

2022年 6月3 0日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/NE-LT/729

This document is received on 30 JUN 2022.
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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

501
MP/6R

2201285 19/5 by courier

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LT/729
	Date Received 收到日期	30 JUN 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Hong Kong Telecommunications (HKT) Limited
SmarTone Mobile Communications Limited
China Mobile Hong Kong Company Limited
Hutchison Telephone Company Limited

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

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

Prudential Surveyors International Limited

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)	Section C (Part) of Lot 428 in Demarcation District 10 and Adjacent Government Land, Lam Tsuen, Tai Po, 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 85.743 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	5.209 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 Lam Tsuen Outline Zoning Plan (No. S/NE-LT/11)
(e) Land use zone(s) involved 涉及的土地用途地帶	Road
(f) Current use(s) 現時用途	Vacant Land (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 21/04/2022 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"[#].
根據土地註冊處截至 21/04/2022 年 4 月 21 日的記錄，這宗申請共牽涉 1 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 notified¹ "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)
1	Section C of Lot 428 in Demarcation District 10, Lam Tsuen, Tai Po, New Territories	22/04/2022

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☒ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	<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 (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) (請用圖則顯示有關土地/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))
(b) Intended use/development 有意進行的用途/發展	

(iii) <i>For Type (iii) application</i> 供第(iii)類申請																																		
(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Antenna</td> <td>8</td> <td>0.399m (L) x 0.169m (W) x 1.6m (H)</td> </tr> <tr> <td>Equipment on Pole</td> <td>16</td> <td>0.395m (L) x 0.2m (W) x 0.73m (H)</td> </tr> <tr> <td>Equipment Set A</td> <td>1</td> <td>2.5m (L) x 1.5m (W) x 2.3m (H)</td> </tr> <tr> <td>Equipment Set B</td> <td>1</td> <td>2.5m (L) x 1.5m (W) x 2.3m (H)</td> </tr> <tr> <td>Equipment Set C</td> <td>1</td> <td>2.5m (L) x 1.5m (W) x 2.3m (H)</td> </tr> <tr> <td>Common Facilities</td> <td>1</td> <td>1.5m (L) x 1.0m (W) x 2.3m (H)</td> </tr> <tr> <td>CLP Typical Concrete Meter Kiosk</td> <td>1</td> <td>2.5m (L) x 0.9m (W) x 2.1m (H)</td> </tr> <tr> <td>Equipment Set D</td> <td>1</td> <td>2.5m (L) x 1.5m (W) x 2.3m (H)</td> </tr> <tr> <td>Concrete Footing</td> <td>1</td> <td>11.6m (L) x 6m (W) x 1m (H)</td> </tr> <tr> <td>Antenna Pole</td> <td>1</td> <td>15.15m (H)</td> </tr> </tbody> </table> (Please refer to the Layout Plan for details.) (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Antenna	8	0.399m (L) x 0.169m (W) x 1.6m (H)	Equipment on Pole	16	0.395m (L) x 0.2m (W) x 0.73m (H)	Equipment Set A	1	2.5m (L) x 1.5m (W) x 2.3m (H)	Equipment Set B	1	2.5m (L) x 1.5m (W) x 2.3m (H)	Equipment Set C	1	2.5m (L) x 1.5m (W) x 2.3m (H)	Common Facilities	1	1.5m (L) x 1.0m (W) x 2.3m (H)	CLP Typical Concrete Meter Kiosk	1	2.5m (L) x 0.9m (W) x 2.1m (H)	Equipment Set D	1	2.5m (L) x 1.5m (W) x 2.3m (H)	Concrete Footing	1	11.6m (L) x 6m (W) x 1m (H)	Antenna Pole	1	15.15m (H)
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)																																
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Equipment Set D	1	2.5m (L) x 1.5m (W) x 2.3m (H)																																
Concrete Footing	1	11.6m (L) x 6m (W) x 1m (H)																																
Antenna Pole	1	15.15m (H)																																

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ other(s) 其他 (please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

May 2023

.....

.....

.....

.....

.....

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>.....</p> <p><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)</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

9. 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。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... 69.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 0.925 m 米 <input checked="" type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" 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 checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached planning statement.

11. 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



Michael C K Lee

Name in Block Letters
姓名（請以正楷填寫）

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

Associate Director

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

Others 其他

on behalf of
代表

Prudential Surveyors International Limited



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

Date 日期

18/05/2022

(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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

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。)

