

2024年 1月 3 08

Appendix I of RNTPC  
Paper No. A/NE-MUP/199

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。

30 JAN 2024

This document is received on  
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](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](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-MUP/199
	Date Received 收到日期	30 JAN 2024

- 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)

TOPUP OASIS LIMITED(澳高有限公司)

### 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)

EURO ASIA CONSTRUCTION ENGINEERING LIMITED(歐亞建築工程有限公司)

### 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)	新界北區打鼓嶺丈量第46約地段755RP號 Lot 755RP in D.D. 46, Ta Ku Ling, New Territories North.
(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 ..... 103.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 14.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N.A. ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Man Uk Pin OZP No. S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Vacant  (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”<sup>##</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>##</sup> (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”<sup>##</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>##</sup> (請夾附業權證明文件)。

☒ is not a “current land owner”<sup>##</sup>.  
並不是「現行土地擁有人」<sup>##</sup>。

☐ 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 ...14/12/2023..... (DD/MM/YYYY), this application involves a total of .....1..... “current land owner(s)”<sup>##</sup>.  
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」<sup>##</sup>。

(b) The applicant 申請人 –

☒ has obtained consent(s) of ....1..... “current land owner(s)”<sup>##</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>##</sup>的同意。

Details of consent of “current land owner(s)” <sup>##</sup> obtained 取得「現行土地擁有人」 <sup>##</sup> 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Lot 755RP in D.D.46	03/01/2024

(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> <b>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</b> <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b> <b>(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)</b>	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years  (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	<input checked="" type="checkbox"/> year(s) 年 .....3..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	88.6 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	14.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	14.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	14.8 .....sq.m <input checked="" type="checkbox"/> 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)	
.... Single storey temporary structure, not more than 2.4 m in height, and to be used for Real Estate Agency. .... ..... .....	
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	1
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 9:00 a.m. to 7:30 p.m. daily, including Sundays and public holidays ..... .....																																	
(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 checked="" 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)) Sha Tau Kok Road - Wo Hang ..... <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，請另頁表示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 checked="" 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 checked="" 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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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>			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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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"/>																															

	<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)</p> <p>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 style="text-align: center;">Vacant site without trees.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/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/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

1. The subject application is of temporary nature and would not affect the long-term NTEH

development in the area.

2. The proposed development is in line with the need of the local villagers for Real Estate Agency services, and thus conforms with the planning intention for "Village Type Development".

3. The proposed development is in line with government's future development in the North District.

4. The nature/ design/ configuration of the proposed development is in harmony with its surroundings and would not affect the traditional settings of N.T. indigenous villages.

5. The application site is vacant and the proposed development would not pose nuisance to the environment, nor impact on nearby traffic.

6. In view of the above, the applicant is earnestly hoping TPB would approve on site a temporary shop and services( Real Estate Agency) for a period of 3 years.

7. For TPB Members' information, an identical application (Application No. A/NE-MUP/167) had been submitted to TPB and was approved for a period of 3 years ending 24 June 2025. The applicant had been striving hard but failed to fully comply with all approval conditions within the final 18-month Extension Time Permission Period. In the circumstance, a fresh S.16 Application with everything remained the same, the nature, design and configuration etc. inclusive, is hereby submitted for TPB's favourable approval.



**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 an application to the Board 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

*albertcheng*  
.....  
Albert CHENG

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

.....  
Name in Block Letters  
姓名（請以正楷填寫）

.....  
Consultant

.....  
Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

EURO ASIA CONSTRUCTION ENGINEERING LIMITED(歐亞建築工程有限公司)

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

Date 日期

10/01/2024

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界北區打鼓嶺丈量第46約地段755RP號 Lot 755RP in D.D. 46, Ta Ku Ling, New Territories North.
Site area 地盤面積	103.4 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Man Uk Pin OZP No. S/NE-MUP/11
Zoning 地帶	Agriculture
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Real Estate Agency) 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	14.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.14 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.4 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	14 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	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/>		1
	Total no. of vehicle loading/unloading bays/lays 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/>		





Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 (Plan II), Proposed Drainage Plan (Plan III), and a photograph showing the site condition (Photo 1)		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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		

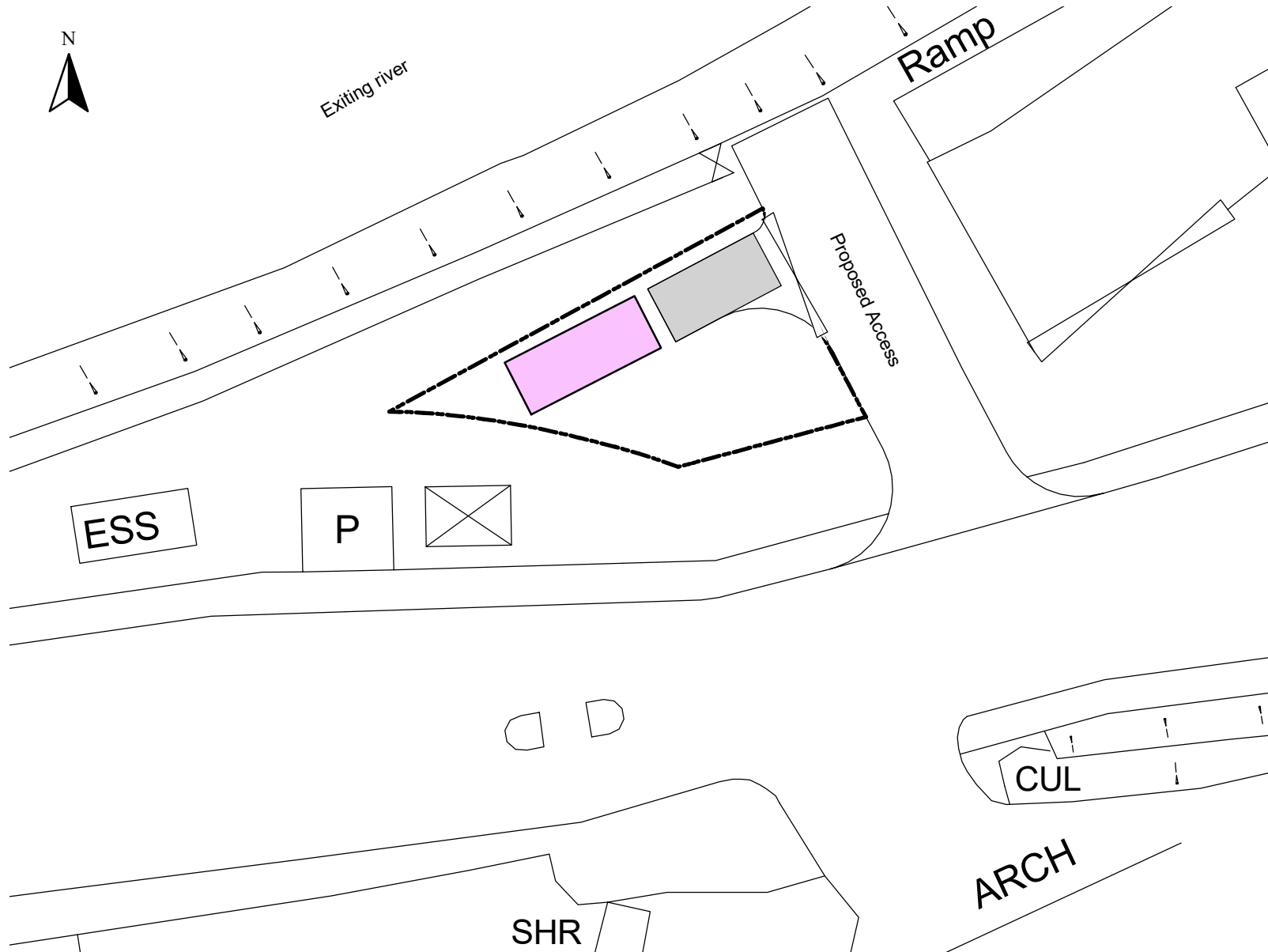
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

