

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

2022年8月3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。

This document is received on 30 AUG 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.

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2201854 25/7 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/760
	Date Received 收到日期	30 AUG 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)

叶娜 Ye Na

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)

許軍兒 HUI KWAN YEE

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos.1366, 1340(Part) in D.D.17, Lo Tsz Tin, Tai Po
(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 175.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 55.29 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)	..... 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	S/NE-TK/19 汀角分區計劃大綱
(e) Land use zone(s) involved 涉及的土地用途地帶	Recreation
(f) Current use(s) 現時用途	臨時商店及服務行業(士多) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (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 19/07/2022 (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 20/07/2022 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	臨時商店及服務行業(為期三年)
(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
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	120.61 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	55.29 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3
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	55.29 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	55.29 .....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)	
1. 接待處及小賣部：面積31.72m ² 、高度3.96m、一層高	
2. 寫字樓：面積13.92m ² 、高度3.05m、一層高	
3. 儲物室：9.65m ² 、高度3.05m、一層高	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 星期一至星期日（包括公眾假期），早上八時至晚上八時。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input 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)） 汀角路	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度） <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<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	<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	
	No 否	<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？	Yes 是	<input type="checkbox"/>	
	No 否	<input checked="" type="checkbox"/>	
	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"/>

	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)
.....	
.....	
.....	
.....	
.....	

(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

星

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。

承蒙 貴會於2019年批准是項申請，由於規劃許可期限即將屆滿，故早前已向 貴會提交申請續期，惟其後發現先前獲批之相關構築物有部份錯誤搭建到毗連之土地，現已取消續期申請，而改為是項重新更正申請位置之規劃許可申請，基本上祇是將申請範圍加大，構築物沒有改變，相關之渠務工程及消防裝置亦是同樣套用，此間臨時士多於以前獲批後花費很多時間及大量金錢才完成所有附帶條件，來不及正式營運但規劃許可限期已到，營運者確實非常艱苦，但仍本著活化荒廢土地為村民及郊遊人士提供小賣服務，更可推動旅遊活動，故懇請 貴會可繼續給予批准，申請人於2021年時已將所有附帶條件完成，亦承諾會繼續遵守 貴會訂立之條款。

8. Declaration 聲明

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

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

Signature

簽署

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

.....
許軍兒 HUI KWAN YEE
.....

Name in Block Letters
姓名（請以正楷填寫）

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

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

Date 日期

23 JUL 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

- 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot nos.1366,1340 (part) in D.D.17, Lo Tsz Tin,Tai Po,N.T.
Site area 地盤面積	175.9 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	S/NE-TK/19
Zoning 地帶	Recreation
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	臨時商店及服務行業(為期三年)

(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	55.29 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.05-3.96 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	31.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan, 告示, 張貼告示照片, 掛號證明, 已完成之附帶條件文件副本, 構景物資料表		
Reports 報告書		
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。

臨時士多建築物資料：

號數	用途	面積	高度	備註
1	接待處及小賣部	$6.10 \times 5.2 = 31.72\text{m}^2$	3.96 m	
2	寫字樓	$4.80 \times 2.90 = 13.92\text{m}^2$	3.05 m	
3	儲物室	9.65 m^2	3.05 m	
		建築物總面積： 55.29 m^2		

備註：全部建築物均為一層高。

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/666
電話號碼 Tel. No.: 2158 6274
傳真機號碼 Fax No.: 2691 2806

郵寄

(共一頁+ 附件)

許先生：

履行規劃許可附帶條件(c)項
在劃為「康樂」地帶的
新界大埔蘆慈田丈量約份第 17 約地段第 1366 號
擬議臨時商店及服務行業(士多)(為期 3 年)
(申請編號 A/NE-TK/666-8)

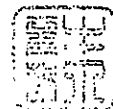
就你履行上述規劃許可的附帶條件(c)項有關排水設施建議的來信，本署已於二零二一年十月二十五日收到，現回覆如下：

渠務署總工程師/新界北審視你提交的資料後，對排水設施建議沒有負面意見。因此，規劃許可附帶條件(c)項經已履行。渠務署總工程師/新界北對你提交的排水設施建議的其他意見夾附在附件一(只提供英文文本)，以供跟進。請你盡快落實已批准的排水設施建議，並於工程完成後提交實地照片(一式兩份)予本署考慮。