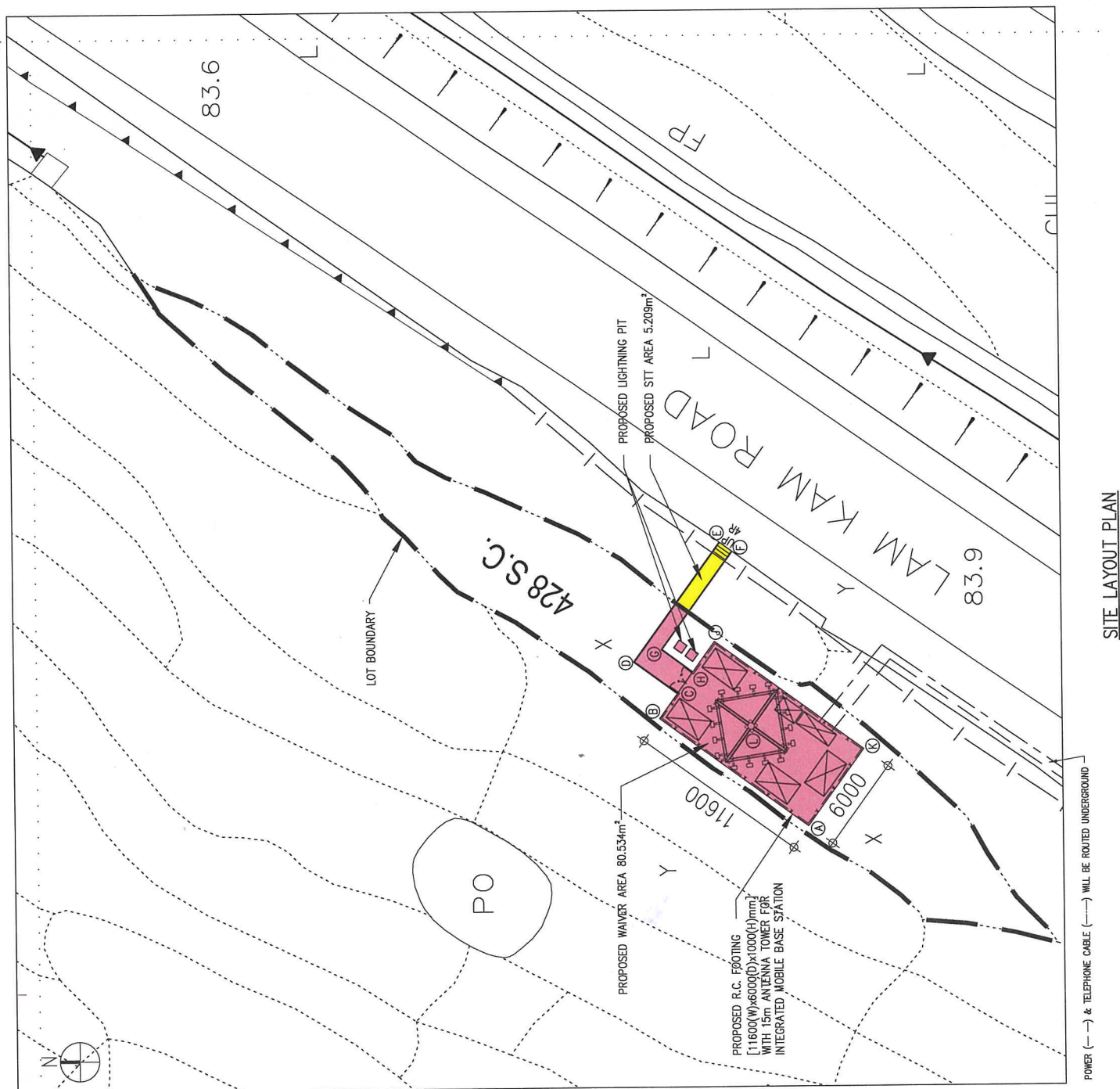
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	新界大埔林村 丈量約份第10約地段第428號 C分段 (部份)及毗連政府土地 Section C (Part) of Lot 428 in Demarcation District 10 and adjacent Government Land, Lam Tsuen, Tai Po, New Territories		
Site area 地盤面積	85.743	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 5.209	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	林村分區計劃大綱核准圖編號 S/NE-LT/11 Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11		
Zoning 地帶	「道路」 "Road"		
Applied use/ development 申請用途/發展	擬議公用事業設施裝置 (電訊無線電發射站) Proposed Public Utility Installation (Telecommunications Radio Base Station)		
(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	Not Applicable 不適用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	Not Applicable 不適用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	Not Applicable 不適用	
	Non-domestic 非住用	Not Applicable 不適用	
	Composite 綜合用途	Not Applicable 不適用	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Not Applicable 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Not Applicable 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Not Applicable 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	15.15	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		99.15	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Not Applicable 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	Not Applicable 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Not Applicable 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Not Applicable 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not Applicable 不適用		
(v) No. of units 單位數目	Not Applicable 不適用		
(vi) Open space 休憩用地	Private 私人	Not Applicable 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	Not Applicable 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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/>	Not Applicable 不適用
	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/>	Not Applicable 不適用

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 checked="" 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 type="checkbox"/>
<hr/>		
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"/>
<hr/>		
<hr/>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號



SITE LAYOUT PLAN

**Planning Application under Section 16 of Town Planning Ordinance for
Public Utility Installation (Telecommunications Radio Base Station)
at Section C (Part) of Lot 428 in Demarcation District 10
and Adjacent Government Land, Lam Tsuen, Tai Po, New Territories**

Executive Summary

This planning application is prepared on behalf of the Applicant to seek planning permission from the Town Planning Board (“the Board”) for the installation of a Telecommunications Radio Base Station and Antennas (collectively referred to the “RBS”) at Section C (Part) of Lot 428 in Demarcation District 10 and adjacent Government land, Lam Tsuen, Tai Po, New Territories (the “Application Site”).

The Application Site is situated within the “Road” zone of the Approved Lam Tsuen Outline Zoning Plan (No. S/NE-LT/11) (the “OZP”). RBS is classified as “Public Utility Installation (Telecommunications Radio Base Station)” use under the OZP.

A planning permission (Application Case No. A/NE-LT/678) for installation of RBS on portion of the Application Site was granted by the Board on 6 March 2020 and is valid until 6 March 2024. The previously approved scheme involved a site area of 60m², with 5 sets of equipment and 24 antennas to be erected on a 60m² reinforced concrete footing. Subsequently, to fully utilize the land resource, it is proposed by the Applicant that the total number of operators be increased to four operators (and consequential increase of site area, number of equipment to be placed thereon, and the inclusion of adjacent Government land to be constructed as access footpath from Lam Kam Road). In view of the above, the Applicant submits a fresh planning application.

The current proposal involves a total Application Site area of 85.743m² (80.534m² on private lot and 5.209m² on Government land) with 7 sets of equipment and 8 antennas (maximum height of antenna tower is 15.15m above ground level) to be erected on a reinforced concrete footing [11.6m(W)x6m(D)x1m(H)] which will involve an excavation to a depth of 0.925m and an area of 69.6m².

The proposed RBS will significantly enhance the mobile phone signal in the local area of Lam Tsuen and the user experience of local residents and pedestrians. Also, there will be no adverse environmental impact during the construction and operation of the proposed RBS. The Proposed RBS may cause minor visual impacts. Therefore, the proposed antenna tower shall be painted in green or grey to match with the surrounding rural community.

We sincerely hope the Board would consider the application favourably for the benefit of the local residents and pedestrian.

根據城市規劃條例第 16 條的規劃許可申請
公用事業設施裝置 (電訊無線電發射站)
新界大埔林村丈量約份第 10 約地段第 428 號 C 分段 (部份)及毗連政府土地

行政摘要

本規劃許可申請為代表申請人提出，以徵求城市規劃委員會（下稱「城規會」）批准於新界大埔林村丈量約份第 10 約地段第 428 號 C 分段 (部份) 及毗連政府土地（下稱「有關用地」）上安裝電訊無線電發射站。

有關用地於《林村分區計劃大綱核准圖編號 S/NE-LT/11》(下稱「大綱圖」) 劃作為「道路」。無線電發射站及天線在大綱圖下歸類為公用事業設施裝置(電訊無線電發射站)用途。

部份的有關用地曾於 2020 年 3 月 6 日獲城規會批准安裝無線電發射站的規劃申請許可（申請案號 A/NE-LT/678），有效期至 2024 年 3 月 6 日。早前批准的申請涉及私人土地面積 60 平方米，包括 5 組設備及 24 支室外天線及建於 60 平方米的鋼筋混凝土基腳之上。為善用土地資源，申請人隨後建議增加經營者至總共四名，及隨之而增加的地盤面積，設備數量和納入政府土地作通道以連接林錦公路。基於以上的原因，申請人重新遞交有關規劃申請。

