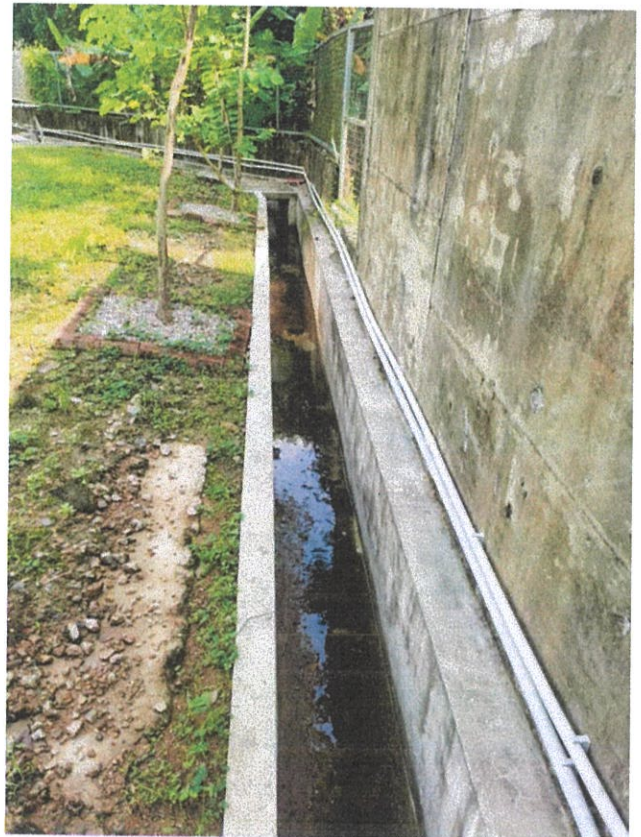
ZONE B

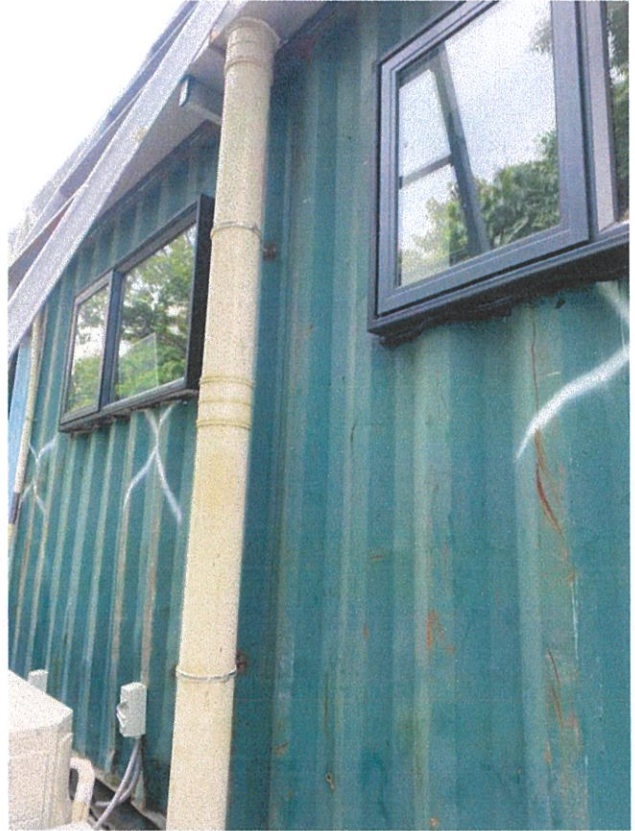


ZONE C



ZONE D





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

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

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

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Planning Office
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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. : 2691 2806

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

29 October 2021

International Property Investment Agency Limited

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.

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. : 2691 2806

By Post and Fax (2668 8008)

(1 page)

30 August 2021

International Property Investment Agency Limited

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."



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,
NT., Hong Kong

來函編號 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.: 2691 2806/2969 2377

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

3 May 2021

International Property Investment Agency

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

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."



-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.

寄件者: lucky east < >
寄件日期: 2025年5月26日星期一 下午 3:36
收件者:
副本: tpbpd/PLAND;
主旨: Fwd: TPB/A/NE-LT/728
附件: DD10 Lot431RP 排水設施履行.pdf

類別: Internet Email

----- Forwarded message -----

寄件者: **lucky east** < >
Date: 2025 年 5 月 23 日 週五 下午 5:11
Subject: Re: TPB/A/NE-LT/728
To: < >

李先生，你好！

關於大埔林村 DD10 Lot431RP(PART) :A/NE-LT/781 的 S16-III許可續期申請，與上次 TPB/A/NE-LT/728 之申請一致，並沒有任何改動，只是就有關申請作出續期。