如有任何有關排水設施的疑問，請聯絡渠務署總工程師/新界北沈銘虔先生(電話：2300 1364)。如有其他規劃疑問，請與本署鄭嘉欣女士(電話：2158 6018)聯絡。

規劃署署長

(朱霞芬



代行)

二零二一年十一月一日

副本抄送：

渠務署總工程師/新界北 (經辦人：沈銘虔先生) (傳真：2770 4761)
總城市規劃師/城市規劃委員會(1)

內部抄送：

地盤記錄

JC/TW/AC/EL/el

我們的理想 - 「透過規劃工作，使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong a world-renowned international metropolis."



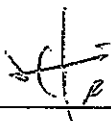
致：規劃署

擬在大埔大蘆慈田第17約地段第1366號
經營臨時商店及服務行業(士多)(為期三年)

本人為上述申請之代理人，早前於2021年9月1日接獲貴署轉述渠務署就附帶條件中之(c)及(d)項所提出之意見，現依照該署之意見作出以下回應：—

1. (a) 本人同意應將提交之渠務系統建議所指示之“sewage”修正為“stormwater”，認可人士會作出正確修改。
(b)已依照指示由認可人士完成相關報告並隨此函呈交。
2. 本人及申請人完全清楚明白渠務署列出(a)至(f)項之所有意見，並聲明會完全遵守所有規限。

本人亦在此再作補充陳述，申請人叶娜女士原本祇為一名普通家庭主婦，由於不希望申請地段荒廢閒置，申請用作士多亦可方便郊遊人士，才決定經營此士多，但竟花上她所有積蓄，她仍一直努力配合部門要求包括委聘認可人士提交收費昂貴之專業報告，祈望各部相關門體恤，全力提供協助及仁慈考慮，現在履行條件之時間緊逼，懇請貴署轉介渠務署盡快審批，在此感謝貴署及各相關部門對個案之協助及關注。祝安！

代理人： 
(許 軍 兒)

日期：18 OCT 2021

聯絡地址：

聯絡電話：

副本送呈：渠務署總工程師/新界北 (沈銘虔先生)

Date: 09-02-2021

Report on
Survey of Embankment of Stream Near Lot 1366 in D.D.17
District Tai Po

Purpose & Background

In view of request of Drainage Services Department, our client requested us to survey the existing embankment near Lot 1366 against those of details in the Survey Sheet in 2016 and 2018.

Location

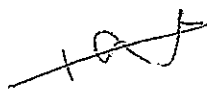
The subject Site is situated at Tai Po.