是次申請的地盤面積為 85.743 平方米 (80.534 平方米的私人土地及 5.209 平方米的政府土地)，並會安裝 7 組設備及 8 枝室外天線(天線塔的最高高度為地面以上 15.15 米)，於鋼筋混凝土基腳(11.6 米長、6 米闊、1 米深)之上，而安裝上述鋼筋混凝土基腳將涉及挖土深度約 0.925 米及面積約 69.6 平方米。

擬議的無線電發射站將大幅提升林村及鄰近地區範圍的電話接收信號，以及附近居民及行人的用戶體驗。另外，擬議的無線電發射站在施工及日後運作上均不會對周邊環境造成不良影響。擬議的無線電發射站可能會造成輕微的視覺影響。因此，擬議的天線桿會塗成綠色或灰色，以與周邊農村社區匹配。

我們真誠希望城規會能以附近居民及行人的利益積極考慮准許是項申請。

**Planning Application under Section 16 of Town Planning Ordinance for
Public Utility Installation (Telecommunications Radio Base Station)
at Section C (Part) of Lot 428 in Demarcation District 10
and Adjacent Government Land, Lam Tsuen, Tai Po, New Territories**

Supporting Planning Statement

1. Background

To improve the mobile phone signal coverage in Lam Tsuen and vicinity area, Hong Kong Telecommunications (HKT) Limited (“HKT”), SmarTone Mobile Communications Limited (“SMT”), China Mobile Hong Kong Company Limited (“CMHK”) and Hutchison Telephone Company Limited (“HTC”) (collectively referred to as the “Applicant”) jointly propose to install a Telecommunications Radio Base Station and Antennas (collectively referred to the “RBS”) at Section C (Part) of Lot 428 in Demarcation District 10 and adjacent Government land, Lam Tsuen, Tai Po, New Territories (the “Application Site”).

The Application Site is situated within the “Road” zone of the Approved Lam Tsuen Outline Zoning Plan (No. S/NE-LT/11) (the “OZP”). RBS is classified as “Public Utility Installation (Telecommunications Radio Base Station)” use under the OZP.

A planning permission (Application Case No. A/NE-LT/678) (the “Previous Application”) for installation of RBS on portion of the Application Site was granted by the Board on 6 March 2020 and is valid until 6 March 2024. The previously approved scheme involved a site area of 60m², with 5 sets of equipment and 24 antennas to be erected on a 60m² reinforced concrete footing. Subsequently, to fully utilize the land resource, it is proposed by the Applicant that the total number of operators be increased to four operators (and consequential increase of site area, number of equipment to be placed thereon, and the inclusion of adjacent Government land to be constructed as access footpath from Lam Kam Road).

The proposed RBS will significantly enhance the mobile phone signal in the local area of Lam Tsuen and the user experience of local residents and pedestrians.

2. Proposed Radio Base Station and Antennas

The current proposal includes a total Application Site area of 85.743m² (80.534m² on private lot and 5.209m² on Government land) with 7 sets of equipment and 8 antennas (maximum height of 15.15m) to be erected on a reinforced concrete footing [11.6m(W)x6m(D)x1m(H)] which will involve an excavation to a depth of 0.925m and an area of 69.6m². Please refer to *Appendices 1 & 2* for the proposed location and mounting details of the proposed RBS.

Details of the proposed installation are listed below for easy reference:-

<u>Item</u>	<u>Equipment Type (no.)</u>	<u>Dimension (each)</u>
<u>Antenna</u>		
(1)	Antenna (x8)	0.399m (L) x 0.169m (W) x 1.6m (H)
<u>Equipment</u>		
(2)	Equipment on Tower (x16)	0.395m (L) x 0.2m (W) x 0.73m (H)
(3)	Equipment Set A (x1)	2.5m (L) x 1.5m (W) x 2.3m (H)
(4)	Equipment Set B (x1)	2.5m (L) x 1.5m (W) x 2.3m (H)
(5)	Equipment Set C (x1)	2.5m (L) x 1.5m (W) x 2.3m (H)
(6)	Common Facilities (x1)	1.5m (L) x 1.0m (W) x 2.3m (H)
(7)	CLP Typical Concrete Meter Kiosk (x1)	2.5m (L) x 0.9m (W) x 2.1m (H)
(8)	Equipment Set D (x1)	2.5m (L) x 1.5m (W) x 2.3m (H)
Total Equipment Area: 20.014 m²		

3. Justification

Objective of the proposed RBS

The area of Lam Tsuen and vicinity area currently suffers from weak mobile phone signal. The proposed RBS, which aims to enhance mobile phone signal so as to provide a higher quality and more reliable mobile phone services to Lam Tsuen, will greatly enhance the user experience of local residents, pedestrians, and provide a more stable connection in case of emergency.

Weakened signal and actions taken by the Applicant

A former HKT's Radio Base Station, which was installed on a village house's rooftop located at Pak Ngau Shek Ha, has ceased operation in December 2017 due to the landlord's request for repossession of the property. As a result, the mobile phone signal in Pak Ngau Shek Ha area has become very weak. In response to the worsen situation, the Applicant, with the assistance from the former Tai Po District Councillor, Mr. Chan, has contacted and negotiated with owners of the village houses nearby on the possibility of installing RBS on their houses' roof. However, the proposal has all been rejected. Consequently, the Applicant has started exploring other potential sites for erecting antenna tower on ground level, and has finally come into agreement with the owner of the private lot under application for the installation of RBS. An indicative plan showing the previous/proposed signal coverage is at *Appendix 3*.

Signal enhancement

The current proposal is the minimal design with the amount of equipment that is sufficient to support all mobile network operators to provide effective mobile coverage (2G/3G/4G and the coming 5G) to Lam Tsuen and the nearby area.

Under this application, antennas would be placed in a higher platform for a better ability to disperse the signal with lesser interference. Unlike conventional antennas which need to be installed on a stand-alone structure higher than the surrounding buildings to provide efficient coverage, under normal circumstances.

Furthermore, considering that the trees located on the opposite side of Lam Kam Road is over 10m high, an antenna or tower of 15.15m high is required to provide a better signal coverage by preventing blockage of signal.

Utilization of scarce land resources and inclusion of adjacent Government land

In order to fully utilize the Application Site, an additional operator, Hutchison Telephone Company Limited, will join in this application. Also, in order to comply with the Buildings Ordinance, an access footpath is required for the development of the proposed RBS. Therefore, it is proposed to include the said Government land to be constructed as a footpath providing direct access for Lam Kam Road.

The proposed access footpath

In the Previous Application, the Applicant originally proposed to use the adjacent government land as access footpath to the Application Site. However, after further study, the Applicant noted that the adjoining government land cannot be used as access footpath as (1) the southwest portion was fenced and occupied by some party already and (2) the northeast portion currently does not have a proper access and there are many trees along the area. Therefore, the proposed access footpath is the option that involved the least construction work and has the least impact to the existing environment. Access to the Application Site and Photo are attached in *Appendix 4* for your reference.