現附上規劃處對履行排水設施的許可信，煩請查閱。

如有任何疑問，請致電 於本人聯絡。

此致

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/728
電話號碼 Tel. No.: 2158 6274
傳真機號碼 Fax No.: 2696 2377

International Property Investment Agency Limited

郵寄及傳真(2668 8008)

(共一頁)

張先生:

履行規劃許可附帶條件(d)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)

臨時商店及服務行業(地產代理)及附屬停車場的規劃許可續期(為期 3 年)
(申請編號 A/NE-LT/728)

就你履行上述規劃許可附帶條件(d)項有關提交現有排水設施記錄的來信，本署已於本年九月八日收到，現回覆如下：

渠務署總工程師/新界北已審視你提交的渠務照片，並對規劃許可附帶條件(d)項的履行沒有意見。因此，規劃許可附帶條件(d)項經已履行。請申請人妥善保養有關排水設施，避免對周邊地區帶來負面的排水影響。

如有疑問，請與本處劉家俊先生(電話：2158 6225)聯絡。

規劃署署長

(易康年女士 代行)

二零二二年九月二十九日

副本抄送

渠務署總工程師/新界北 (經辦人：陳裕坤先生) (傳真：2770 4761)

內部抄送

總城市規劃師/城市規劃委員會(1)
地盤記錄

HY/BL/JT/jt

**Extract of Town Planning Board Guidelines No. 34D for
‘Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development’**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal application should not be longer than the original validity period of the temporary approval. In general, the Town Planning Board (the Board) is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Applications covering the site on the
Lam Tsuen Outline Zoning Plan

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/NE-LT/615	Proposed Temporary Shop and Services (Real Estate Agency) with Ancillary Car Park for a Period of 3 Years	8.12.2017 (Revoked on 8.12.2018)
A/NE-LT/664	Proposed Temporary Shop and Services (Real Estate Agency) with Ancillary Car Park for a Period of 3 Years	16.8.2019
A/NE-LT/728	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) with Ancillary Car Park for a Period of 3 Years	12.8.2022

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- (a) no objection to the application;
- (b) the application site ("the Site") comprises Old Schedule Agricultural Lot No. 431 RP in D.D.10 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of Government;
- (c) the private lot is covered by Short Term Waiver (STW) No. 790 for the purpose of "Temporary Shop and Services (Real Estate Agency) with Ancillary Car Park". A single storey structure with a built-over area not exceeding 201.3m² and a height not exceeding 3.5m is permissible;
- (d) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto; and
- (e) his advisory comments are at **Appendix V**.

2. Drainage

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

- (a) if the captioned application is approved, a condition should be included to request the applicant to maintain the drainage facilities and submit condition records of the existing drainage facilities to, the satisfaction of Director of Drainage Services or the Town Planning Board; and
- (b) her advisory comments are at **Appendix V**.

3. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the application; and

- (b) his advisory comments are at **Appendix V**.

4. Environmental Protection

Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application; and
- (b) no environmental complaint in relation to the Site was received in the past three years; and
- (c) his advisory comments are at **Appendix V**.

5. Highways

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

- (a) no adverse comment on the application; and
- (b) his advisory comments are at **Appendix V**.

6. Landscape

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

- (a) no adverse comment to the application from landscape planning perspective;
- (b) the Site is located in an area of settle valleys landscape character comprising farmland, tree clusters, village houses and temporary structures. Compared with aerial photos in 2021 and 2024, there is no significant change in the landscape character surrounding the Site;
- (c) the Site is occupied by a single-storey structure and partly paved. Lawn and some trees and shrubs of common species are observed at the periphery within the Site. In comparison with the approved scheme under application No. A/NE-LT/728, there is no significant change on the development layout. Further significant adverse impact on existing landscape resources within the Site arising from the proposed continuous use is not anticipated; and
- (d) her advisory comments are at **Appendix V**.

7. Fire Safety

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

- (a) no objection in principle to the renewal application; and
- (b) his advisory comments are at **Appendix V**.

8. Other Departments

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

- Commissioner for Transport (C for T);
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Project Manager (North), CEDD (PM(N), CEDD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Commissioner of Police (C of P); and
- District Officer/Tai Po, Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issue relating to the development with other concerned owner(s) of the application site;
- (c) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that the applicant will likely make use of the adjoining unleased / unallocated Government land as vehicles access to and from the Site. The maintenance and management responsibility of the said Government land and any other Government land leading to the application site should be sorted out with the relevant Government departments, prior to the use of access purpose;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to follow the relevant mitigation measures and requirements in Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites and to meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant shall maintain the drainage facilities as those implemented under previous application No. A/NE-LT/728. The applicant should inform the Planning Department if the drainage arrangement has been changed;
- (f) to note the comment of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - the application site is within upper indirect water gathering grounds and is less than 30m from the nearest water course;
 - site formation, construction and drainage plans shall be submitted to the WSD for approval;
 - besides car parking, other activities such as car maintenance, repairing or washing activities shall not be allowed in the proposed development;