Findings from Survey

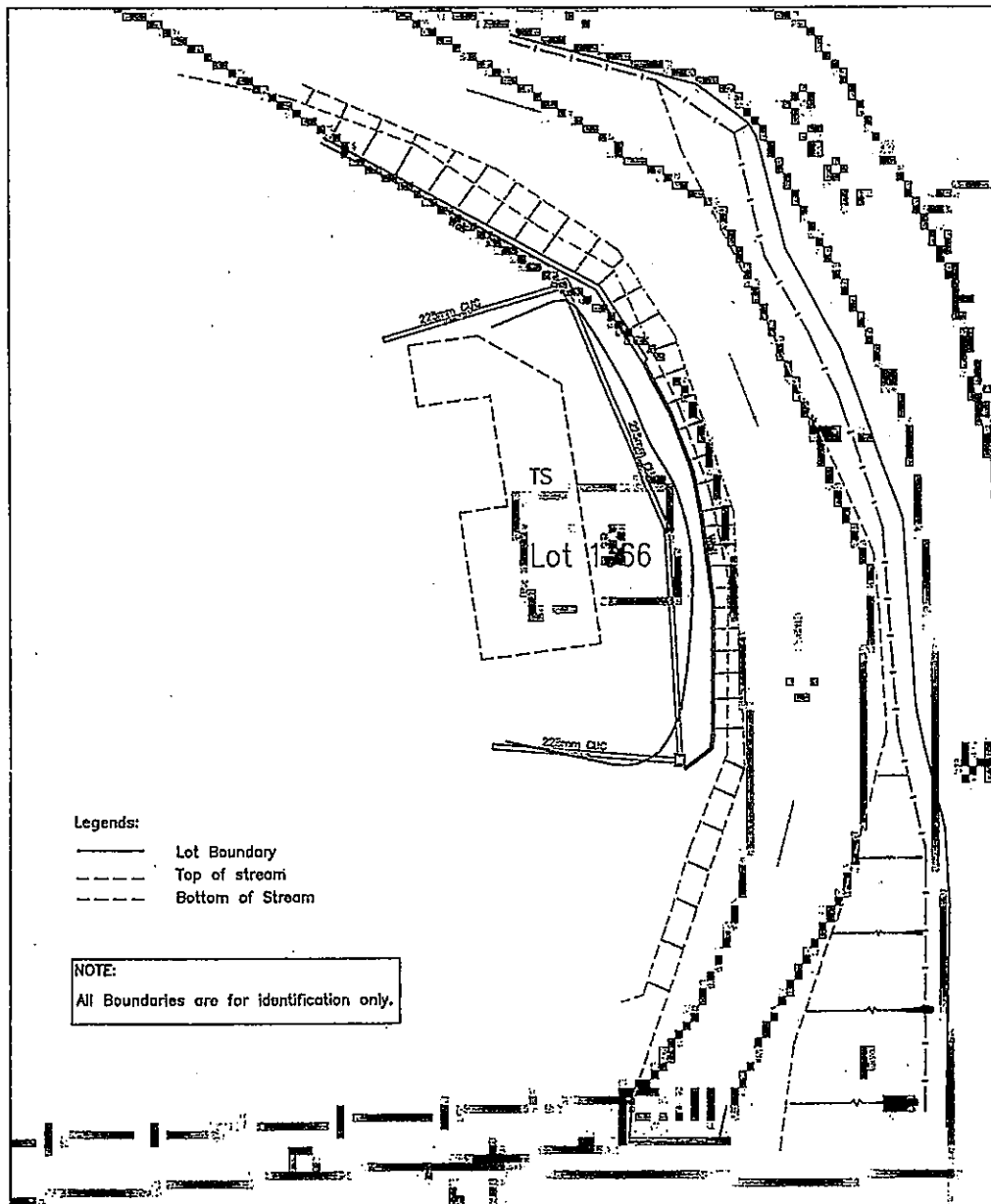
On the date of our survey, the embankment was found near to the subject Lot.

The existing embankment was surveyed and overlaid on the Survey Sheet in 2016 and 2018 for comparisons. It was found that the general shapes and alignments were about the same as the two Survey Sheets, but with offsets from the existing alignments of embankment.

Please refer to our TP/17/1366/2016 and TP/17/1366/2018 for more details.

