

此文件於 2025年 7月 9日 由 城市規劃委員會
 收到
 申請日期

This document is received on 9 JUL 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 Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/854
	Date Received 收到日期	9 JUL 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.tpb.gov.hk/>. 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.tpb.gov.hk/>)，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)

SZE HOP HING WOOD YARD 泗合興五金木園建築材料

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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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)	LOTS 578RP(PART), 579RP(PART) AND 580RP IN D.D. 83 AND ADJOINING GOVERNMENT LAND, KWAN TEI, FANLING, NEW TERRITORIES.
(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 3,131 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,738.56 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)	569 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED LUNG YEUK TAU AND KWAN TEI SOUTH OUTLINE ZONING PLAN (OZP) NO. S/NE-LYT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"V" AND "AGR"
(f) Current use(s) 現時用途	TEMPORARY SHOP AND SERVICES (RETAIL SHOP FOR BUILDING MATERIALS AND METALWARES) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]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 3/7/2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&](請見夾附的通知副本)
- ☐ 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 3/7/2025 (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[&] (請見夾附由郵局發出的收條)。

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 or Regulated Areas

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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

.....

.....

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																														

	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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(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-LYT</u> / <u>767</u>
(b) Date of approval 獲批給許可的日期	<u>9/9/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>9/9/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY SHOP AND SERVICES (RETAIL SHOP FOR BUILDING MATERIALS AND METALWARES) FOR A PERIOD OF THREE YEARS
(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

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

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

ANSON LEE

TOWN PLANNER

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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 **PIA**

Others 其他

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

- 3 JUL 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	LOTS 578RP(PART), 579RP(PART) AND 580RP IN D.D. 83 AND ADJOINING GOVERNMENT LAND, KWAN TEI, FANLING, NEW TERRITORIES.
Site area 地盤面積	3,131 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 569 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED LUNG YEUK TAU AND KWAN TEI SOUTH OUTLINE ZONING PLAN NO. S/NE-LYT/19
Zoning 地帶	"V" AND "AGR"
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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 (RETAIL SHOP FOR BUILDING MATERIALS AND METALWARES) 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	1,738.56 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.56 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<div style="text-align: right;">m 米</div> 2.6 TO 8 <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> 1 TO 2 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	43.8 % <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) <hr/> <hr/>		2 2 NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		1 NIL NIL NIL 1 NIL NIL

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖			
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Location Plan, Site Plan (Lot Index Plan), Extract of Approved Kwan Tei and Lung Yeuk Tau OZP, As-built Drainage Plan, FSI Proposal and Site Photo			
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 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.

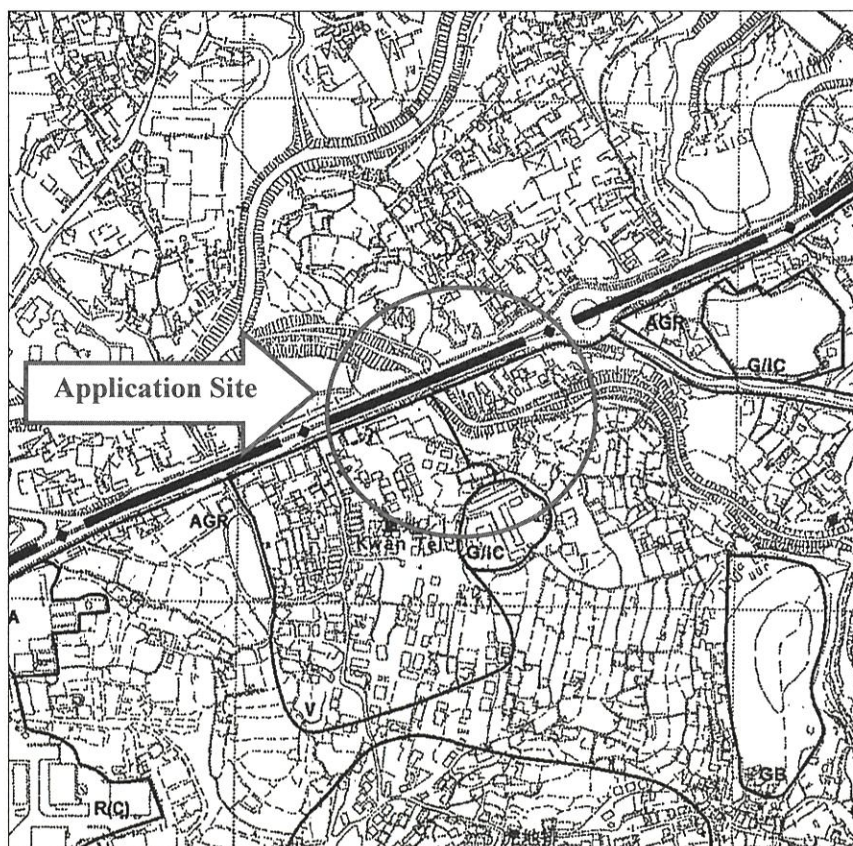
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

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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Appendices

LIST OF APPENDICES

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
Appendix 2	Location Plan
Appendix 3	Site Plan (Lot Index Plan)
Appendix 4	Proposed Layout Plan
Appendix 5	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/NE-LYT/767 dated 23.9.2022
Appendix 6	Approved Tree Preservation and Landscaping Proposal under Planning Application No. A/NE-LYT/490
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
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
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
Appendix 10	Site Photo

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.

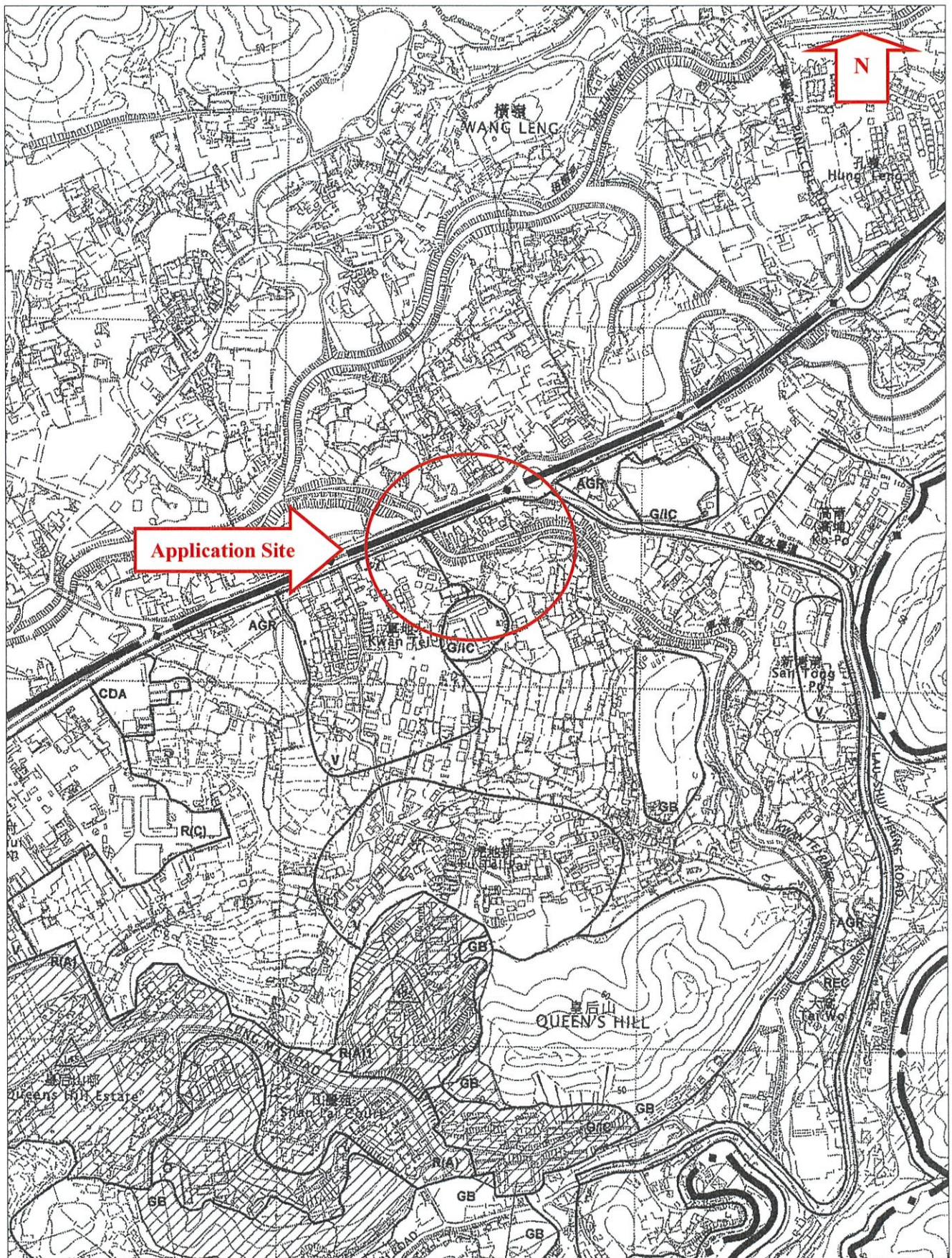
6.2 With regard to the followings:

- 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	Burial Ground
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House (New Territories Exempted House only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)#
Religious Institution (Ancestral Hall only)	House (not elsewhere specified)
Rural Committee/Village Office	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 Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point 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.

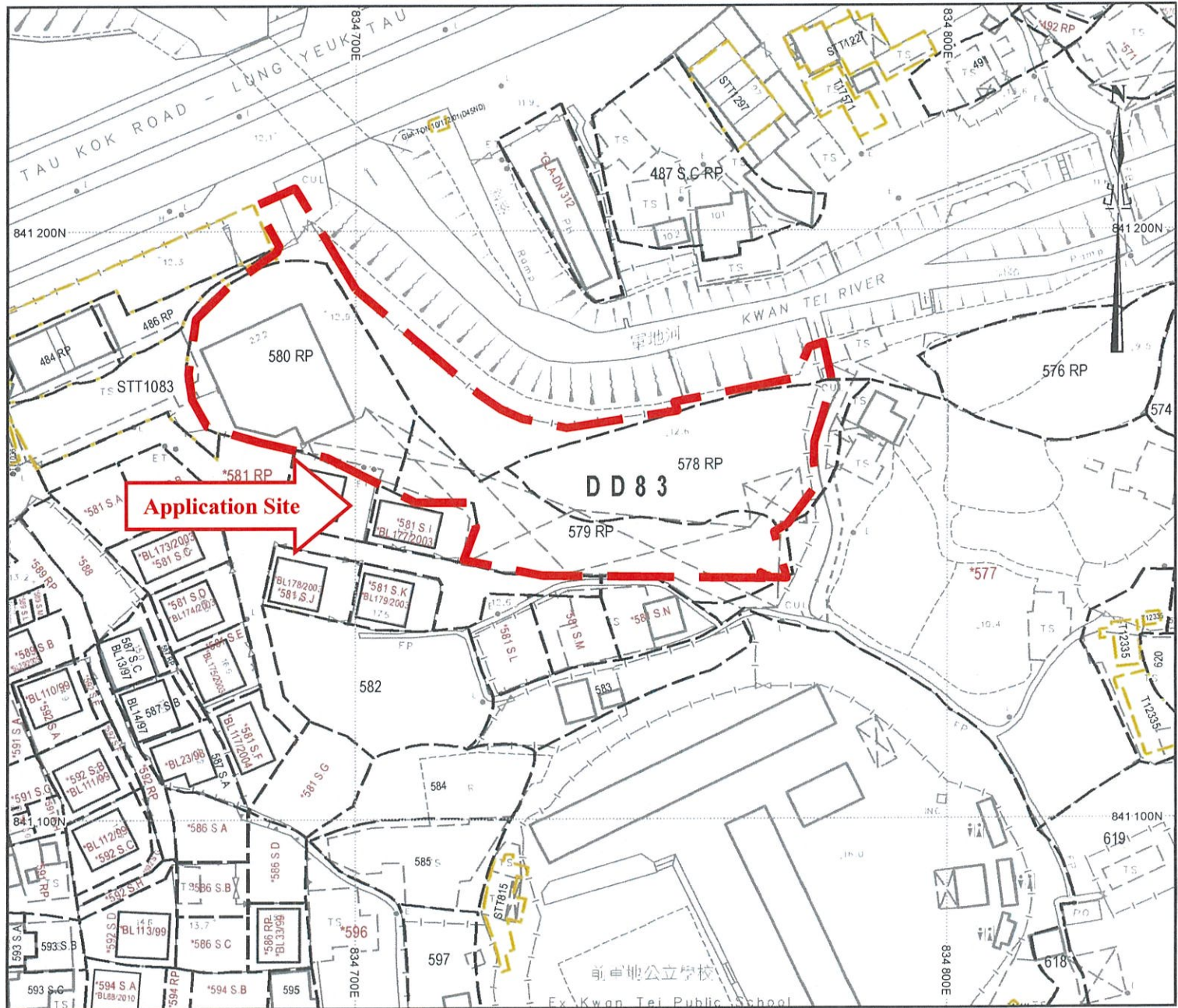
APPENDIX 2

Location Plan

APPENDIX 3

Site Plan (Lot Index Plan)