# Master Layout Plan Lot 755RP in D.D.46

## Legend

-  Subject Site  
(Lot 755RP in D.D.46)
-  Proposed Carpark
-  Proposed Office
-  Gate



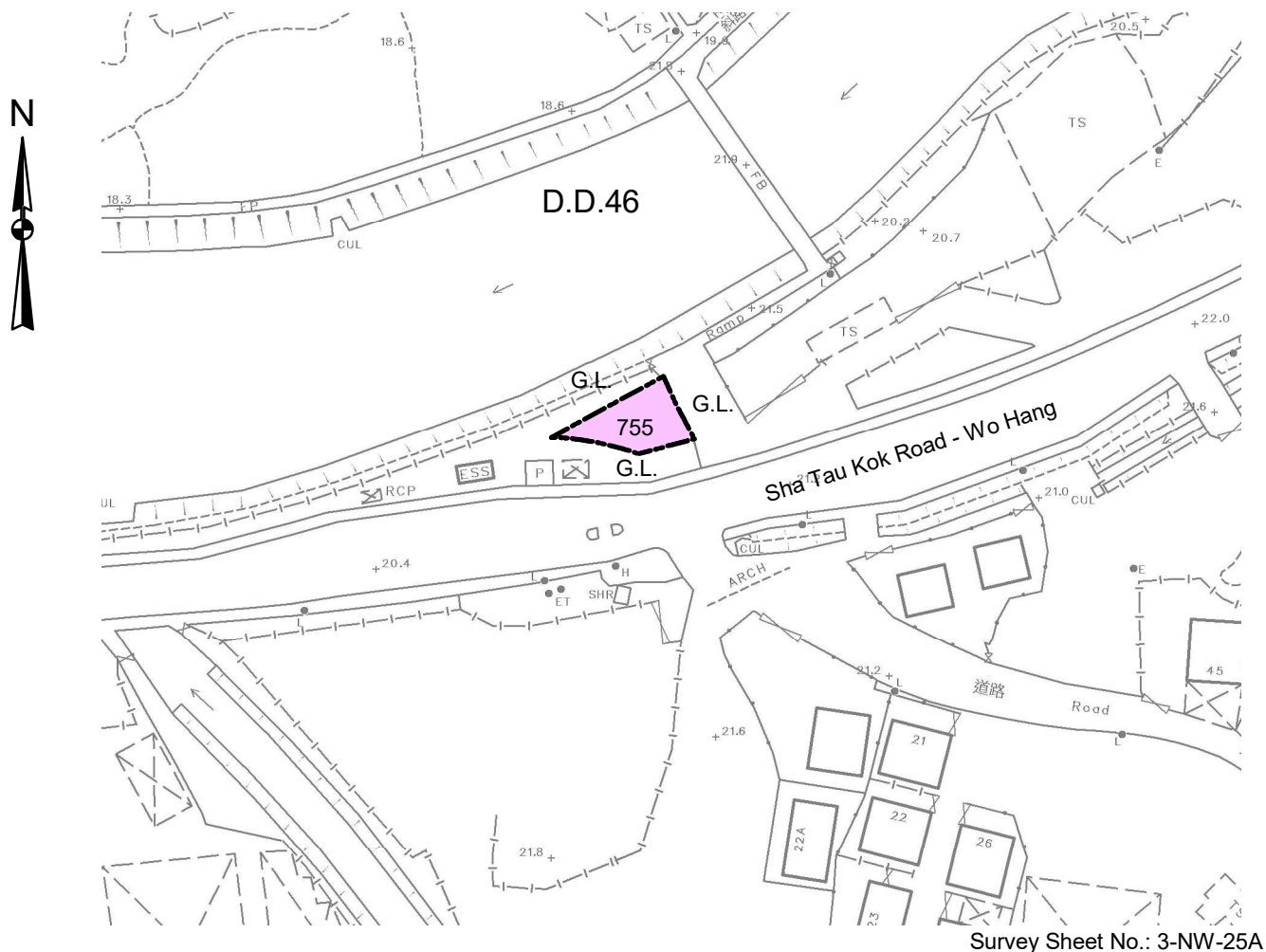
Scale 1:250



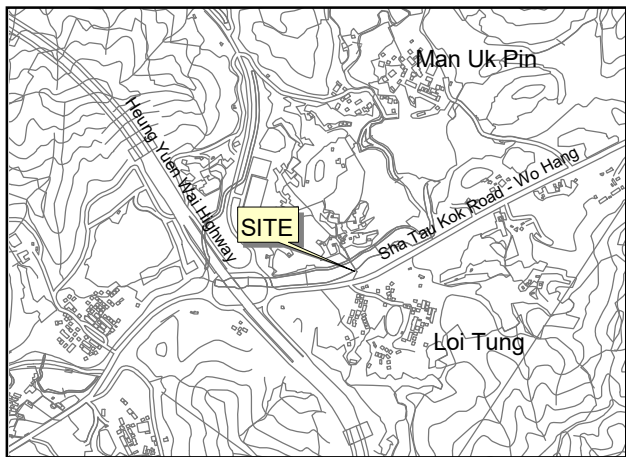


# Location Plan

## Lot 755RP in D.D.46



Location