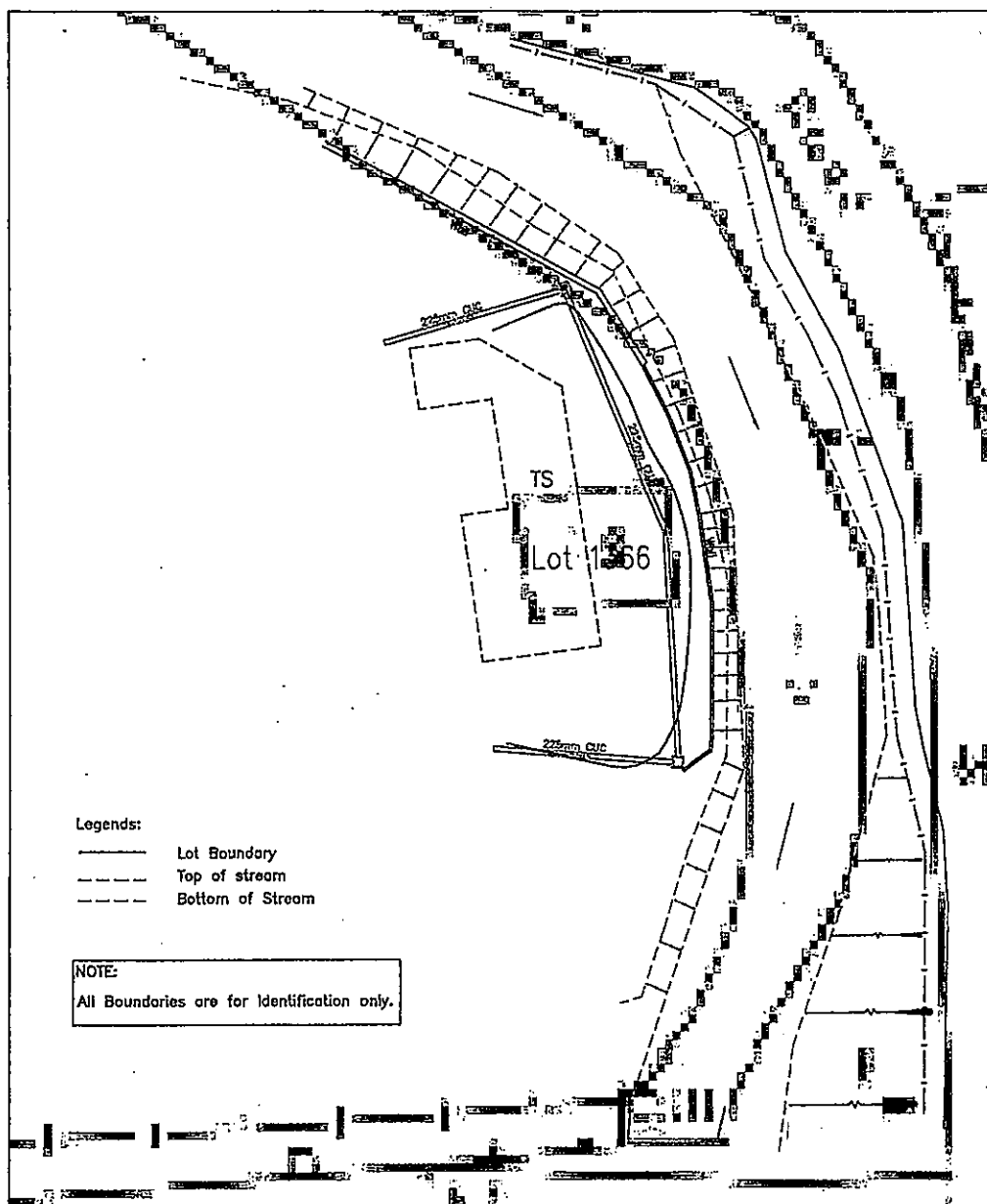

.....
LAU Chi Kwong MSc. FHKIS FRICS RPS(LS) ALS
Authorized Land Surveyor

Correlation Plan
(Survey Sheet of year 2016)
of Lot 1366 in D.D.17



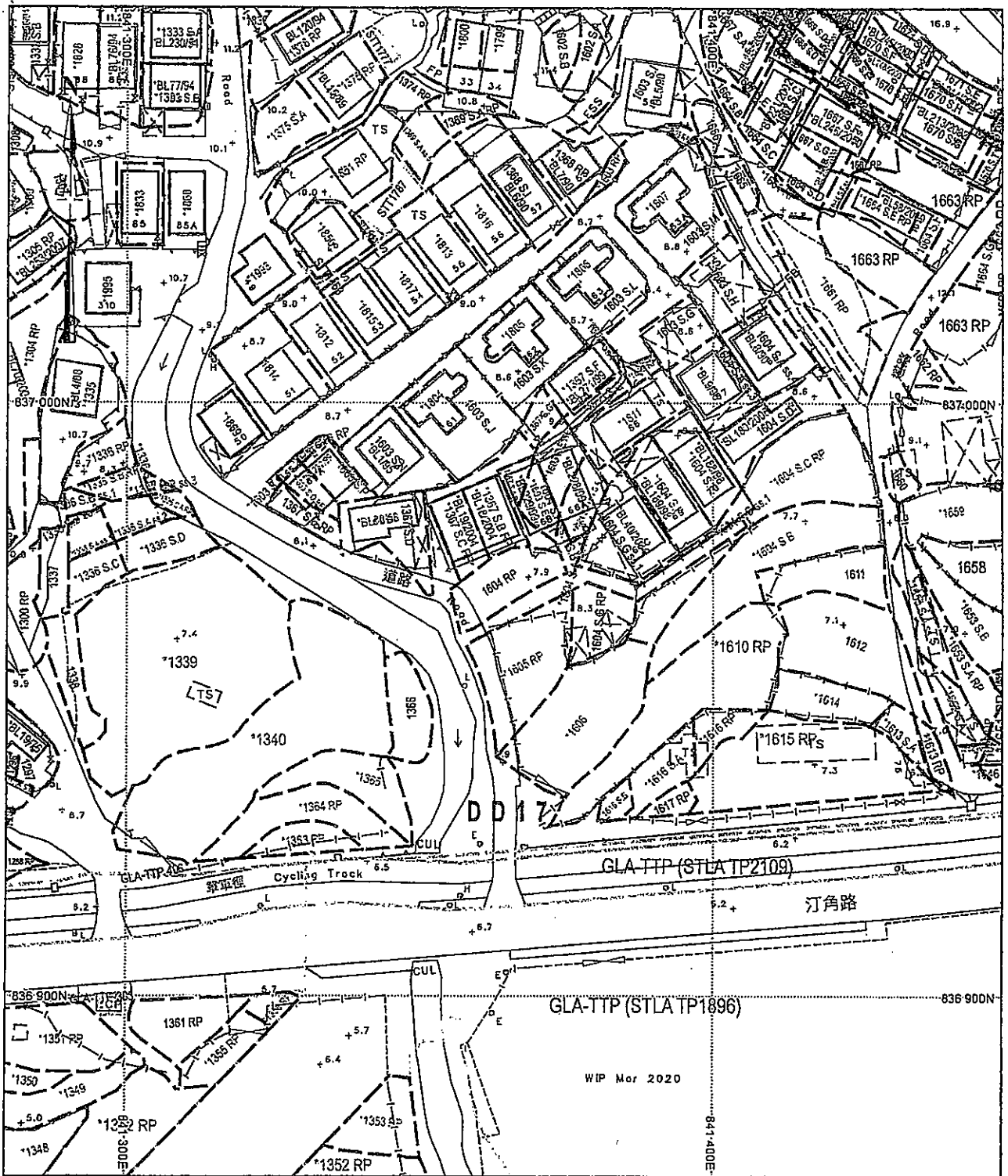
Survey District: Tai Po	Survey Sheet No.: 3-SE-23B	Ref. File --	Plan No.: TP/17/1366/2016
Scale: 1:300	Date of Survey: 09/02/2021	King Fung Surveying Company [REDACTED]	

Correlation Plan
(Survey Sheet of year 2018)
of Lot 1366 in D.D.17



Survey District: Tai Po	Survey Sheet No.: 3-SE-23B	Ref. File ---	Plan No.: TP/17/1366/2018
Scale: 1: 300	Date of Survey: 09/02/2021	King Fung Surveying Company [REDACTED]	

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

A number line representing distance in metres. The line starts at 0 and ends at 50. Major tick marks are labeled at 10, 20, 30, 40, and 50. Above the line, there are asterisks at 0 and 50. Below the line, there are small vertical tick marks at 5, 10, 15, 20, 25, 30, 35, 40, 45, and 50.

Locality : _____

Lot Index Plan No. : ags S00000062018_0001

District Survey Office : Lands Information Center

Date : 10-Dec-2020

Reference No. : 3-SE-23B

香港特別行政區政府 一 版權所有

© Copyright reserved - Hong Kong SAR Government

SMO-P01 20201210180202 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用。資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