地段索引圖 LOT INDEX PLAN

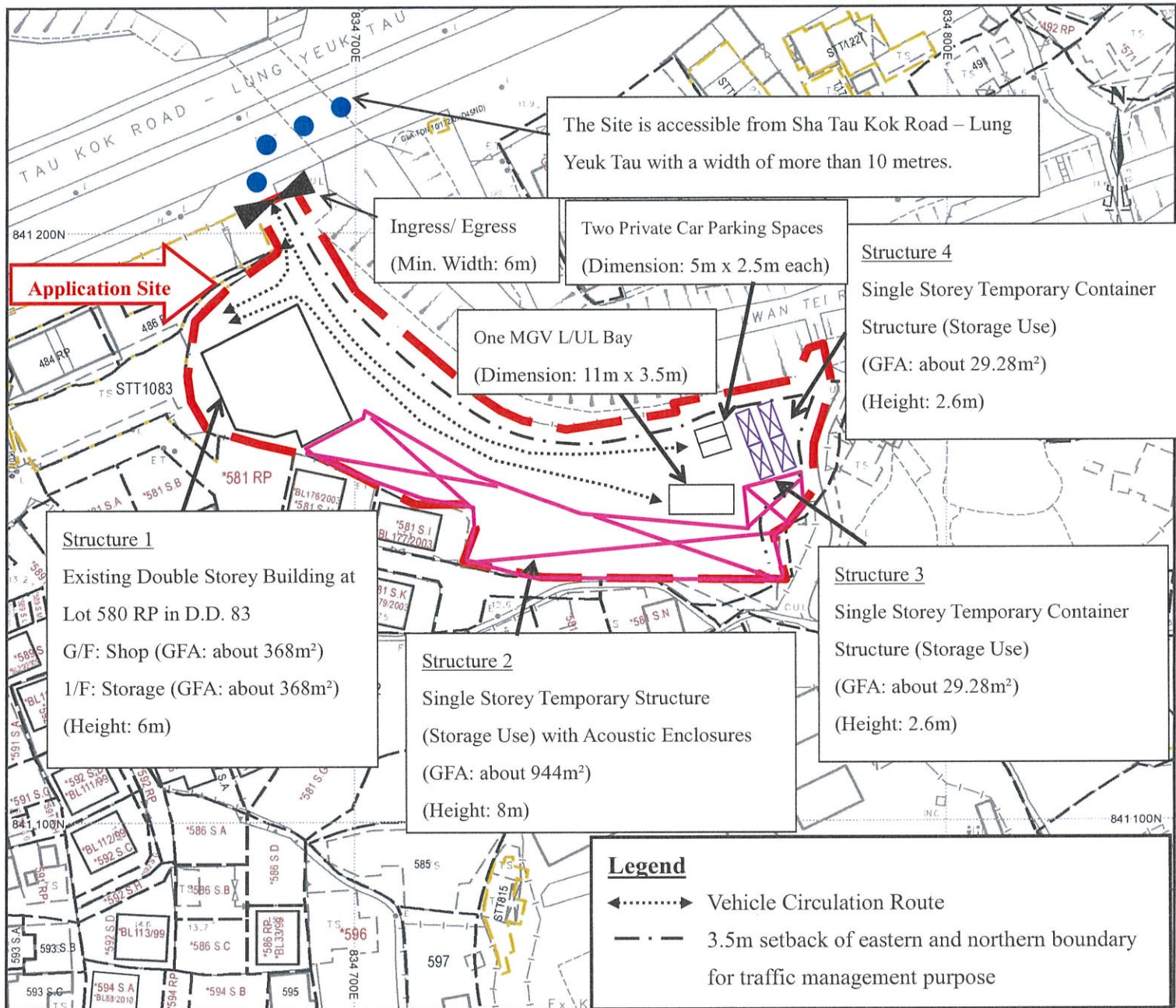


For Identification Purpose Only

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 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

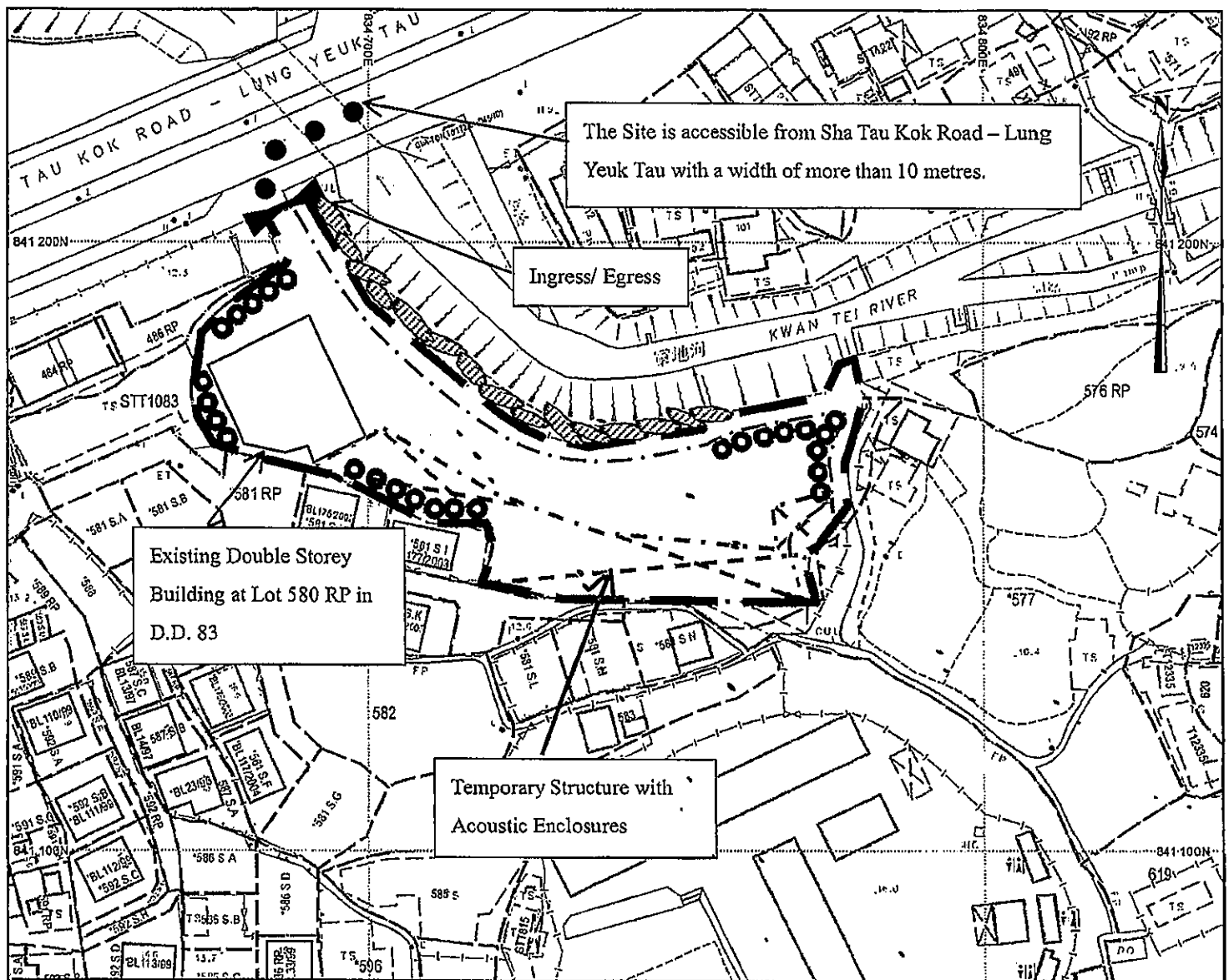
(Application No. A/NE-LYT/767)

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.