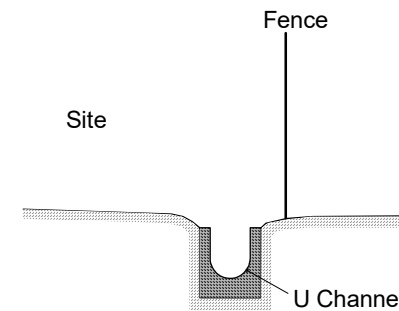
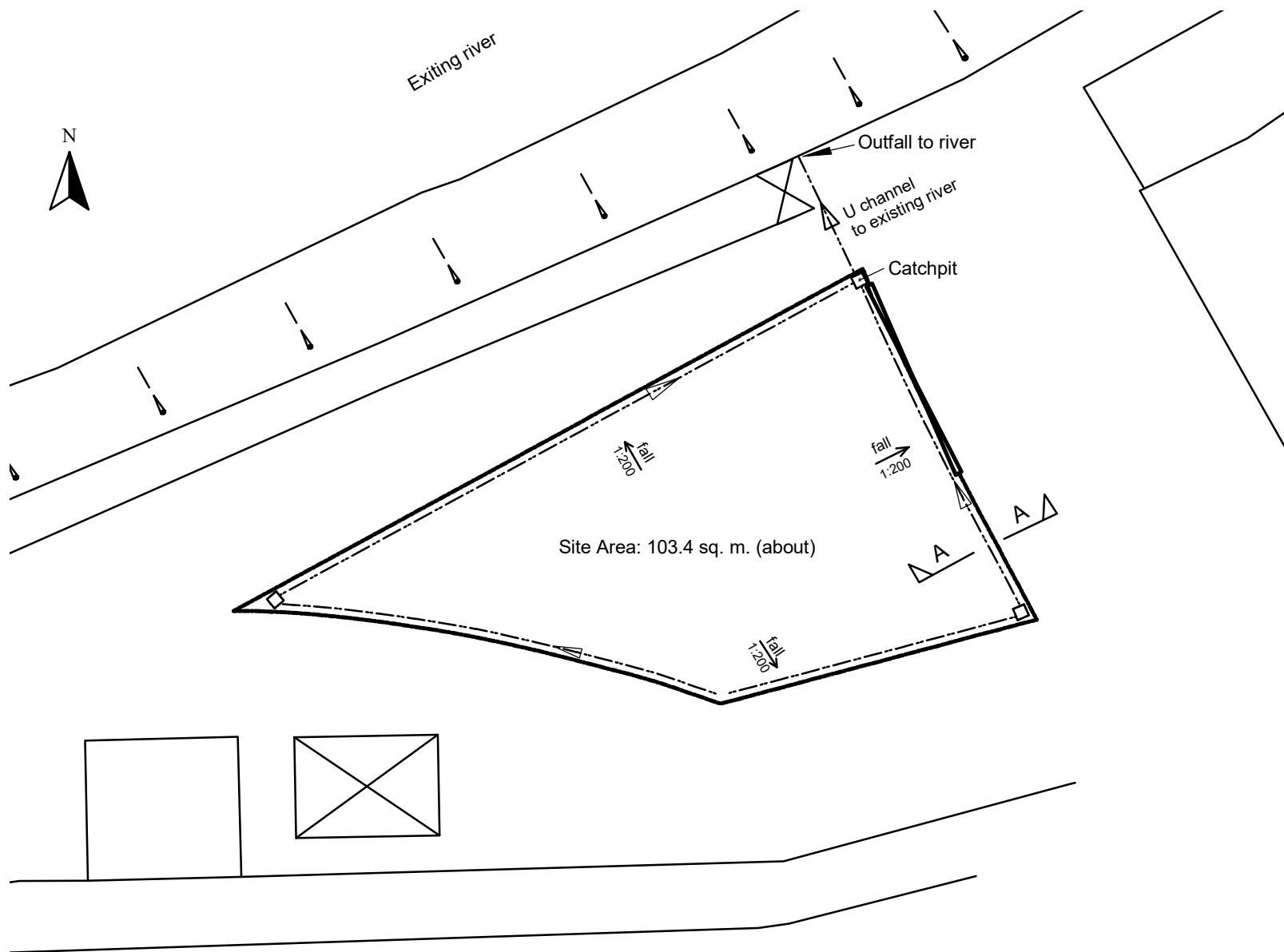


Scale 1:20000

### LEGEND

-  Application Site
-  Government Land

# Proposed Drainage Plan Lot 775RP in D.D.46



SECTION A-A

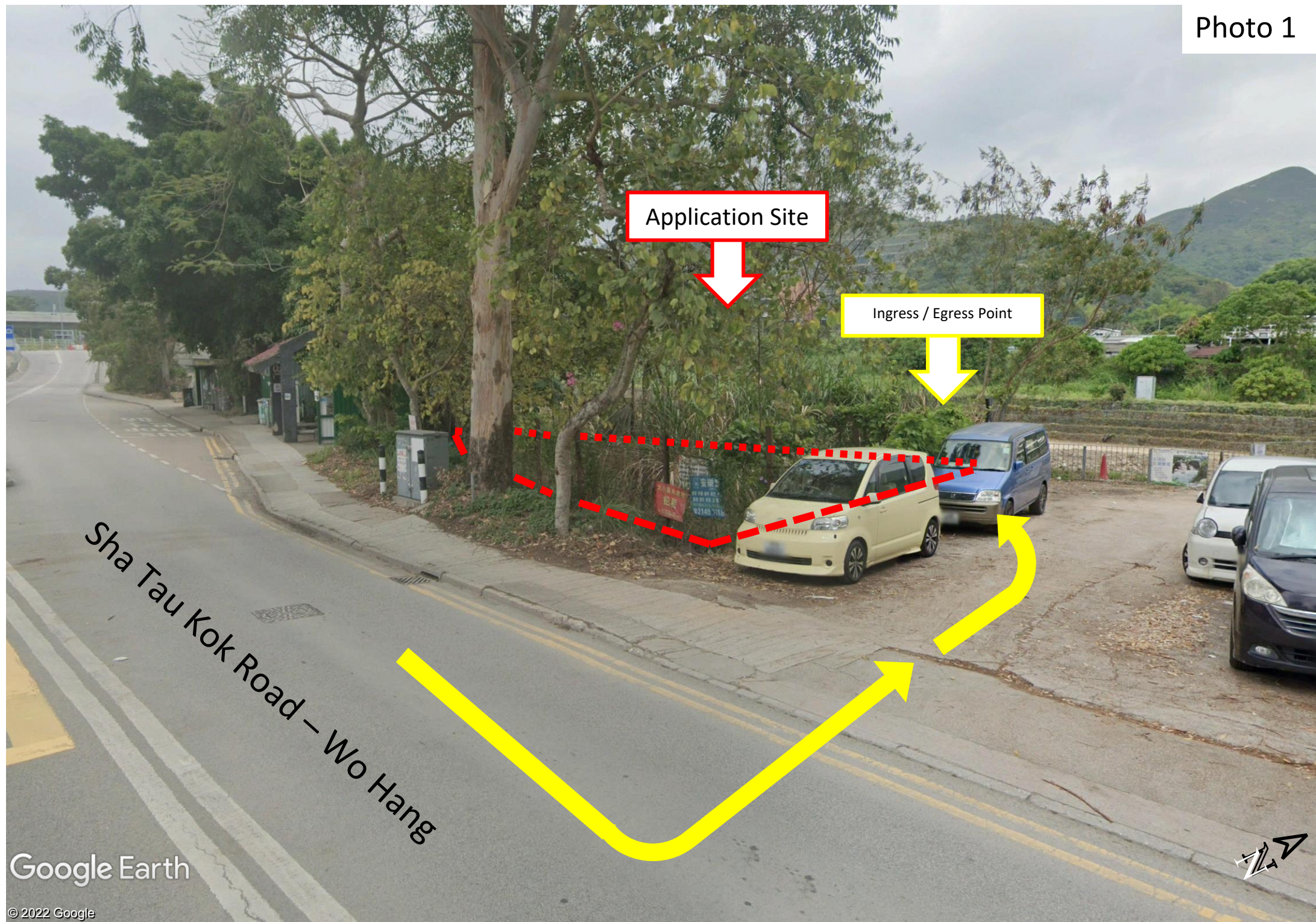
## Notes:

1. The size of U Channel will be 150mm
2. The gradient of the proposed U Channel will be 1 in 200

## Legend

- Subject Site (Lot 755RP in D.D.46)
- Proposed U Channel
- Proposed Catchpit
- Gate









歐亞建築工程有限公司

Euro Asia Construction Engineering Limited

Appendix Ia of RNTPC  
Paper No. A/NE-MUP/199

Your Reference : TPB/A/NE-MUP/199

Our Reference : EA/46/755RP

14 February 2024

Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point

Hong Kong

Dear Sir/Madam,

**Proposed Temporary Shop and Services ( Real Estate Agency )**

**Lot No. 755RP in D.D. 46, Ta Kwu Ling, N.T.**

**Section 16 Planning Application No. A/NE-MUP/199**

With reference to our client's above application, we submit herewith the additional information and related documents as follows:

" Copies of previous correspondence between Planning Department and us exchanged under Section 16 Planning Application No. A/NE-MUP/167, concerning Drainage Proposal and Implementation; and proposals for fire services installations and water supplies for firefighting, as required under the approval conditions."

Since construction of the proposed office structure on agricultural land will have to apply to the Lands Department for the granting of a Short Term Waiver, which is being actively considered by District Lands Office, North (Application Ref. No.: DLON 150/NAT/19). This is the reason why the applicant had been striving hard but fail to fully comply with the abovementioned approval conditions. In the circumstance, a fresh Section 16 Application ( i. e. A/NE-MUP/199) with everything remained unchanged, is submitted for TPB's favorable consideration.

Should you require further information, please contact the undersigned at [REDACTED]

Yours faithfully,

Albert CHENG

For and on behalf of

Euro Asia Construction Engineering Ltd.



歐亞建築工程有限公司  
Euro Asia Construction Engineering Limited

貴署檔號: TPB/A/NE-MUP/167

本司檔號: EA/46/755

日期: 8-5-2023

城市規劃委員會  
香港北角渣華道 333 號  
北角政府合署十五樓

梁秘書:

擬議臨時商店及服務行業(地產代理)(為期 3 年)  
新界萊洞丈量約份第 46 約地段第 755 號餘段

根據城規會 2022 年 12 月 15 日會議作出的決定, 批准根據《城市規劃條例》第 16A 條修訂許可的申請, 我們需要提供批准條件 -

- (b) 所要求的排水設施,
- (d) 的要求實施消防設施和消防供水建議及
- (e) 的要求實施申請人提議的交通管理措施

現提供(b) 所要求的排水設施建議及

- (d) 的要求實施消防設施和消防供水建議
- , 期望署長批准建議。

如有任何問題, 請致電給潘玟伊

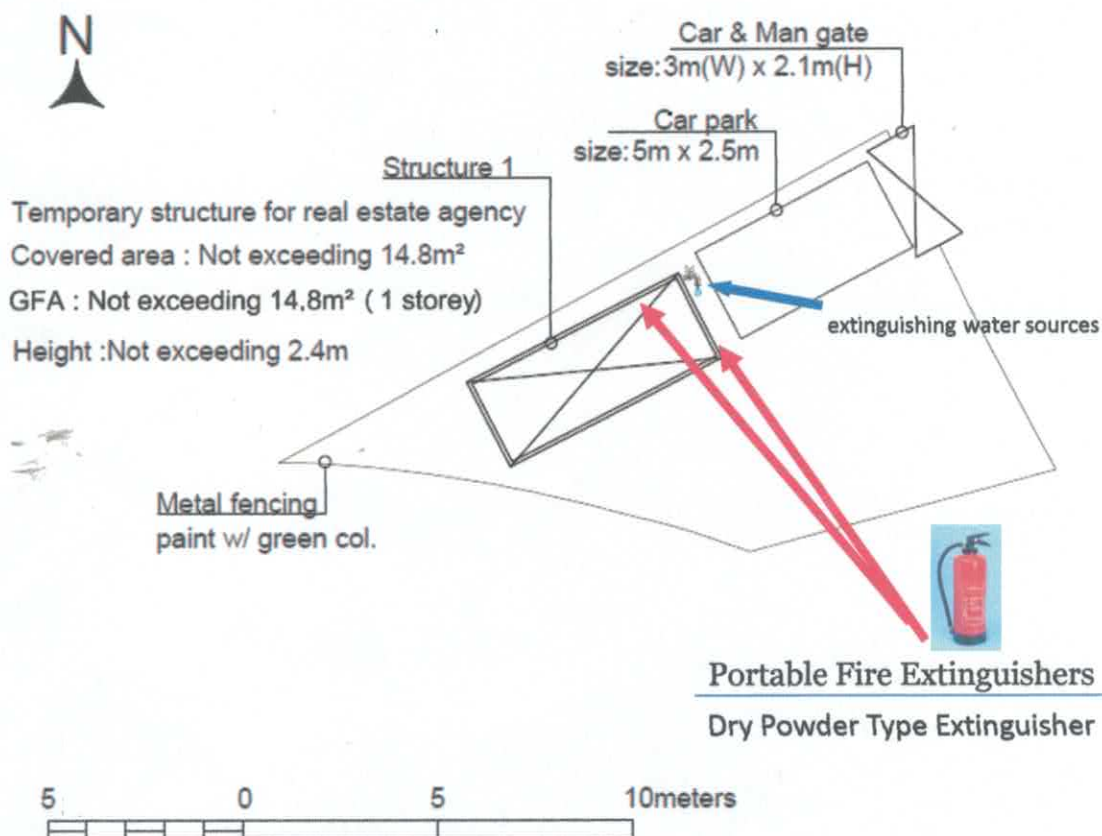
歐亞建築工程有限公司

潘玟伊簽署代行





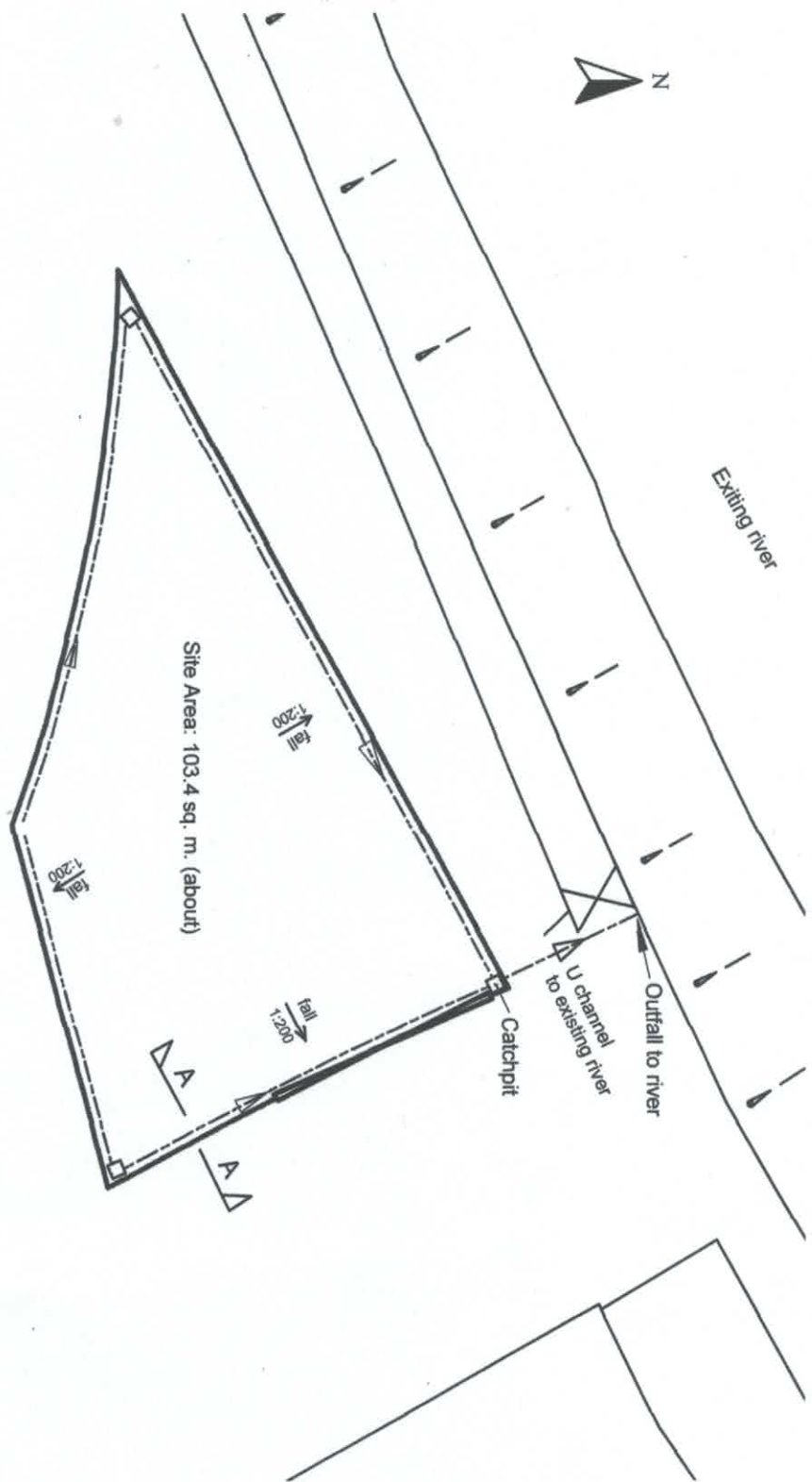
# Layout Plan at Lot 755RP in D.D.46



<p>Project 項目名稱:</p> <p>Proposed Temporary Shop &amp; Service (Real Estate Agency) for a Period of 3 year at Lot 755RP in D.D. 46, Ta ku Ling, New Territories North.</p>	<p>Drawing Title 圖名稱:</p> <p>Recommendations for fire-fighting installations and extinguishing water sources</p>	<p>Remark 備註:</p>
	<p>Drawing No 圖號:</p>	<p>SCALE 比例:</p> <p>as show</p>



Exiting river



Site Area: 103.4 sq. m. (about)

Catchpit

U channel to existing river

Outfall to river

fall 1:200

fall 1:200

fall 1:200

A A

Site

Fence



SECTION A-A

Notes:

1. The size of U Channel will be 150mm
2. The gradient of the proposed U Channel will be 1 in 200

Legend



Subject Site  
(Lot 755RP in D.D.46)



Proposed U Channel



Proposed Catchpit



Gate

SCALE 1:150

**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-MUP/167  
電話號碼 Tel. No.: 2158 6391  
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Euro Asia Construction Engineering Limited

**By Post**

30 May 2023

(Attn.: Ms. POON)

Dear Sir/Madam,

**Proposed Temporary Shop and Services (Real Estate Agency)  
for a Period of 3 Years in "Agriculture" Zone,  
Lot 755 RP in D.D. 46, Loi Tung, New Territories**

**(Compliance with Approval Condition (a) for Planning Application No. A/NE-MUP/167)**

I refer to your submission dated 8.5.2023 for compliance with approval condition (a) in relation to the submission of a drainage proposal under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) (Contact person: Mr. LEE Wai-chung; Tel.: 2300 1274) has been consulted and considered approval condition (a) is not complied with. His comments are attached at **Appendix I** for your reference. You are required to address his comments and revise the submission accordingly for his consideration.

Should you have any queries, please feel free to contact the undersigned of this department at 2158 6391.

Yours faithfully,

( Ms. Sheren LEE )  
for District Planning Officer/  
Sha Tin, Tai Po & North,  
Planning Department



## Appendix I

Comments of the Chief Engineer/Mainland North, Drainage Services Department  
(Contact person: Mr. LEE Wai-chung; Tel. No.: 2300 1274):

- (a) It is noted that solid wall (ie. fence) will be constructed along the site boundary, in which the run-off falling and passing through the subject site will be blocked by the solid wall. The applicant should ensure that no works will interfere with the free flow condition in the vicinity of the subject site.
- (b) EPD's comments should be sought for the disposal of sewerage.
- (c) After obtaining my agreement, the applicant shall submit a duly completed Form HBP1 with cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to this Division for formal application for the required connections. Upon my acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD.

c.c.

CE/MN, DSD

(Attn.: Mr. LEE Wai-chung)

(Fax No. 2770 4761)

Internal

CTP/TPB(1)

Site record

SL/MA/ma





歐亞建築工程有限公司  
Euro Asia Construction Engineering Limited

Our Ref.:EA/46/755RP  
Your Ref.:TPB/A/NE-MUP/167

Date: 11 September 2023

District Planning Officer  
Sha Tin, Tai Po & North  
Planning Department  
Rooms 1301-1314, 13/F  
Shatin Government Offices  
1 Sheung Wo Che Road, Sha Tin  
N.T., Hong Kong

(Attn: Ms.Sheren LEE)

Dear Madam,

Proposed Temporary Shop and Services (Real Estate Agency)  
for a Period of 3 Years in "Agriculture" Zone  
Lot No. 755RP in D.D.46, Loi Tung, New Territories  
(Compliance with Approval Condition (a) for Planning Application No. A/NE-MUP/167)

We refer to your above referenced letter dated 30 May 2023 and the annexed comments from CE/MN of DSD. Please refer to our response as follows:


- (a) As shown on the attached sketch plan, the solid wall (i.e. fence) will be designed and erected with the bottom part fixed at about 15cm. above ground level, so as to ensure free flow condition is maintained in the vicinity of the subject site;
- (b) A portable toilet will be maintained on site and thus no measure will be required to address the concern over disposal of sewerage; and
- (c) In view of (b) above, submission of Form HBP1 will not be required .

We would be grateful if you would convey the aforesaid to CE/MN of DSD.

Should you require further information, please contact the undersigned at

Yours faithfully,

For and on behalf of  
Euro Asia Construction Engineering Ltd.