No adverse environmental impacts and minor visual impacts

The site is currently a vacant land and does not fall within any environmentally sensitive areas. No trees and natural environment and visual field will be affected by the construction works and the operation of the proposed RBS. The Applicant will make every endeavor to minimize any disturbance to the existing planting nearby, and will reinstate all unavoidably disturbed planting to the existing condition. The Proposed RBS may cause minor visual impacts. The Applicant will undertake suitable visual mitigation measures (e.g. colour in green or grey and design of the pole structure, etc.) for the proposed above-ground structure(s) and to consider introducing landscape mitigation (e.g. perimeter planting, etc.) with an aim to further minimise any potential visual impacts as far as practicable on adjacent road users along Lam Kam Road as well as the surrounding rural community. Photo montages are attached in *Appendix 5* for your reference.

The Applicant will submit landscape proposal (if required as an approval condition) to the satisfaction of the TPB after the Section 16 approval.

Previous application

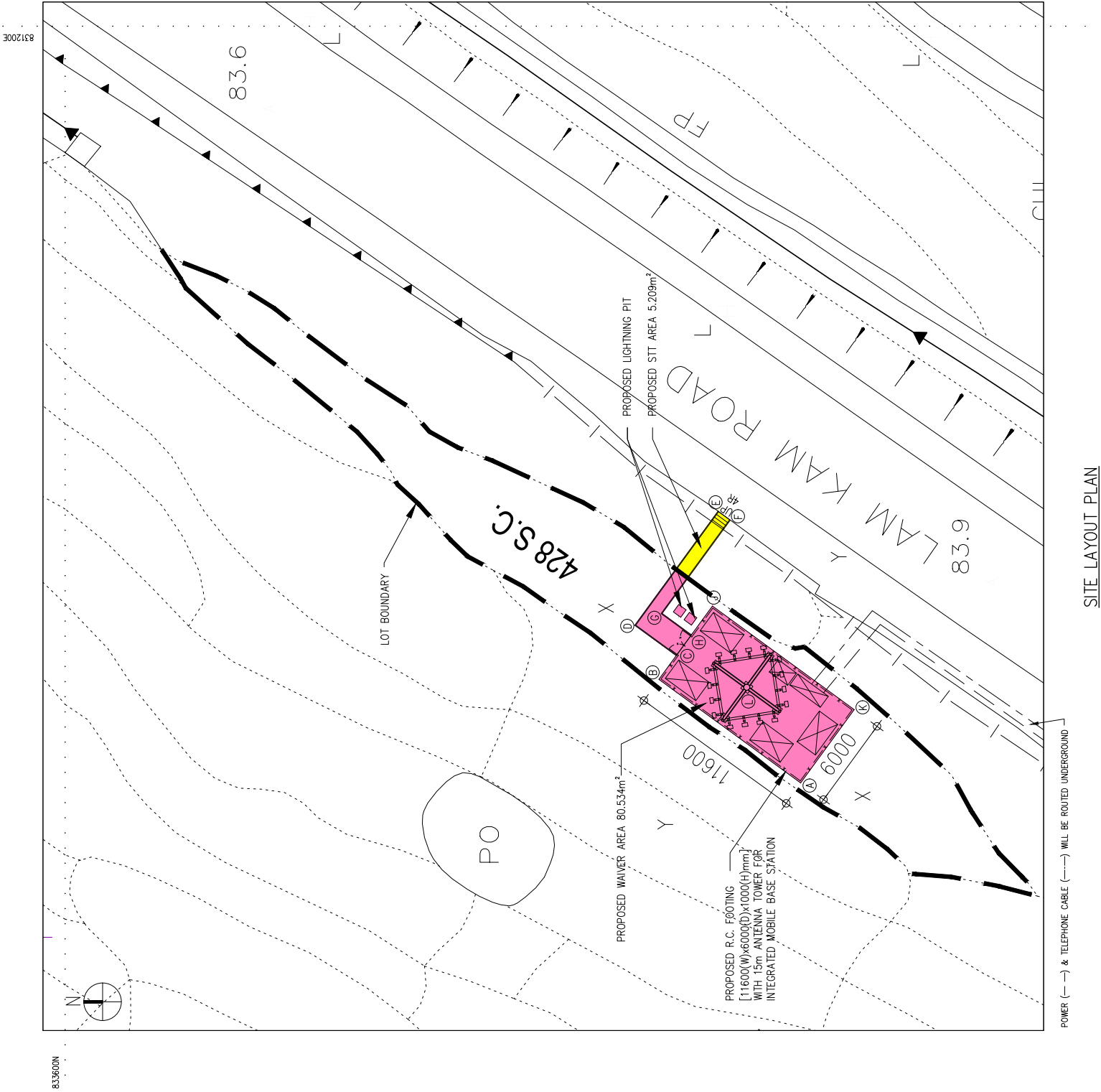
A planning permission (Application Case No. A/NE-LT/678) for installation of RBS on portion of the Application Site was been granted by the Town Planning Board on 6 March 2020 and was valid until 6 March 2024.