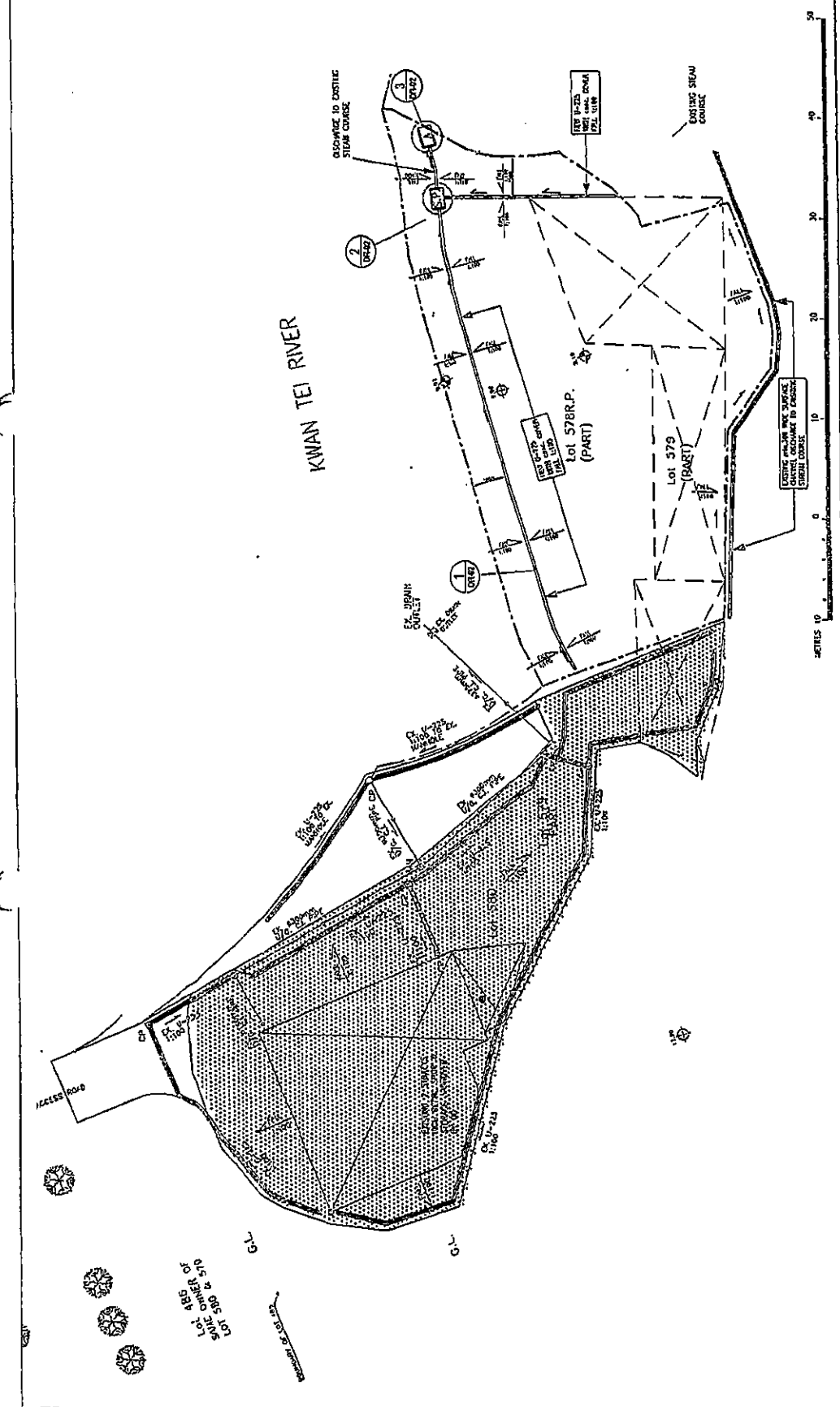
Total Qty = 41 nos.

— . . — 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
 $(\frac{1}{2} \times \pi \times 1) + (0.225 \times 0.1125)$
 $= 0.045 \text{ m}^2$
 $Q = \frac{0.045 \times \sqrt{1/100}}{1/4\pi}$
 $Q = 0.239 \text{ m}^3/\text{s}$

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

BY CHEZY FORMULA
 $V(m/s) = 55 (0/1) \times \text{GRAUENT}$
 $V(m/s) = 55 (0.239/4) \times (1/100)$
 $Q(m/s) = 1.344 \text{ m}^3/\text{s}$
 $Q(m/s) = V \times \text{AREA OF U-CHANNEL}$
 $= 1.344 \times 0.045$
 $Q(L/s) = 0.061 \text{ m}^3/\text{s}$
 $= 61 \text{ L/s} > 40.833 \text{ L/s}$

LEGEND:

- PROPOSED GROUND LEVEL
- EXISTING GROUND LEVEL
- APPROX. OUTFALL
REFER TO DR-02 FOR DETAILS
- EXISTING STORM MANHOLE
- PROPOSED SEDIMENT PIT
REFER TO DR-02 FOR DETAILS
- EXISTING STORM WATER U-CHANNEL
- PROPOSED STORM WATER U-CHANNEL
REFER TO DR-02 FOR DETAILS
- EXISTING LOT BOUNDARY
- AREA APPROVED DRAINAGE WORKS BY 80 & OSD REMAIN UNCHANGED
(REF. NO. -TPB/A/NE-LVT/345)
- EXISTING TEMPORARY OPEN-SIDED STRUCT. FOR STORAGE OF BUILDING MATERIALS

PROJECT NO. 001/2005 PROJECT NAME: Kwan Tei River Drainage Improvement Project PROJECT LOCATION: Kwan Tei River, Sha Tau Kok, N.T. PROJECT SCALE: 1:100 PROJECT DATE: 2005 PROJECT CHECKED BY: [Signature] PROJECT DATE: 2005 PROJECT SCALE: 1:100 PROJECT NAME: Kwan Tei River Drainage Improvement Project PROJECT LOCATION: Kwan Tei River, Sha Tau Kok, N.T. PROJECT SCALE: 1:100 PROJECT DATE: 2005 PROJECT CHECKED BY: [Signature] PROJECT DATE: 2005 PROJECT SCALE: 1:100		DRAWING NO. DR-01 DRAWING TITLE: DRAINAGE LAYOUT PLAN DRAWING SCALE: 1:100 DRAWING DATE: 2005 DRAWING CHECKED BY: [Signature] DRAWING DATE: 2005 DRAWING SCALE: 1:100
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7
NOTED

2. DETAIL OF SEDIMENT PIT
N.T.S.

3
09/07

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**

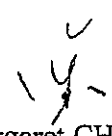
(Compliance with Approval Condition (c) for Planning Application No. A/NE-LYT/767)

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

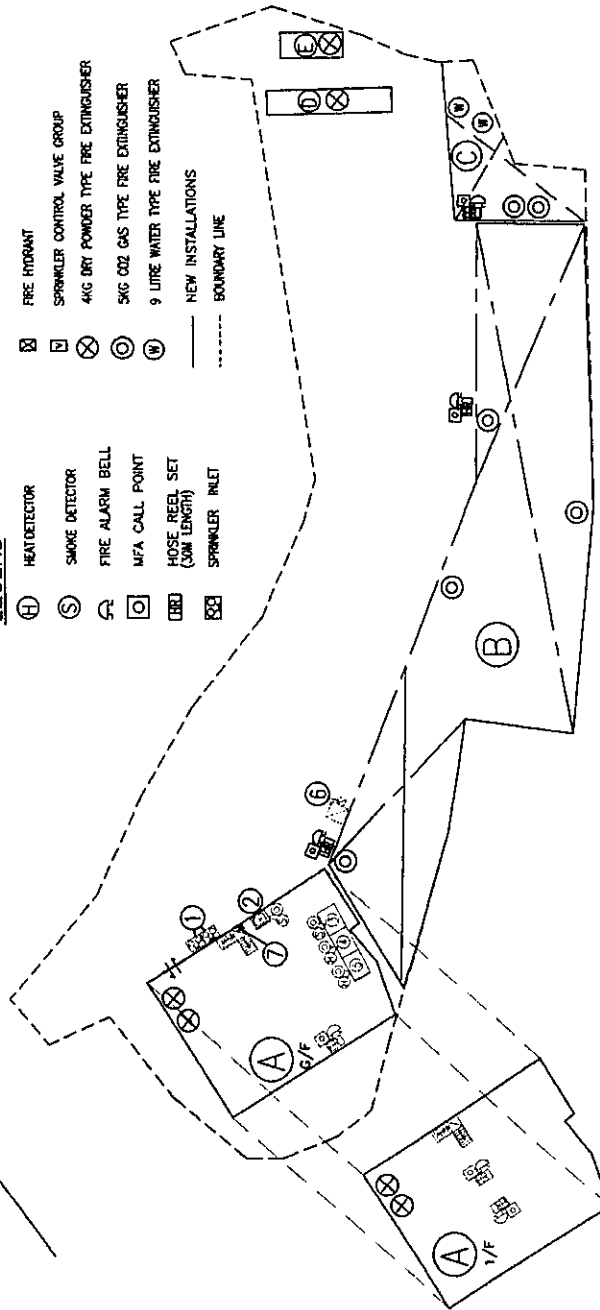
**Approved Fire Service Installations and Water Supplies for
Firefighting Proposal and the Compliance Letters for
Submission and Implementation of Fire Service Installations
and Water Supplies for Firefighting Proposal under
Planning Application No. A/NE-LYT/767.**