Albert Cheng

Encl.





Exiting river

Outfall to river  
U channel  
to existing river

Catchpit

fall  
1:200

fall  
1:200

Site Area: 103.4 sq. m. (about)

fall  
1:200

A

A

Site

Fence



SECTION A-A

Notes:

1. The size of U Channel will be 150mm
2. The gradient of the proposed U Channel will be 1 in 200

Legend



Subject Site  
(Lot 755RP in D.D.46)



Proposed U Channel



Proposed Catchpit



Gate

SCALE 1:150

## 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-MUP/167  
電話號碼 Tel. No.: 2158 6237  
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Euro Asia Construction Engineering Limited

**By Post**

6 October 2023

(Attn.: Albert CHENG)

Dear Sir/Madam,

**Proposed Temporary Shop and Services (Real Estate Agency)  
for a Period of 3 Years in "Agriculture" Zone,  
Lot 755 RP in D.D. 46, Loi Tung, New Territories**

**(Compliance with Approval Condition (a) for Planning Application No. A/NE-MUP/167)**

I refer to your submission dated 11.9.2023 for compliance with approval condition (a) in relation to the submission of a drainage proposal under the captioned planning application.

Director of Drainage Services (Contact person: Mr. LEE Wai-chung; Tel.: 2300 1274) has been consulted and considered approval condition (a) has been complied with. His advisory comments are attached at **Appendix I** for your reference.

Should you have any planning-related enquiries, please feel free to contact Ms. Sheren LEE of this department at 2158 6391.

Yours faithfully,

( Tim FUNG )  
for Director of Planning



**Appendix I**

Comments of the Director of Drainage Services (Contact person: Mr. LEE Wai-chung; Tel.: 2300 1274):

The applicant is reminded to submit HBP1 for drainage connection to river.

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

Sheren Si Wai LEE/PLAND

---

寄件者: stndp/PLAND  
寄件日期: 2024年02月16日星期五 15:44  
收件者: Sheren Si Wai LEE/PLAND; Tim TY FUNG/PLAND  
主旨: Fw: Further Information for A/NE-MUP/199  
附件: 16022400.PDF

---

From: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Sent: Friday, February 16, 2024 2:31 PM  
To: stndp/PLAND <stndpo@pland.gov.hk>  
Cc: Gloria Wai Mei LAM/PLAND <gwmlam@pland.gov.hk>  
Subject: Fw: Further Information for A/NE-MUP/199

From: albert cheng  
Sent: Friday, February 16, 2024 12:39 PM  
To: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
Subject: Further Information for A/NE-MUP/199

Dear Secretary of TPB,

As requested, please find attached a copy of PD's letter dated 22 May 2023, confirming that FSD considered the proposal for fire services installation and water supplies installations for fire fighting as required under approval conditions for the previous A/NE-MUP/167 had been complied with.

Cheers,

Albert CHENG  
for and on behalf of  
Euro Asia Construction Engineering Ltd.  
16 February 2024

**One attachment** • Scanned by Gmail



## 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-MUP/167  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Euro Asia Construction Engineering Limited

**By Post**

22 May 2023

(Attn.: Ms. POON)

Dear Sir/Madam,

**Proposed Temporary Shop and Services (Real Estate Agency)  
for a Period of 3 Years in "Agriculture" Zone,  
Lot 755 RP in D.D. 46, Loi Tung, New Territories**

**(Compliance with Approval Condition (c) for Planning Application No. A/NE-MUP/167)**

I refer to your submission dated 8.5.2023 for compliance with approval condition (c) in relation to the submission of a proposal of fire service installations (FSIs) and water supplies for fire-fighting under the captioned planning application.

Director of Fire Services (Contact person: Mr. TANG Ning-chi; Tel.: 2733 7735) has been consulted and considered approval condition (c) has been complied with. His advisory comments are attached at **Appendix I** for your reference.

Please proceed to implement the accepted FSIs proposal and submit FS 251 for compliance with approval condition (d). In order to facilitate compliance checking, you are required to inform this office and submit photographs for inspection.

Should you have any planning-related enquiries, please feel free to contact Ms. Sheren LEE of this department at 2158 6391.

Yours faithfully,

( Margaret CHAN )  
for Director of Planning

## Appendix I

Comments of the Director of Fire Services (Contact person: Mr. TANG Ning-chi; Tel.: 2733 7735):

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





歐亞建築工程有限公司  
Euro Asia Construction Engineering Limited

Our Ref.:EA/46/755RP  
Your Ref.:TPB/A/NE-MUP/167

13 September 2023

District Planning Officer  
Sha Tin, Tai Po & North  
Planning Department  
Rooms 1301-1314, 13/F  
Shatin Government Offices  
1 Sheung Wo Che Road, Sha Tin  
N.T., Hong Kong

(Attn: Mr. Ken C.S.HO)

Dear Sir,

Proposed Temporary Shop and Services (Real Estate Agency)  
for a Period of 3 Years in "Agriculture" Zone  
Lot No. 755RP in D.D.46, Loi Tung, New Territories  
(Compliance with Approval Condition (e) for Planning Application No. A/NE-MUP/167)

We refer to your above referenced letter dated 11 September 2023 and the attached comments from the Commissioner of Transport (C of T). Please refer to our response as follows:

- (1) The submitted layout plan is used for applying the discharge of condition (e) and for submitting the FI as well; and
- (2) The proposed entrance gate is of a sliding gate.

We would be grateful if you would convey the aforesaid to C of T.