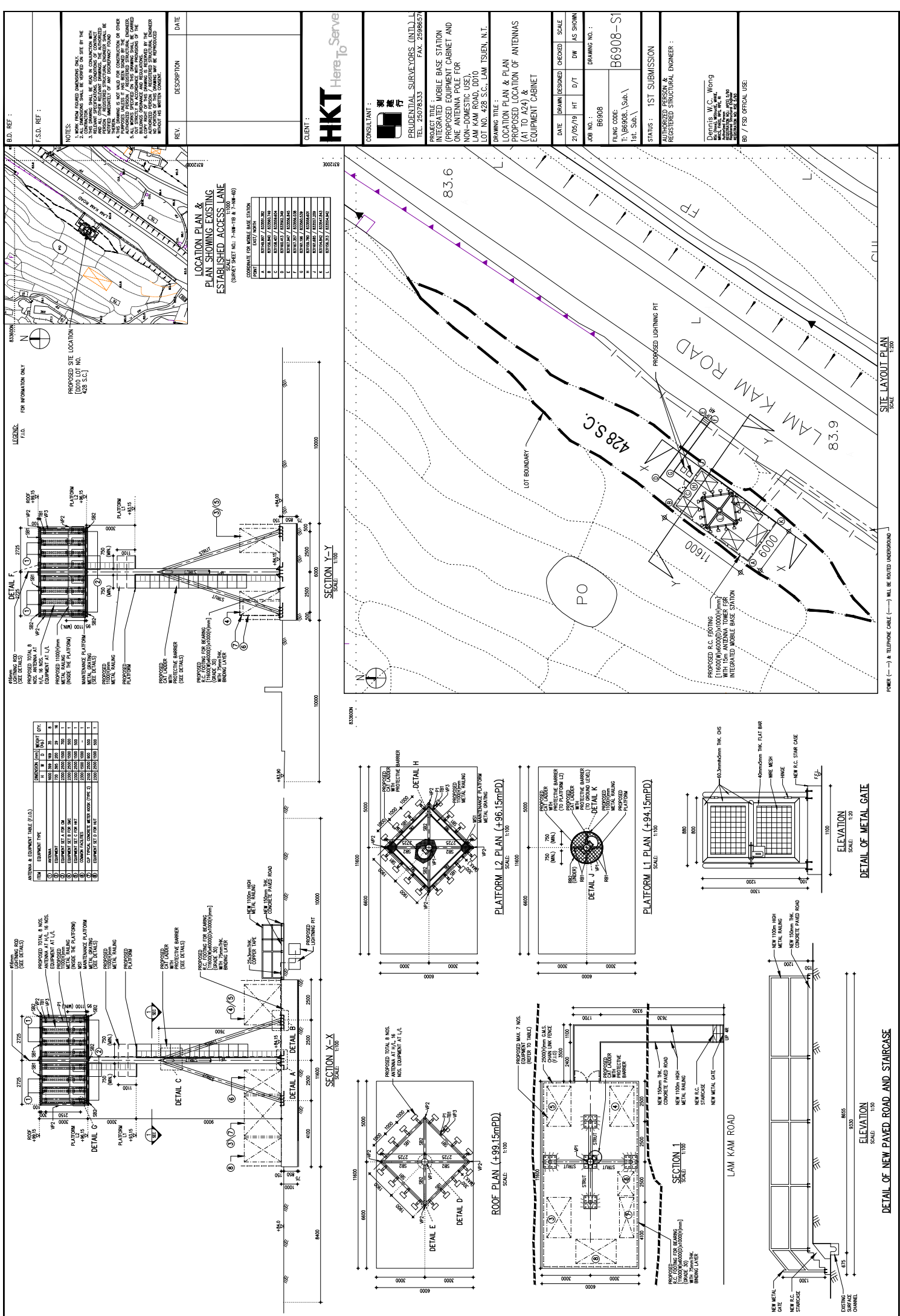
This application is similar to the previous section 16 application with some minor change of the proposed size and numbers of equipment and the inclusion of Government land. The Application Site area would be increased from 60m² to 85.743 m². A Summary to show the difference of two application is attached in ***Appendix 6*** for your reference.