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

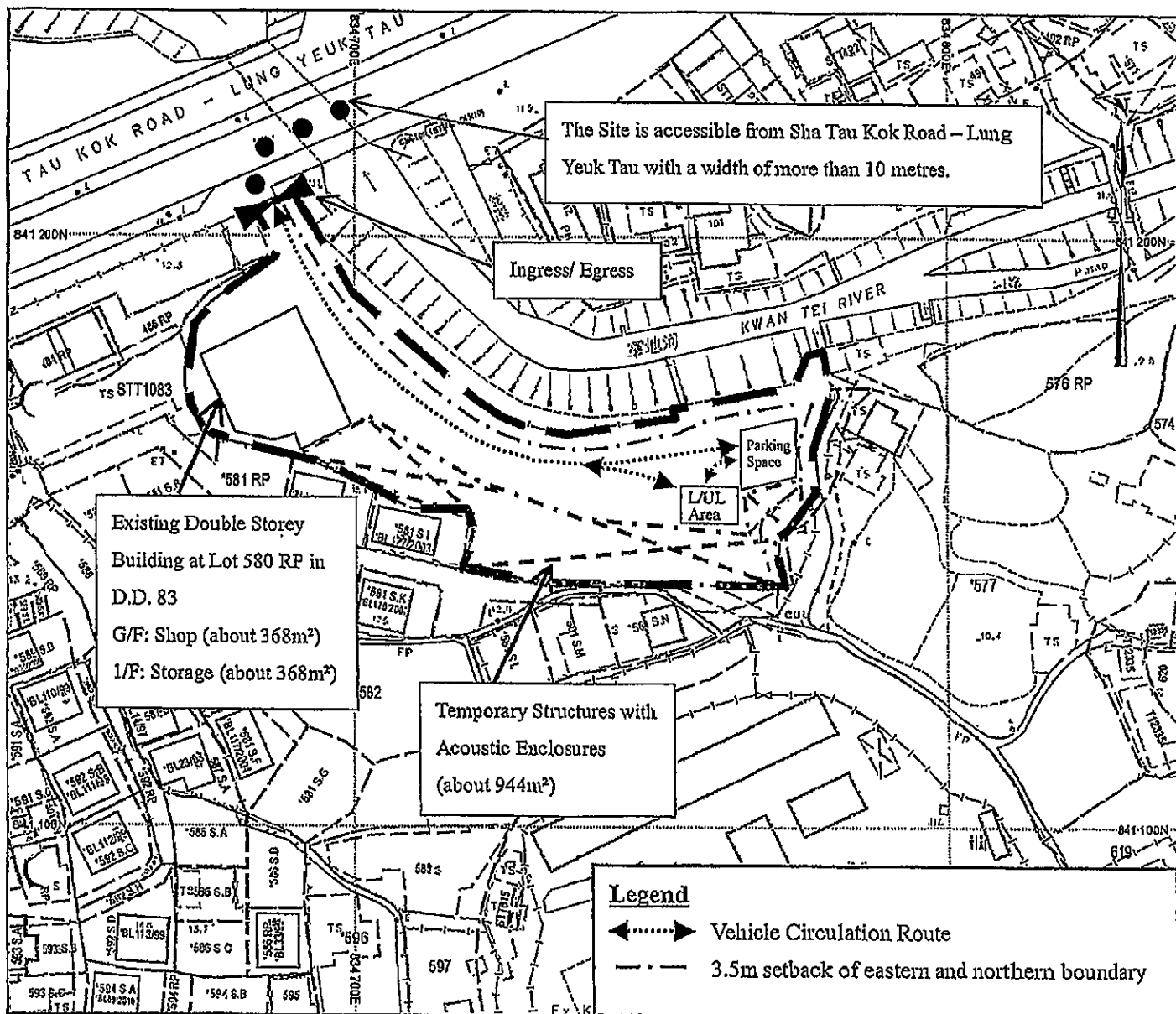
代行)

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



宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: NH/TPN/1551H/L04

22 July 2025

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

By Post and Email

Dear Sir/Madam,

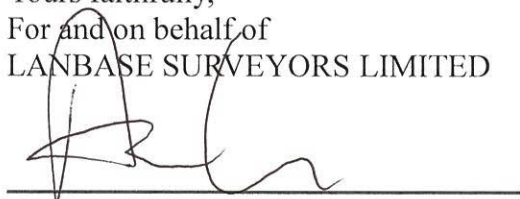
**Planning Application for
A Temporary Shop and Services
(Retail Shop for Building Materials and Metalwares)
For a Period of 3 Years
Lot Nos. 578RP(Part), 579RP(Part) and 580RP in DD 83
and adjoining Government Land
Kwan Tei, Fanling, New Territories
(Planning Application No. A/NE-LYT/854)**

We refer to the captioned planning application.

We would like to supersede our previous letter (Ref.: NH/TPN/1551H/L03) dated 21 July 2025 and provide herewith a set of photographic records taken on 5 June 2025 showing the existing condition of drainage facilities and run-in/out on site in support of the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
Encl.
RK/AL

c.c.

DPO/ ST, TP&N

(Attn.: Mr. Peter Ngan By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Drainage Photos