Should you require further information, please contact the undersigned at

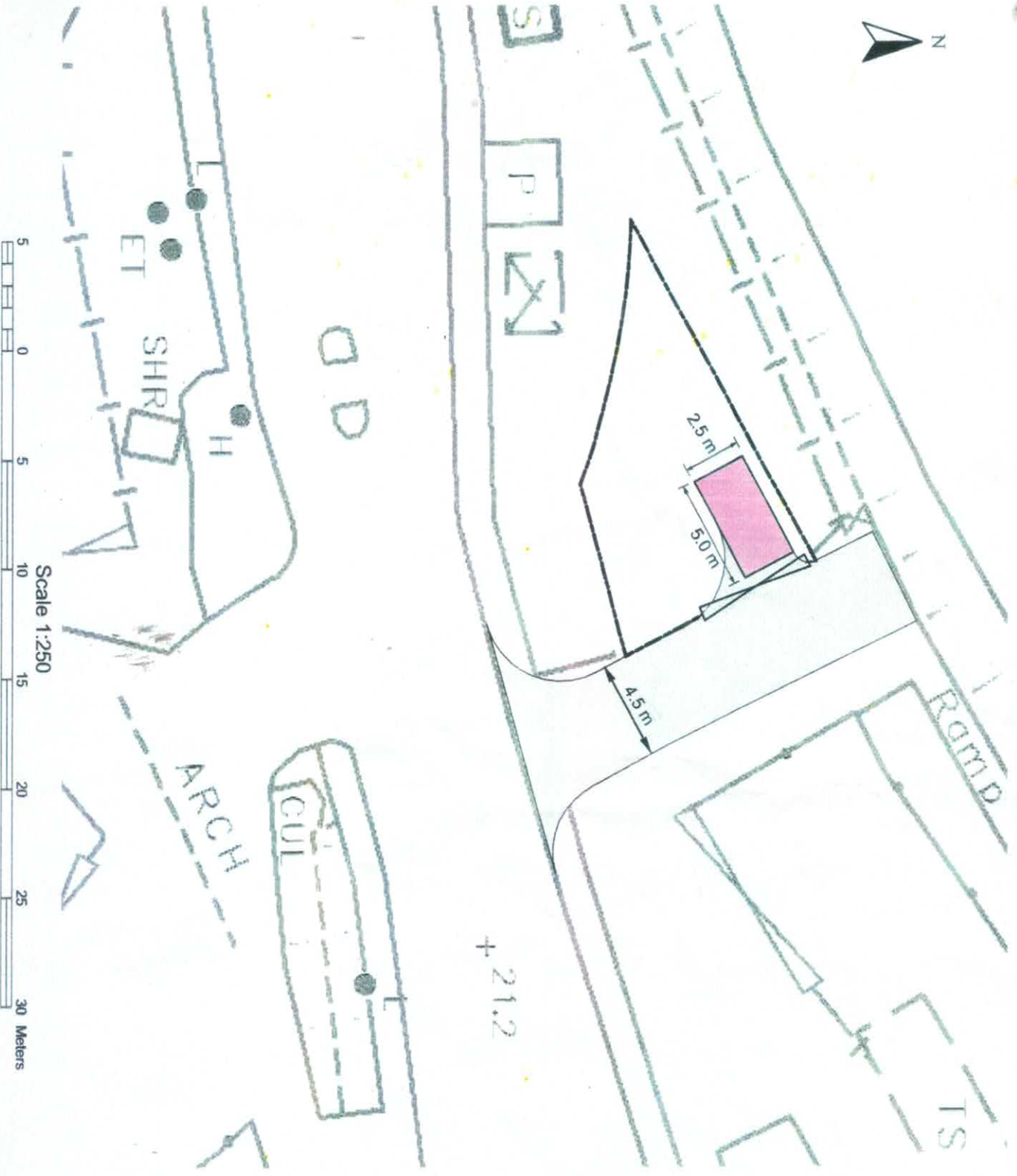
Yours faithfully,

For and on behalf of  
Euro Asia Construction Engineering Ltd.





  
Albert Cheng

Encl.





Legend

-  Subject Site  
(Lot 755RP in D.D.46)
-  Proposed Road
-  Proposed Car Park
-  Gate



**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-MUP/167  
電話號碼 Tel. No.: 2158 6391  
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Euro Asia Construction Engineering Ltd.

**By Post and Fax**

26 September 2023

(Attn.: LAU Yuen Ping)

Dear Sir/Madam,

**Proposed Temporary Shop and Services (Real Estate Agency)  
for a Period of 3 Years in "Agriculture" Zone, Lot 755 RP in D.D. 46, Loi Tung  
(Compliance with Approval Condition (e) for Planning Application No. A/NE-MUP/167)**

I refer to your submission dated 14.9.2023 for compliance with approval condition (e) in relation the implementation of the traffic management measures under the captioned planning application.

Commissioner of Transport (C of T) (Contact person: Mr. Eric TAM; Tel.: 2399 2405) has been consulted and advised that approval condition (e) is considered complied with.

Should you have any queries, please feel free to contact Ms. Sheren LEE of this department at 2158 6391.

Yours faithfully,

( Margaret CHAN )  
for Director of Planning

c.c.

C of T

(Attn.: Mr. Eric TAM)

(Fax No. 2381 3799)

Internal

CTP/TPB(1)

Site record

HYC/TF/SL/KH/kh

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

Sheren Si Wai LEE/PLAND

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寄件者: albert cheng <[REDACTED]>  
寄件日期: 2024年02月28日星期三 18:00  
收件者: Sheren Si Wai LEE/PLAND  
主旨: Application No. A/NE-MUP/199  
附件: S.16 Application for Lot 755rp in D.D.46 submitted 2022-Andy-20240124\_p8 (1).pdf  
類別: Internet Email

Dear Sheren,

Thanks for your email and the kind advice therein.

Copy of the revised Justifications page of the captioned case is attached for your action, please.

1. Please note that the applicant will be responsible for the maintenance of the proposed access, subject to a Short Term Tenancy to be granted by Lands Department.
2. Vide previous S.16 Application No. A/NE-MUP/167, the design of both the proposed access and the proposed drainage measures had been agreed by TD and DSD respectively.
3. Hence, we would be most grateful if you would, again, draw their (viz: TD, HyD and DSD) attention to the abovementioned, while considering Application No. A/NE-MUP/199.

Obligated,

Albert CHENG  
for and on behalf of  
Euro Asia Construction Engineering Ltd.  
28 February 2024

## 7. Justifications 理由

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

1. The subject application is of temporary nature and would not affect the long-term development .....  
in the area.

2. The proposed development will meet the need of the local villagers for Real Estate Agency services.

3. The nature/ design/ configuration of the proposed development is in harmony with its surroundings  
.....  
..... and would not affect the traditional settings of N.T. indigenous villages.  
.....

4. The application site is vacant and the proposed development would not pose nuisance to the environment, nor impact on nearby traffic.

5. In view of the above, the applicant is earnestly hoping TPB would approve on site .....  
a temporary shop and services( Real Estate Agency) for a period of 3 years.

6. For TPB Members' information, an identical application (Application No. A/NE-MUP/167) had been submitted to TPB and was approved for a period of 3 years ending 24 June 2025. The applicant had been striving hard but failed to fully comply with all approval conditions within the final 18-month Extension Time Permission Period. In the circumstance, a fresh S.16 Application with everything remained the same, the nature, design and configuration etc. inclusive, is hereby submitted for TPB's favourable approval.



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

Sheren Si Wai LEE/PLAND

---

寄件者: albert cheng <[REDACTED]>  
寄件日期: 2024年03月06日星期三 17:27  
收件者: Sheren Si Wai LEE/PLAND  
主旨: Application No. A/NE-MUP/199  
類別: Internet Email

Dear Miss Lee,

Application No. A/NE-MUP/199

The applicant would be most grateful if TPB would give permission for carrying out land filling in order to implement approval conditions. For example, in implementing the drainage proposal the whole site had been hard-paved with concrete, so as to ensure surface running water could be properly diverted into the adjoining stream.

Cheers.

Albert CHENG

for and on behalf of

Euro Asia Construction Engineering Ltd.

6 March 2024

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

Sheren Si Wai LEE/PLAND

---

寄件者: albert cheng <[REDACTED]>  
寄件日期: 2024年03月11日星期一 17:49  
收件者: Sheren Si Wai LEE/PLAND  
主旨: Fwd: Application No. A/NE-MUP/199 : Additional Information  
  
類別: Internet Email

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

From: **albert cheng** <[REDACTED]>  
Date: Mon, Mar 11, 2024 at 3:05 PM  
Subject: Application No. A/NE-MUP/199 : Additional Information  
To: <[sswlee@pland.gov.hk](mailto:sswlee@pland.gov.hk)>

Dear Miss Lee,

According to the site contractor, about 103 sq. metres of land on site with an average 5 inches thickness of concrete had been used.