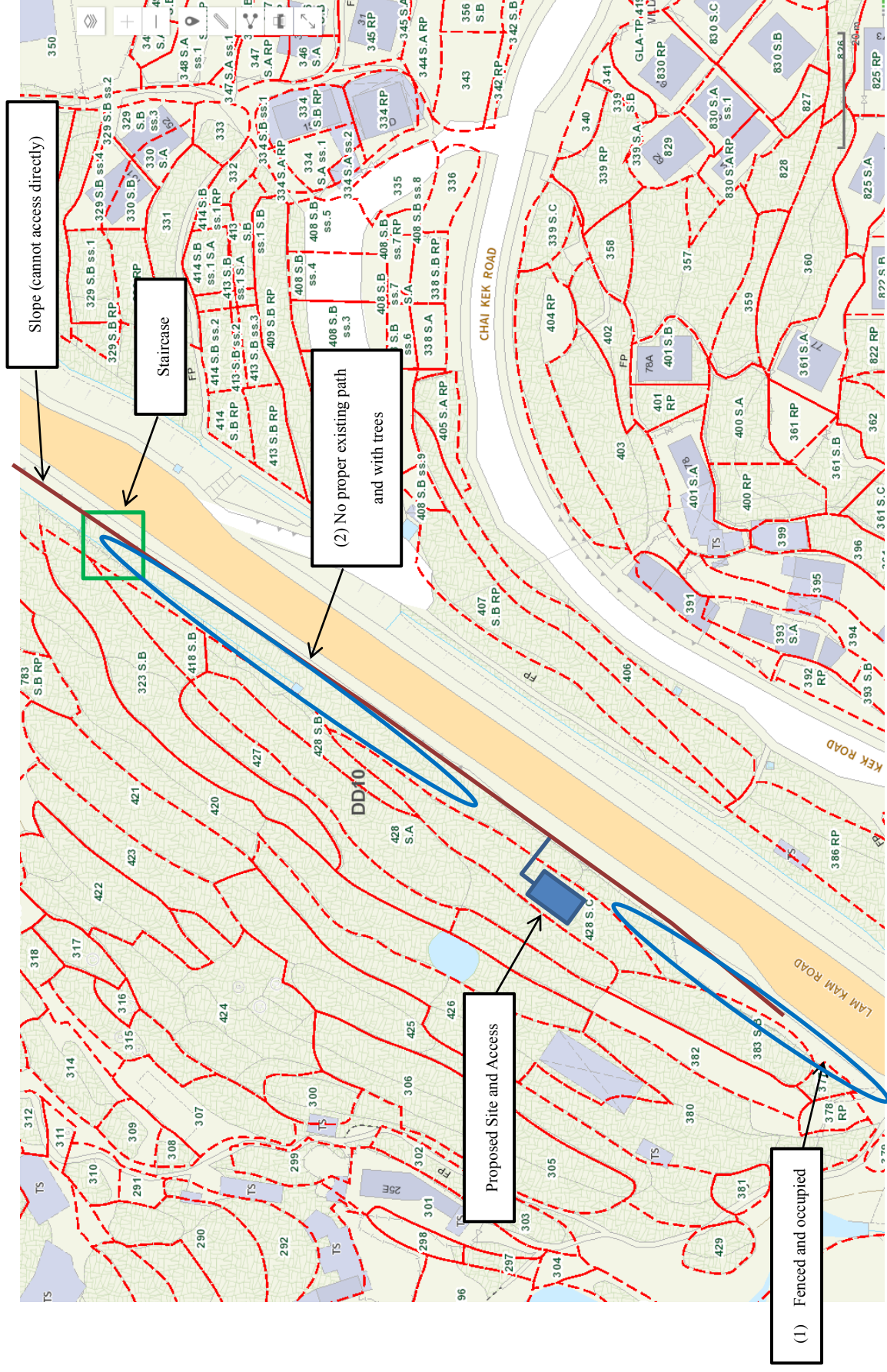


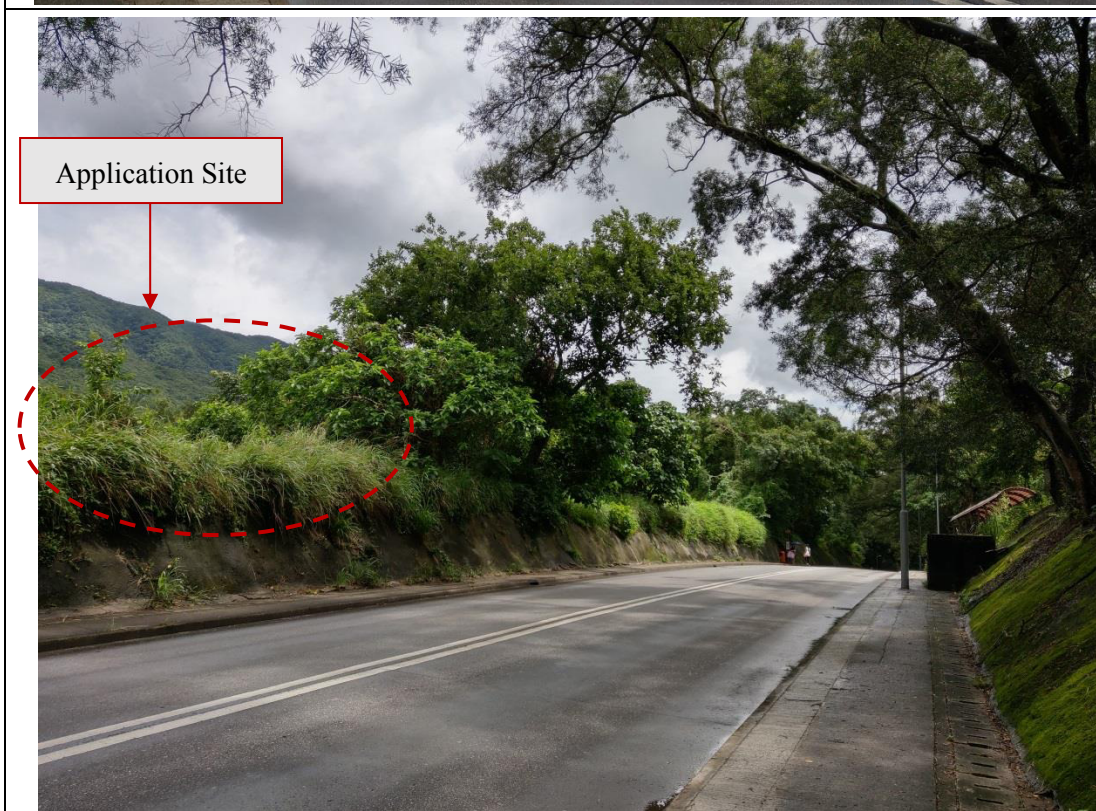
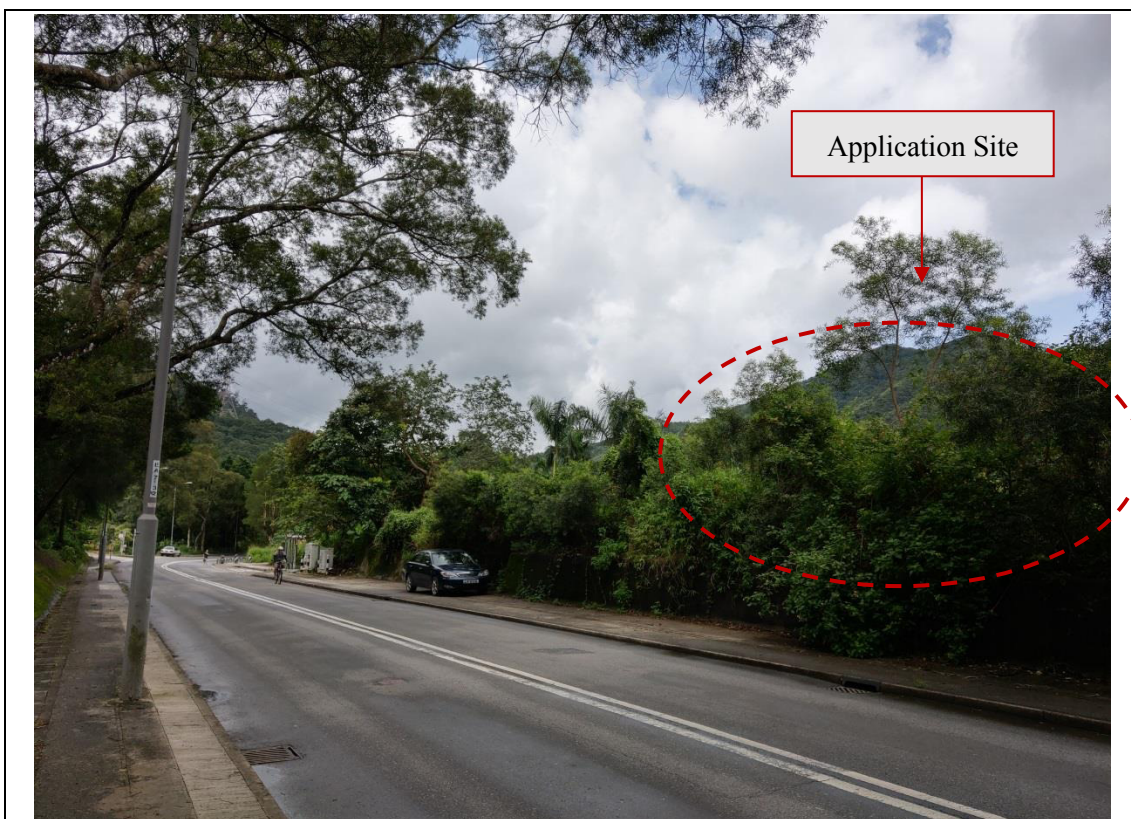
LOCATION PLAN

Not To Scale – For Identification Only

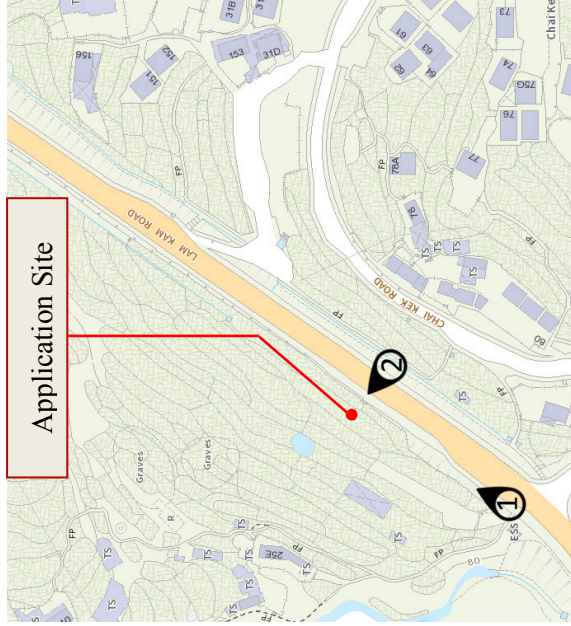








Application Site:
Section C (Part) of Lot 428 in Demarcation District 10, Lam Tsuen, Tai Po,
New Territories