Photo 1



Photo 2



Photo 3



Photo 4



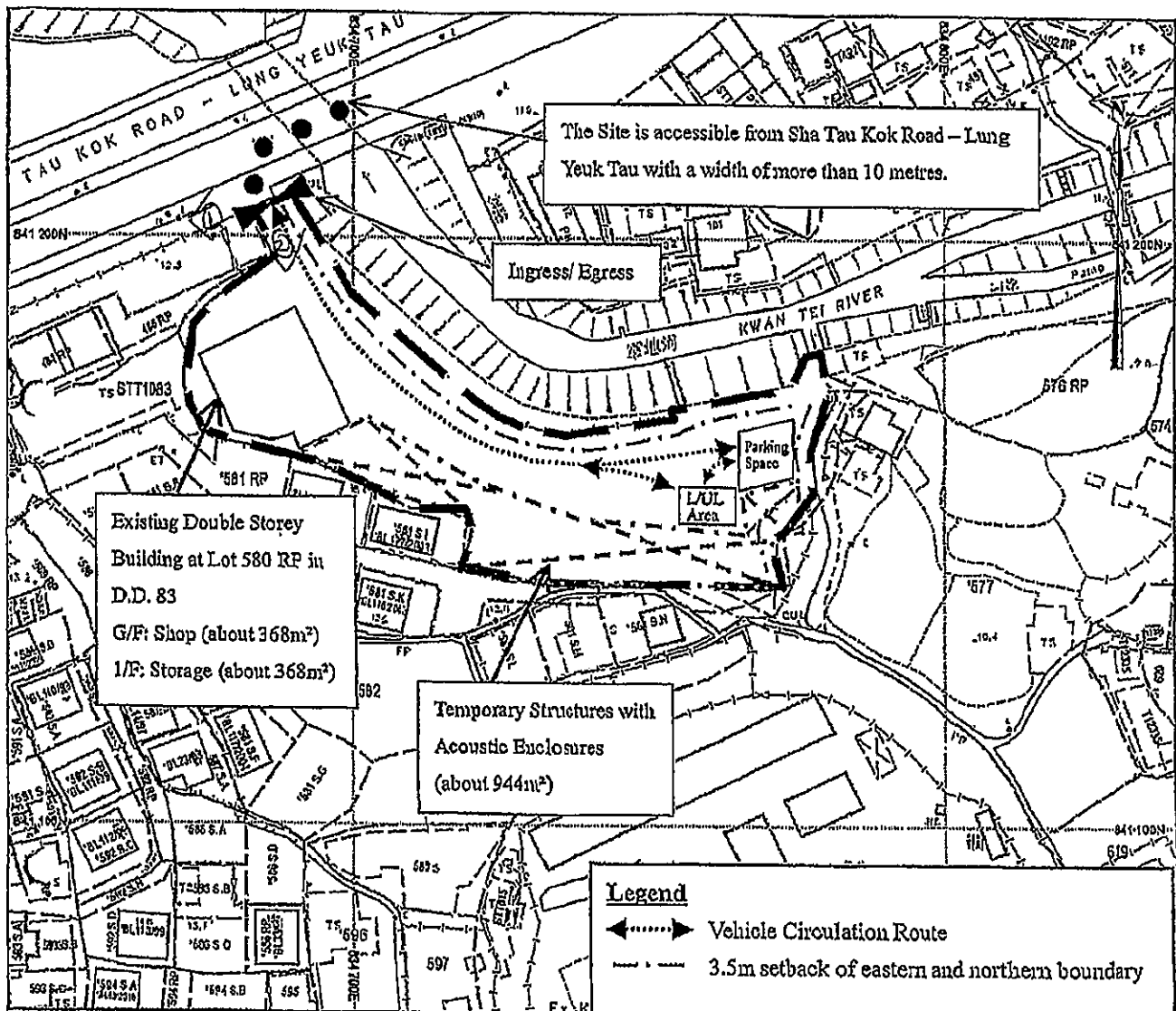
Photo 5



Photo 6



Approved Run-in/out Proposal



For Identification Purpose Only

Run-in/out Photos

Photo 1



Photo 2



宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: NH/TPN/1551H/L07

20 August 2025

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

By Post and Email

Dear Sir/Madam,

**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 DD 83
and adjoining Government Land
Kwan Tei, Fanling, New Territories
(Planning Application No. A/NE-LYT/854)**

We refer to the captioned planning application.

We would like to supersede our previous letters (Ref.: NH/TPN/1551H/L05 and NH/TPN/1551H/L06) dated 25 July 2025 and 19 August 2025 respectively.

We would like to clarify the followings:

- (a) no dismantling, maintenance, repairing, cleansing, paint spaying or other workshop activities will be conducted on site;
- (b) the open area at the northern part of the site is solely for loading/unloading and circulation purposes;
- (c) no vehicle without valid licenses issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations will be allowed to be parked/stored at the site;
- (d) the following environmental mitigation measures under the accepted environmental assessment of Application No. A/NE-LYT/388 have been implemented and maintained within the site:
 - erection of 2m high hoarding and provision of acoustic enclosures to reduce operational noise impact on nearby village houses;
 - provision of curbs along the site boundary adjacent to Kwan Tei River to prevent water pollution to the stream courses and river due to site run-off; and

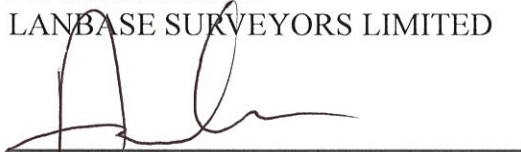
Our Ref.: NH/TPN/1551H/L07

- sand stockpile is always well covered by plastic sheets and water spraying on the sand to moisten the surface to reduce dust impact.
- (e) the current application is a renewal application of previous Planning Application No. A/NE-LYT/767. The proposed site boundary, proposed uses, proposed development parameters and fire service installations remain unchanged from previous Planning Application No. A/NE-LYT/767; and
- (f) the fire precaution measures including emergency generator have been provided on site under previous planning application No. A/NE-LYT/767 are in proper condition. Attached please find the as-built fire service installations plan and the relevant updated fire certificates in support of the captioned renewal application.

In response to the public comment about the environmental concerns, please note that the environmental measures under the accepted environmental assessment of Application No. A/NE-LYT/388 have been implemented and maintained within the site. The Applicant will properly keep the implemented environmental measures on site to avoid any adverse environmental impact to the surrounding area.

Should you have any queries, please feel free to call our Mr. Anson Lee at
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee

Encl.

RK/AL

c.c.

DPO/ ST, TP&N

(Attn.: Mr. Peter Ngan By Email)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處編號

A 9624523

Name of Client:

顧客姓名

泗合興五金木園建築材料

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

第130地段第578號(部分)第3層

578號(部分)第350號地段及第351號地段

Street/Road/Estate Name:

街道/屋苑名稱

軍地

Block:

座

District:

分區

粉嶺

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)
24	10 x 5 KG CO2 GAS TYPE F.E.	G/F	Conforms with FSD requirements	23-6-2025	22-6-2026
"	6 x 4 KG DRY POWDER TYPE F.E.	"	Conforms with FSD requirements	"	"
"	2 x 9L WATER TYPE F.E.	"	Conforms with FSD requirements	"	"

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)

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

I/We hereby certify that the above installation/equipment have been tested and found to be in efficient working order in accordance with the Code 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:

受權人簽署

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:

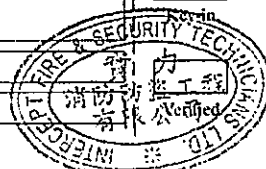
Inspected

Intercept Fire & Security

Tech.Ltd

2425 5404

30-6-2025



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9256447

FSD Ref.: _____

消防處接號

Name of Client:

顧客姓名

泗合興五金木園建築材料

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

第52區地段第57號地段(部分)

579號地段(部分)及580號地段及

鄰近之政府土地

Street/Road/Estate Name:

街道/屋苑名稱

軍地

Block:

座

District:

分區

粉嶺

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)
13	火警警報系統	G/F	Conforms with FSD requirements	17-7-2025	16-7-2026
15	火警偵測系統	"	"	"	"
16	消防栓/喉轆系統	"	"	"	"
28	花灑系統	"	"	"	"
11	應急照明系統	"	"	"	"
12	出口指示牌	"	"	"	"

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)

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

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/諸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:
受權人簽署

Name:

姓名

LI SAU PING

FSD/RC No.:

消防處註冊號碼

RC 2/163 RC 1/60

Company Name:

公司名稱

Intercept Fire & Security

Tech Ltd

Telephone:

聯絡電話

2425 5404

Date:

日期

23-7-2025

For FSD use only:

Inspected

Key-in



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處編號

A 9624601

Name of Client :
顧客姓名

泗合興五金木園建築材料

Name of Building :
樓宇名稱Street No./Town Lot :
門牌號數/市地段市地段號碼(部分)及市地段號碼(部分)
市地段號碼(部分)及市地段號碼(部分)Street/Road/Estate Name :
街道/屋苑名稱