841320E

841340E

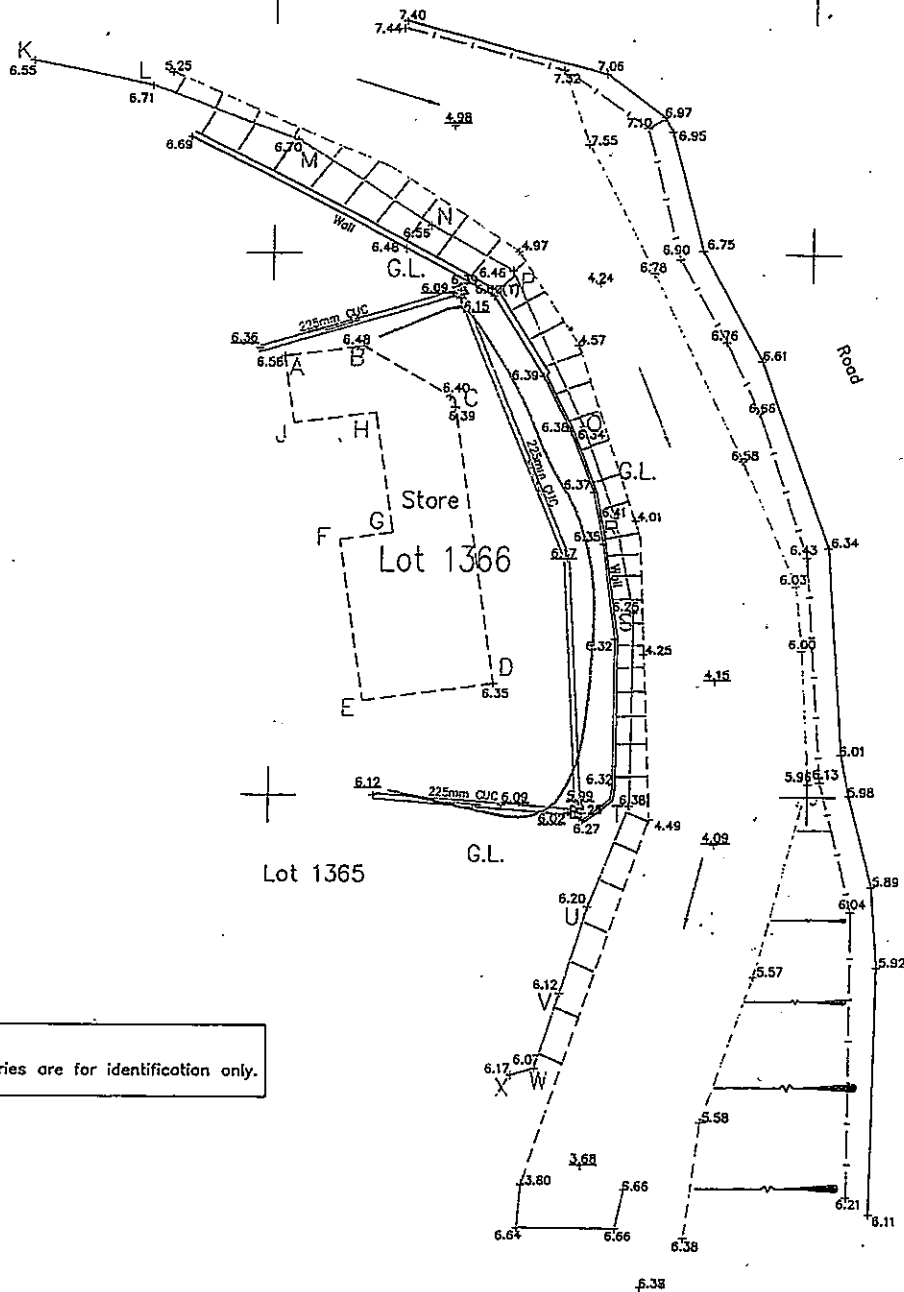
841360E

841380E

836960N

836940N

836920N



Coordinate of the Store on Lot 1366

Point	Northing	Easting
A	836956.224	841340.454
B	836956.602	841343.333
C	836954.680	841346.719
D	836944.163	841348.281
E	836943.509	841343.429
F	836949.473	841342.543
G	836949.729	841344.486
H	836954.163	841343.827
J	836953.768	841340.819

Coordinate of the portion of stream course near the store

Point	Northing	Easting
K	836967.225	841331.073
L	836966.307	841335.484
M	836964.327	841340.863
N	836961.063	841345.786
P	836959.367	841348.853
Q	836953.657	841351.560
R	836950.294	841352.785
S	836946.813	841353.518
T	836939.647	841353.447
U	836935.915	841351.907
V	836932.712	841350.898
W	836929.999	841349.972
X	836929.739	841349.085