Application Site



Photo Mark

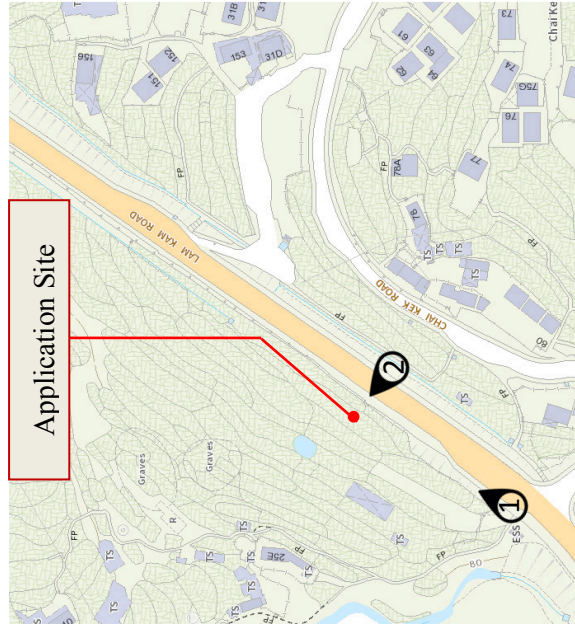


Application Site

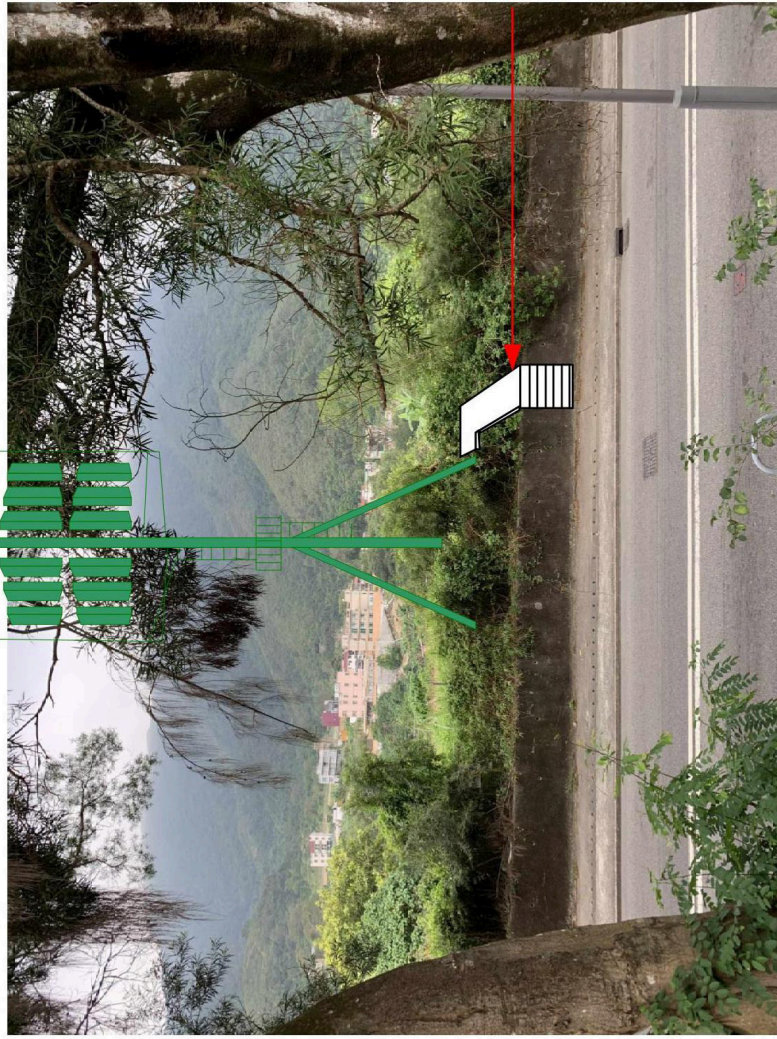
Proposed location
of Antenna Tower
[15m (H)]



View Point 1



Proposed location
of Antenna Tower
[15m (H)]



Proposed location
of Access road



Photo Mark



Application Site

View Point 2

Planning Application under Section 16 of Town Planning Ordinance for Public Utility Installation (Telecommunications Radio Base Station) at Section C (Part) of Lot 428 in Demarcation District 10 and Adjacent Government Land, Lam Tsuen, Tai Po, New Territories

Comparison Tables

	Application Case No. A/NE-LT/678	This Application
Address	Section C (Part) of Lot 428 in Demarcation District 10, Lam Tsuen, Tai Po, New Territories	Section C (Part) of Lot 428 in Demarcation District 10 and Adjacent Government Land, Lam Tsuen, Tai Po, New Territories
Site Area	60 m ² (60 m ² on private lot)	85.743m ² (80.534m ² on private lot and 5.209m ² on Government land)
Reinforced concrete footing	A reinforced concrete footing [10m(W)x6m(D)x1m(H)] which will involve an excavation to a depth of 0.925m and an area of 60m ² .	A reinforced concrete footing [11.6m(W)x6m(D)x1m(H)] which will involve an excavation to a depth of 0.925m and an area of 69.6m ² .
Footpath	N.A.	10.934 m ²

Application Case No. A/NE-LT/678			This Application			
The installation	<u>Item</u>	<u>Equipment Type</u> <u>(no.)</u>	<u>Dimension (each)</u>	<u>Item</u>	<u>Equipment Type</u> <u>(no.)</u>	<u>Dimension (each)</u>
	<u>Antenna</u>					
	(1)	Antenna (Type 1) (x12)	0.37m (L) x 0.23m (W) x 1.55m (H)	(1)	Antenna (x8)	0.399m (L) x 0.169m (W) x 1.6m (H)
	(2)	Antenna (Type 2) (x12)	0.353m (L) x 0.209m (W) x 0.880m (H)	<u>Equipment</u>		
	<u>Equipment</u>					
	(3)	Equipment Set A (x1)	2.5m (L) x 1.5m (W) x 2.3m (H)	(2)	Equipment on Tower (x16)	0.395m (L) x 0.2m (W) x 0.73m (H)
	(4)	Equipment Set B (x1)	2.5m (L) x 1.5m (W) x 2.3m (H)	(3)	Equipment Set A (x1)	2.5m (L) x 1.5m (W) x 2.3m (H)
	(5)	Equipment Set C (x1)	2.5m (L) x 1.5m (W) x 2.3m (H)	(4)	Equipment Set B (x1)	2.5m (L) x 1.5m (W) x 2.3m (H)
	(6)	Common Facilities (x1)	1.5m (L) x 1.0m (W) x 2.3m (H)	(5)	Equipment Set C (x1)	2.5m (L) x 1.5m (W) x 2.3m (H)
	(7)	CLP Typical Concrete Meter Kiosk (Type 2) (x1)	2.5m (L) x 0.9m (W) x 2.1m (H)	(6)	Common Facilities (x1)	1.5m (L) x 1.0m (W) x 2.3m (H)
Total Equipment Area:15 m²			(7)	CLP Typical Concrete Meter Kiosk (x1)	2.5m (L) x 0.9m (W) x 2.1m (H)	
			(8)	Equipment Set D (x1)	2.5m (L) x 1.5m (W) x 2.3m (H)	
			Total Equipment Area: 20.014 m²			