軍地

Block :
座District :
分區

粉嶺

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

In accordance with Regulation 9(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)規例第九條(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)
10	Emergency Generator	G/F	Conforms with FSD requirements	18-8-2025	17-8-2025

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)

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

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

LI SAU PING

FSD/RC No. :
消防處註冊號碼

RC 2/163 RC 1/60

Company Name :
公司名稱Intercept Fire & Security
Tech LtdTelephone :
聯絡電話

2425 5404

Date :
日期

18-8-2025

For FSD
use only:

Inspected

Key-in



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 and
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 | (M) 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 |
| (I) SPRINKLER INLET | — NEW INSTALLATIONS |
| | - - - - - BOUNDARY LINE |

- ① Existing Sprinkler & F.S. Inlet (retained) location.
- ② Existing Sprinkler Control Valve Group room (retained) location.
(1 no 5.0kg CO2 fire extinguisher & 1 no smoke detector to be retained)
- ③ Existing Sprinkler & F.S. Pump Room(retained) location.
(1 no 5.0kg CO2 fire extinguisher & 1 no smoke detector to be retained)
- ④ Existing Switch Room(retained) location.
(1 no 5.0kg CO2 fire extinguisher & 1 no heat detector to be retained)
- ⑤ Existing Generator Room (retained) location.
(1 no 5.0kg CO2 fire extinguisher & 1 no heat detector to be retained)
- ⑥ Existing 90m3 U/G sprinkler water tank and 18m3 U/G F.S. water tank.(retained)
- ⑦ Existing Fire Hydrant (retained) location.

Fire Notes:

- 1.Sufficient emergency lighting shall be provided throughout the entire building in accordance with BSS266: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 5/2006.
- 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, are 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 FSCC.
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, YTL 320,
Fung Kwan Street, Yuen Long, N.T.
Tel : 9253 7766 Fax : 2425 5932

Business Address :

8 / F, Block L, Phase 2, Woh Fung Industrial Centre,
33 - 39 Kwai Fung Street, Kwai Chung, N.T., H.K.
Tel : 2425 5404 Fax : 2425 5932

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:

Scale:

1:500 @A3

Ref No:

TPB/A/NE-LYT/854

Drawing No:

2023-FS/22-01

**Relevant Extracts of Town Planning Board Guidelines No. 34D
on ‘Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for temporary Use or Development’
(TPB PG-No. 34D)**

1. The relevant assessment criteria for assessing applications 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 should not be longer than the original validity period of the temporary approval. In general, 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 S.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/31	Retail Shop and Storage of Building Materials	25.8.1995 (approved on a temporary basis for a period of 2 years)
A/NE-LYT/138	Retail Shop and Ancillary Storage of Building Materials	3.10.1997 (approved on a temporary basis for a period of 2 years)
A/NE-LYT/189	Retail Shop and Storage of Building Materials	3.12.1999 (approved on a temporary basis for a period of 3 years)
A/NE-LYT/303	Temporary Retail Shop and Storage of Building Materials for a Period of 3 Years	27.5.2005 (Revoked on 27.2.2006)
A/NE-LYT/345	Temporary Retail Shop and Storage of Building Materials for a Period of 3 Years	1.12.2006
A/NE-LYT/388	Temporary Retail Shop and Storage of Building Materials and Metal Wares for 3 Years	18.9.2009
A/NE-LYT/490	Renewal of Planning Approval for Temporary Retail Shop (Building Materials and Metalwares) for a Period of 3 Years	7.9.2012
A/NE-LYT/576	Renewal of Planning Approval for Temporary Retail Shop (Building Materials and Metalwares) for a Period of 3 Years	4.9.2015
A/NE-LYT/684	Temporary Shop and Services (Retail Shop for Building Materials and Metalwares) for a Period of 3 Years	18.1.2019
A/NE-LYT/767	Temporary Shop and Services (Retail Shop for Building Materials and Metalwares) for a Period of 3 Years	9.9.2022

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/DPA/NE-LYT/8	Retail Shops for Building Materials	20.3.1992	R1, R2, R4, R5, R6, R7, R8
A/DPA/NE-LYT/34	Two Two-storeyed Retail Shops for Building Materials	9.10.1992	R2, R4, R5, R6, R7, R8, R9
A/NE-LYT/14	Retail Shops for Building Materials	18.11.1994	R1, R6, R10, R11, R12
A/NE-LYT/141	Temporary open storage of building materials for a period of 12 months.	3.10.1997	R3, R6, R12 & R13
A/NE-LYT/168	Temporary open storage of building materials for a period of 12 months.	11.12.1998	R3, R6, R12 & R13
A/NE-LYT/174	Temporary open storage of building materials for a period of 12 months.	6.11.1999	R3, R6, R12 & R13
A/NE-LYT/350	Temporary Open Storage of Buildings Materials for a Period of 3 Years	2.2.2007	R13 & R14

Rejection Reasons

- R1 The proposed use/applied use was not in line with the planning intention of “Village Type Development” zone, which was for small house development for indigenous villagers.
- R2 The proposed use/applied use was not in line with the planning intention of “Unspecified Use”, which was to encourage in-situ reconstruction of temporary structures with permanent materials with a view to improving the local environment.
- R3 The proposed use/applied use was not in line with the planning intention of “Agriculture” zone, which was to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. No strong justifications had been submitted for a departure from the planning intention for the area even on a temporary basis.
- R4 The proposed use/applied use would induce adverse impact to the nearby village in terms of dust nuisance / increased vehicular traffic / flooding risk.
- R5 The proposed retail shops could be accommodated in on-domestic buildings elsewhere and no justification for their location at the application site had been included in the submission.
- R6 The application site was liable to flooding and no drainage facilities had been proposed in the submission / the drainage proposal in the submission was considered inadequate / no information had been provided to demonstrate that the use under application would not impose constraints upon the “Rural Drainage and Rehabilitation Scheme”.

- R7 No provision of sewage treatment and disposal facilities had been proposed in the submission.
- R8 No proposals on vehicular access to / and parking arrangement in the application site had been included in the submission.
- R9 No proposals on landscaping had been included in the submission.
- R10 The sightline at the proposed ingress/egress point from Sha Tau Kok Road would be severely affected by the design of the road widening project
- R11 Part of the application site would be used for storage of sand and gravel and no mitigation measures to minimise dust nuisance had been proposed in the application.
- R12 The proposed use was not compatible with the surrounding areas.
- R13 The approval of the application would set an undesirable precedent for other similar applications. The cumulative impact of approving such similar applications would result in a general degradation to the environment of the area.
- R14 The development was not in line with Town Planning Board Guidelines No.13D for Application for Open Storage and Port Back-up Uses in that no previous planning approval had been given to the application site and there were no technical assessments/proposals submitted to demonstrate that the development would not generate adverse environmental impact on the surrounding area.

**Similar s.16 Application in the vicinity of the Application Site
within the “Village Type Development” zone in the vicinity
on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19
in the Past Five Years**

Approved Application

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/839	Proposed Temporary Shop and Services for a Period of 3 Years	2.5.2025

Government Departments' General Comments

1. Traffic

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

- no comment on the application from traffic engineering perspective; and
- her advisory comments are at **Appendix VI**.

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

- no comment on the application from highway maintenance perspective; and
- his advisory comments are at **Appendix VI**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective subject to the implementation and proper maintenance of environmental mitigation measures under the previously approved applications, as proposed by the applicant, to avoid causing environmental nuisance to the surroundings;
- there is no environmental complaint case related to the Site in the past three years; and
- his advisory comments are at **Appendix VI**.

3. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no strong view against the application from agricultural perspective, considering that the previous application for the same applied use was approved; and
- no comment on the application from nature conservation perspective.

4. Drainage

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

- no objection to the application from public drainage perspective;
- based on the site inspection conducted on 1.8.2025, the implemented drainage facilities on-site was considered acceptable. Should the application be approved, a condition should be included to request the applicant to maintain the existing drainage facilities at the Site at all times during the planning approval period; and

- her advisory comments are at **Appendix VI**.

5. **Fire Safety**

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

- no objection to the application from fire safety perspective.

6. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in an area of rural inland plains landscape character comprising clusters of tree groups, vegetated areas, farmland, temporary structures and village houses within the “Village Type Development” zone. There is no significant change in the landscape character since the last approved application (No. A/NE-LYT/767); and
- the applied use is considered not incompatible with its surrounding environment. Compared with the last approved application, the applied use, area/boundary, layout and major development parameters of the current application remain the same. Further significant adverse impact on existing landscape resources within the Site arising from the applied use is not anticipated; and
- her advisory comments are at **Appendix VI**.

7. **Town Gas Safety**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no adverse comment on the application; and
- his advisory comments are at **Appendix VI**.

8. **Project Interface**

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

- no adverse comment on the application from project interface perspective; and
- her advisory comments are at **Appendix VI**.

9. Building Matters

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

- no objection to the application;
- the two-storey non-domestic building erected on Lots 579 RP and 580 RP in D.D. 83 for shop and storage for non-domestic use was approved by BD and an occupation permit was granted in 2000; and
- his advisory comments are at **Appendix VI**.

10. Other Departments

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (b) Commissioner of Police (C of P).

致城市規劃委員會秘書：

(經北區民政事務處)

專人送遞或郵遞：粉嶺璧峰路 3 號北區政府合署 3 樓

傳真：2675 4414

To : Secretary, Town Planning Board

(via North District Office)

By hand or post : 3rd, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories

By Fax : 2675 4414

有關的規劃申請編號 The application no. to which the comment relates

A/NE-LYT/854

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

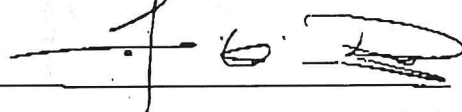
沒有意見✓

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

龍品區專線滙集處



26-8-2025

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) of the application site (the Site);
- (b) the permission is given to the development/use and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use and remove such structures not covered by the permission;
- (c) 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;
- (d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) Lots 579 RP (Part) and 580 RP both in D.D. 83 are covered by Short Term Waiver (STW) No. 1110 for the purpose of retail shop and storage of building materials and the total site coverage of structures on the lots shall not exceed 445m². Right of way via the Government Land (GL) is granted under the STW. The built-over area of the structures erected on-site does not tally with those permitted under the STW and the proposal of the planning application. His office reserves the rights to take enforcement action for breaches of the terms imposed on the STW;
 - (iii) there are unauthorised structures erected within and outside the Site. The lot owners/applicant should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iv) the GL within the Site has been fenced off and illegally occupied with unauthorised structure without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and
 - (v) the lot owners/applicant shall neither (i) remove the unauthorised structures not covered by the planning application or (ii) include the unauthorised structures in the planning application for further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for modification of the STW No. 1110, new STW and Short Term Tenancy (STT) to permit the structures erected/to be erected and the occupation of the GL. The modification of the STW No. 1110, new STW and STT applications will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The modification of the STW No. 1110, new STW and STT, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date when the unauthorised structures were erected and administrative fee as

considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and

- (e) to note the comments of the Commissioner of Transport (C for T) that the access between the Site and Sha Tau Kok Road – Lung Yeuk Tau is not managed by the Transport Department (TD). The applicant should seek comment from the responsible party;
- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Sha Tau Kok Road – Lung Yeuk Tau;
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by his office due to the applied use shall be repaired to his satisfaction at the applicant's own costs;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should comply with all environmental protection/pollution ordinances, and follow the requirements of the revised "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department (EPD) in order to minimise any possible environmental nuisances; and
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
 - (i) the applicant shall be advised that the applied use and the drainage facilities implemented on-site shall not obstruct overland flow/surface runoff and any existing drainage facilities. The applicant shall make sure that rain water falling onto the Site shall be connected by a drainage system and conveyed to a proper discharge point(s); and
 - (ii) the applicant shall maintain the drainage system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system;
- (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 compensatory/new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
 - (i) the applicant is reminded to liaise with The Hong Kong and China Gas Company Limited in respect of the exact locations of nearby underground gas pipes/gas installations in case any underground works is involved in the future; and
 - (ii) the applicant is required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference. ([https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf)); and
- (k) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the Site is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering Study for NTN New Town and Man Kam To (the P&E Study). The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant shall be reminded that subject to the land use planning in the P&E Study, the applied use under the application, if approved, may need to be vacated for the site formation works; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if there are existing structures erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (Cap. 123)(BO) and should not be designated for any approved use under the application;
 - (ii) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBWs). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with BO;
 - (iii) for UBWs erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - (iv) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
 - (v) the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under B(P)R 41D;
 - (vi) if the Site is not abutting on a specified street having a width not less than 4.5m wide, the development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage;
 - (vii) in general, there is no requirement under BO in respect of provision of car parking space

for a development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access (BFA) 2008 if BFA requirements are applicable to the subject development;

- (viii) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
- (ix) formal submission under BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under BO will be provided at the building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

1 to 2
p. 1/3

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-LYT/854

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁反對資料。

「提意見人」姓名 Name of person/company making this comment

簽署 Signature



日期 Date

12-8-2025

香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

貴處檔號：TPB/A/NE-LYT-854

P.2/3

敬啟者：

新界粉嶺軍地丈量約份第 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
臨時商店及服務行業(建築材料及五金零售商店)的規劃可續期(為期 3 年)
(申請編號: A/NE-LYT/854)

本會接獲村民對上述申請作出投訴及 強烈反對，原因是：
建築/五金材料帶來大量沙石灰塵，破壞環境衛生，導致空氣質素變，污水
問題等，全都影響民生。

懇請 貴處考慮周邊環境因素及理解村民之反對聲音，敬希審慎處理上述
申請。

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席

李國鳳

(李國鳳)

敬上



2025 年 8 月 12 日

貴處檔號：TPB/A/NE-LYT-854

P.3/3

敬啟者：

新界粉嶺軍地丈量約份第 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
臨時商店及服務行業(建築材料及五金零售商店)的規劃可續期(為期 3 年)
(申請編號：A/NE-LYT/854)

本會接獲村民對上述申請作出投訴及 強烈反對，原因是：
建築/五金材料帶來大量沙石灰塵，破壞環境衛生，導致空氣質素變，污水
問題等，全都影響民生。

懇請 貴處考慮周邊環境因素及理解村民之反對聲音，敬希審慎處理上述
申請。

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會首副主席

劉永安 敬上
(劉永安)



2025 年 8 月 12 日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

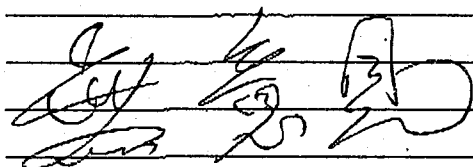
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-LYT/854

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強

簽署 Signature



日期 Date

2023.7.26