- no effluent or foul water shall be discharged directly or indirectly into any watercourses without the prior written permission of the WSD;
- all solid waste and sludge arising from the operation of the proposed car park shall be disposed of properly outside the gathering grounds;
- the proposed car park shall be surrounded by kerbs and drains on all sides to avoid polluting the nearby watercourses during heavy rainfall;
- fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown debris within the proposed car park;
- no chemicals including fertilizers shall be used without the prior approval from the WSD;
- provision of toilet facilities shall not be permitted on the proposed retail shop without the prior approval from the WSD;
- drainage traps such as grease traps, petrol interceptors shall be installed at each of the drainage outlets and shall be under proper maintenance. All such drainage traps shall have sufficient capacity to ensure the proper collection and disposal of fuel and lubricants. All effluent/pollutants arising from the proposed car park shall be disposed of properly outside the gathering grounds;
- no oil leakage or spillage in the gathering grounds is allowed;
- the storage and discharge of pesticide or toxicant, flammable or toxic solvents, petroleum oil or tar and other toxic substances are strictly prohibited within the gathering grounds;
- oil and grease decontamination kit such as absorbent pads shall be made available by the car park owner to decontaminate any oil leakage or spillage in the course of operation;
- should pollution be detected in future due to the car park, the car park shall immediately be closed pending implementation of remedial measures by the car park owner to the satisfaction of the WSD;
- the office should be located as far away from the water course as possible; and
- with a view to safeguarding raw water quality within water gathering

ground, the applicant is reminded of the following:

- proper maintenance and disposal records should be maintained;
- any soil contaminated with fuel leakage shall be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority; and
- should pollution be detected in future due to the captioned use, immediate remedial action to clear the pollution must be taken by the grantee;

(g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:

- i. the application site is in close proximity to the existing slope feature maintained by HyD (No. 7NW-A/F2). Any damage done to the slope features and associated facilities (e.g. fencing, railing, drainage channels, etc.) maintained by HyD arising from the applicant's construction works/activities should be reinstated to HyD's standards and satisfactions;
- ii. adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains; and
- iii. the access road connecting the application site to Lam Kam Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the application site to Lam Kam Road;

(h) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of a formal submission of short term tenancy/STW, general building plans or referral of application via relevant licensing authority, as appropriate. Furthermore, the emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department; and

(i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

1

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

From: [REDACTED]
Sent: 2025-06-09 星期一 22:39:33
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 有關本人反對本村規劃申請（申請編號：A/NE-LT/781）

致：
城市規劃委員會
規劃官

本人看到本村貼出有關本村的規劃申請
（申請編號：A/NE-LT/781）

本人想反對此規劃申請、本人為白牛石下村的原居民、自從這個集團入村之後、我們居民永無寧日；他們專門霸地、沒有通知底下佔用我們的私人土地、(而上述這塊地也是霸回來的、最後強行要村民低價賣給他們)、而且他們每一個星期都有很多外人入村派對、車泊到到處都是、而且製造很多噪音，滋擾我們、橫行霸道。
而他們起樓有很多建築車入來把我們村的馬路破壞、導致凹陷、亦都沒有維修。
基於以上種種、我們已經忍無可忍、還見到他們要申請土地用途，我們一定會堅決反對此規劃！
希望規劃官能接納我的請求

Daniel Leung
梁家俊

From: [REDACTED]
Sent: 2025-06-09 星期一 22:58:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: About reject the town planning of our village

To:
Town Planning Board
Planning Officer

I saw the planning application posted by our village (Application No.: A/NE-LT/781) I want to object to this planning application. I am an indigenous resident of PAK NGAU SHEK Ha TSUEN Village. Since this group entered the village, we residents have never had peace. They specialize in occupying land and occupying our private land without notifying the people below (and the above land was also occupied and forced the villagers to sell it to them at a low price). Moreover, they have many outsiders entering the village for parties every week, parking cars everywhere, and making a lot of noise, disturbing us and being overbearing. And they built a building and many construction vehicles came in to damage our village roads, causing dents, and they did not repair them. Based on the above, we have been fed up and we see that they are going to apply for land use. We will definitely firmly oppose this planning! I hope the planning officer can accept my request. Thank you very much !
Sent from my iPhone

Your sincerely,
Leung Kit Wai
Leung Koon Sun
Leung Chung Lan Kui
Leung Pui Kei
Leung Kit Hung