Site Layout Map	Application Case No. A/NE-LT/678	This Application

15 August 2022

Our Ref: TPB150822OA-B6979(1)-(3)
Your Ref: TPB/A/NE-LT/729

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

RECEIVED
2022 AUG 15 P 4: 47
TOWN PLANNING BOARD

Dear Sirs,


Re: A/NE-LT/729

**Section 16 Application for Public Utility Installation (Radio Base Station and Antennas) at
Section C (Part) of Lot 428 in Demarcation District 10, Lam Tsuen, Tai Po, New Territories**

We refer to the comments of Transport Department received by us on 29 July 2022 and would like to confirm that the proposed development would not encroach to the footpath at Lam Kam Road. A revised layout plan indicating the location of proposed development and existing footpath is attached.

Should you have any queries, please feel free to contact Mr. Ken Fong at 2531 8706 or the undersigned at 2507 8323.

Yours faithfully
For and on behalf of
PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED


Michael C K Lee
Associate Director
Valuation and Advisory
Encl.

c.c. Client
DPO/ST

Attn: Ms. TANG Hui Ling, Janice

By email

Previous s.16 Application covering the Application Site

Approved Application

Application No.	Use/Development	Date of Consideration
A/NE-LT/678	Proposed Public Utility Installation (Radio Base Station and Antennas)	6.3.2020

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the applicants are required to submit an application for Short Term Tenancy (STT) in respect of the piece of government land concerned. Otherwise, neither occupation nor works of any kind thereon is allowed. LandsD will consider the STT application in accordance with the established procedures and guidelines. However, there is no guarantee at this stage that the STT application would be approved. If the STT application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of rental and administrative fee as considered appropriate;
 - (ii) the lot owner is required to submit an application for Short Term Waiver (STW) to LandsD if he wishes to erect structure on the subject lot. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fee as considered appropriate;
 - (iii) the applicants will likely make use of the adjoining unallocated government land near the proposed access linking the Site to Lam Kam Road. As such, no trees thereon shall be interfered with unless prior approval is obtained from LandsD. The maintenance and management responsibility of the said government land and any other government land leading to the Site should be sorted out with the relevant government departments, prior to making use of them for access purpose. Further, neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD; and
 - (iv) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto;
- (b) to note the comments of the Commissioner for Transport (C for T) that the proposed development should not encroach to the footpath managed by Transport Department;
- (c) to note the comments of the Director-General of Communication (DG of C) that:
 - (i) mobile network operators (MNOs) are required to obtain approval from the Communications Authority (CA) before bringing their radio base station (RBS) into use. As the executive arm of CA, the Office of the Communications Authority (OFCA), apart from examining the radiation level of individual TRBS, will also conduct technical assessments of the total radiation level at the location of the TRBS when vetting TRBS applications to ensure that the total radiation level complies with the radiation safety standards (i.e. International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines) before granting

approvals;

- (ii) MNOs are required to provide OFCA with measurement reports within one month from the commencement of operation of their TRBS to demonstrate that the NIR level of the TRBS complies with the safety standards; and
 - (iii) OFCA will conduct from time to time sample checks on the radiation levels of approved TRBS so as to safeguard public health. Members of the public may call OFCA's hotline if they are concerned about the radiation levels at their homes or in public places. OFCA will deploy its staff to conduct site inspections and measurements of radiation level, and will explain to members of the public the measurement results;
- (d) to note the comments of the Director of Health (D of Health) that according to the World Health Organization (WHO), with the compliance with the relevant ICNIRP guidelines, exposure to radiofrequency electromagnetic fields, such as those generated by telecommunication facilities, would not pose any significant adverse effects to workers and the public. As such, the applicants must ensure that the installation complies with the relevant ICNIRP guidelines or other established international standards. WHO also encourages effective and open communication with stakeholders in the planning of new telecommunication facilities;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicants are advised to make reference to the "Recommended Pollution Control Clauses" to adopt suitable mitigation measures and good site practice during the construction works; and
 - (ii) the Site is within water gathering grounds. The applicants are also reminded to comply with all relevant environmental protection/ pollution control ordinances during construction and operation;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the proposed development should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site. Any existing flow path affected should be re-provided. The applicants should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicants are required to maintain the drainage system properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicants shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;
 - (ii) if there is sewage discharge from the Site, please note that DSD's maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site.

The applicants shall demonstrate the technical feasibility of sewerage connection. Should the applicants choose to dispose of the sewage of the proposed development through other means, views and comments from Environmental Protection Department should be sought;

- (iii) the applicants shall provide written consent(s) from relevant lot owner(s) and/or LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones outside the Site or on government land (where required); and
- (iv) the cost and works of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicants;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the Site is located within upper indirect water gathering grounds and the applicants are required to comply with the "Conditions of Working within Water Gathering Grounds";
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the application involves the construction of reinforced concrete footing to support over 15m radio base station and antenna and reinforced concrete staircase from Lam Kam Road to the Site. It is building works and thus submission of plans for approval under the Buildings Ordinance (BO) is required;
 - (ii) before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent from BD should be obtained, otherwise they are unauthorized building works. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) in connection with item (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively; and
 - (iv) detailed comments will be given at building plan submission stage;
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

Electricity Safety

- (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicants are reminded to observe the Electricity Supply

Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;

Gas Safety

- (ii) there is a high pressure underground town gas transmission pipeline (running along Lam Kam Road) in the vicinity of the Site; and
 - (iii) the project proponent/consultant/works contractor shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the Site and any required minimum set back distance away from them during the design and construction stages of development. The project proponent/consultant/works contractor is required to observe the Electrical and Mechanical Service Department’s requirements on the “Avoidance of Damage to Gas Pipes 2nd Edition” for reference; and
- (j) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the applicants are required to repair any damage to the adjoining ground surface, road pavement and road drainage caused by the proposed works at their own cost.