Should you require further information, please let us know.

Cheers,

Albert Cheng  
for and on behalf of  
Euro Asia Construction Engineering Ltd.  
11 March 2024

**Previous S.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-MUP/167	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	24.6.2022

**Rejected Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-MUP/6	Temporary Open Storage of Construction Materials	30.6.1995 (on review)
A/NE-MUP/10	Temporary Open Storage of Construction Materials for 12 months	1.12.1995

**Similar S.16 Applications for Temporary Shop and Services  
in the vicinity of the application site within/partly within the “Agriculture” zone  
in the Man Uk Pin Area**

**Rejected Application**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-MUP/152	Proposed Temporary Shop and Services (Agricultural Goods) for a Period of 3 Years	4.9.2020	R1 - R3
A/NE-MUP/154	Proposed Temporary Shop and Services (Selling of Agricultural Products) for a Period of 3 Years	22.1.2021	R1 - R3

**Rejection Reason**

- R1      The proposed development was not in line with the planning intention of the “AGR” zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2      The applicant failed to demonstrate that the proposed development would not cause adverse traffic impact on the surrounding areas.
- R3      The approval of the application would set an undesirable precedent for the similar application within the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.



**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- the application site comprises Old Schedule Agricultural Lot 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. No right of access via Government land is granted to the Site; and
- the Short Term Waiver application form and the required documents were submitted by the lot owner on 5.12.2023 and 11.1.2024 respectively. However, the application was rejected on 15.2.2024 due to the revocation of previous planning permission under planning application No. A/NE-MUP/167.

**2. Traffic**

Comments of Commission for Transport (C for T):

- noting that the development parameters of the current application remain unchanged from the last approved application No. A/NE-MUP/167, he has no comments on the subject application from a traffic engineering viewpoint; and
- it is recommended to include implementation of traffic management measures in the approval conditions should the application is approved as per last approved application No. A/NE-MUP/167.

Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);

- the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD.

**3. Landscape**

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

- no objection to the application from landscape planning perspective; and
- significant adverse impact on landscape character and existing landscape resources arising from the proposed use within the site is not anticipated.

#### **4. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no environmental complaint related to the Site was received in the past three years.

#### **5. Drainage**

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval condition to request the applicant to submit and implement a drainage proposal for the Site should be included to ensure that the proposed land use will not cause adverse drainage impact on the adjacent area; and
- the Site is in an area where public sewerage connection is not available. EPD should be consulted regarding the sewerage treatment/disposal aspects of the proposed land use.

#### **6. Fire Safety**

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

- no in-principle objection to the proposal subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS; and
- the applicant should submit a full set of FS.251 which should incorporate all Fire Services Installations (FSIs) proposed in the endorsed FSI proposal under previous application No. A/NE-MUP/167 for their further arrangement of FSI acceptance inspection.

#### **7. District Officer's Comments**

Local views conveyed by the District Officer (North), Home Affairs Department (DO(N), HAD):

- he has consulted the locals regarding the application. Five members of the North District Council (NDC), the Chairman of Lung Shan Area Committee and the Resident Representative (RR) of Loi Tung have no comment; and the Chairman of Sha Tau Kok District Rural Committee cum NDC, 18 members of the NDC and the Indigenous Inhabitant Representative (IIR) of Loi Tung did not reply by deadline.

#### **8. Other Departments**

The following government departments have no comments on the application:

- (a) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);

- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); and
- (d) Commissioner of Police.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- if the planning application is approved, the lot owner shall apply to his office for a STW to permit the structure to-be erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure will be considered.
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- the run-in/ out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD.
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek approval from relevant departments prior to commencement of the work;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD should be followed to minimise potential environmental nuisance to the surrounding area;
  - adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and
  - it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.



- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the drainage system should be properly maintained at all times during the planning approval period and rectify if they are found inadequate /ineffective during operation;
  - the applicant should construct drains, at their own cost, to collect runoff water generated on Site to existing stormwater system. No water should be discharged to Sha Tau Kok Road;
  - the Site is in an area where public sewerage connection is not available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed development;
  - it is noted that solid wall (i.e. fence) will be constructed along the site boundary, in which the runoff falling and passing through the Site will be blocked by the solid wall. The applicant should ensure that no works will interfere with the free flow condition in the vicinity of the Site; and
  - after obtaining his agreement, the applicant shall submit a duly completed Form HBP1 with crossed cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to his Division for formal application for the required connections. Upon his acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD.
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant should submit a full set of FS.251 which should incorporate all Fire Services Installations (FSIs) proposed in the endorsed FSI proposal under previous application No. A/NE-MUP/167 for their further arrangement of FSI acceptance inspection.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulations [B(P)R] and emergency vehicular access shall be provided under B(P)R 41D;
  - the Site is not abutting on a specified street having a width not less than 4.5 m, the development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage;
  - 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 (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;

- for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW 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 the BO;
- any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings, and they are subject to the control of Part VII of the B(P)R;
- there is no requirement under the BO in respect of provision of car parking spaces for a proposed 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 2008;
- the applicant's attention is drawn to the provision under regulations 5, 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of provision of sanitary fitments at workplace, disposal of foul water and surface water respectively; and
- formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like site formation drainage works. Detailed comments under the BO will be provided at the building plan submission stage.

**Appendix VI of RNTPC  
Paper No. A/NE-MUP/199****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

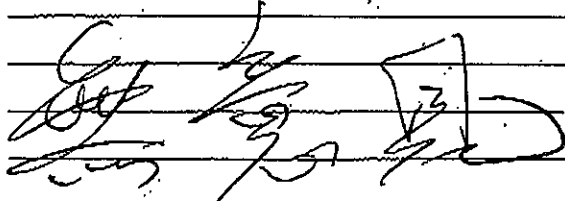
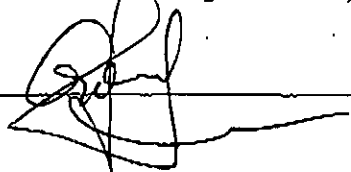
電郵：tpbpd@pland.gov.hk

**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-MUP/199****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** 15 FEB 2024

2

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/NE-MUP/199 DD 46 Loi Tug**

27/02/2024 02:11

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

Conditions for 167 not fulfilled. Solution, file another applications. PlanD will trot out SYMPATHY work and members the rubber stamp.

It is disgraceful that both parties take the fulfilling of conditions so lightly.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Thursday, 2 June 2022 2:30 AM HKT

**Subject:** A/NE-MUP/167 DD 46 Loi Tug

A/NE-MUP/167

Lot 755 RP in D.D. 46, Loi Tung

Site area : 103.4sq.m

Zoning : "Agriculture"

Applied use: Real Estate Agency / 1 Vehicle Parking

Dear TPB Members,

Object. Commercial activities like this should be located on the south side of the main road in the 'V' zone where shops can be operated on ground floor of village houses.

Mary Mulvihill