- Notes:
1. Co-ordinates are relative to Hong Kong Metric Grid (1980)
 2. All Levels are in Metres relative to Principal Datum (P.D.)
 3. Elevation of kerb are referred to bottom of kerb
 4. Dimensions are in Metres unless otherwise shown

Legends:

- U-channel
- Stopped-channel
- Fence / Walling
- Grating
- Lamp Post
- Telephone Pole
- Electric Pole
- Sign Pole
- Valve Gas
- Valve Water
- Valve
- Vertical Cutting
- Foul Water Manhole
- Storm Water Manhole
- Manhole
- Level
- Invert Level
- Top Level
- Manhole Telephone
- Flower Bed
- Slope Mark
- Catchpit
- Top Line
- Toe Line
- Concrete Building
- Lot Boundary

DRAWING TITLE :
Topographic Survey Plan of
Lot 1366 in D.D.17
Ting Kok, Tai Po

Scale
1 : 200

Date of Survey
9 February 2021

CERTIFY BY:

C. K. Lau
USC FRICS RP(S) AL
Authorized Land Surveyor
Date: 18 October 2021

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路 1 號
沙田政府合署 13 樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/666
電話號碼 Tel. No.: 2158 6372
傳真機號碼 Fax No.: 2696 2377

郵寄
(共兩頁+附件)

許先生：

履行規劃許可附帶條件(d)項
在劃為「康樂」地帶的
新界大埔蘆慈田丈量約份第 17 約地段第 1366 號
擬議臨時商店及服務行業(士多)(為期 3 年)
(申請編號 A/NE-TK/666)

就你履行上述規劃許可的附帶條件(d)項於二零二一年十二月六日的來信和照片，本署已分別於本年十二月七日收悉，現回覆如下：

渠務署總工程師/新界北已審視你提交的文件，並確認上述申請的規劃許可附帶條件(d)項經已履行。他對你提交的落實排水建議的意見刊載於附錄 I (只提供英文文本)。

如有任何有關落實排水建議事宜的查詢，請與渠務署何美鎔女士(電話：2300 1364)聯絡。如你有其他規劃疑問，請與本署鄭嘉欣女士(電話：2158 6018)聯絡。

規劃署署長

(胡耀聰

代行)

二零二一年十二月三十一日

COPY

貴會檔號：TPB/A/NE-TK/666

致：規劃署

擬在大埔大蘆慈田第 17 約地段第 1366 號
經營臨時商店及服務行業(士多)(為期三年)

本人為上述申請之代理人，接獲 貴署於 2021 年 11 月 1 日之來信轉述渠務署已接納排水設施建議並提供意見，首先申請人表明已清楚明白及聲明會絕對遵從信件的附錄一列出 1.(a)-(f)之所有意見，並已依照第 2.段之指示向大埔民政事務處及大埔地政處就相關排水設計會有部份建造在政府土地及排出到毗鄰之天然河道之情況致函徵詢意見並已得到無反對回覆（見附件），而申請人本身亦是這個申請地段之註冊業主，故亦依照指示隨函付上業主同意書。由於履行附帶條件期限緊迫，排水設施工程現已完成並隨函付上實地照片以申報要求渠務署盡快驗收，另因工程進行時發現實地有一棵大樹阻礙工程路線，故將渠道工程稍作修正如附圖所示，亦確定沒有對排水設施效果造成影響，懇請 貴署盡快轉介渠務署並派員驗收，在此感謝 貴署對個案之協助及關注。祝安！

代理人：

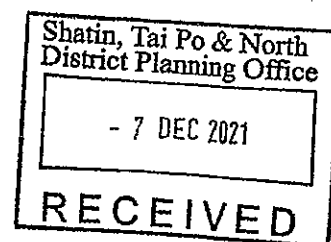
(許 軍 兒)

日期： - 6 DEC 2021

聯絡地址：

聯絡電話：

副本送呈：渠務署總工程師/新界北 沈銘虔先生



COPY

敬啟者：

要求不反對建造渠務工程及接駁天然河道
履行規劃許可 TPB/A/NE-TK/666 之附帶條件(c)及(d)項
在劃為「康樂」地帶的新界大埔蘆慈田第 17 約地段第 1366 號
經營臨時商店及服務行業(士多)(為期三年)

本人為上述申請之代理人，上述有關地段是經由規劃署批出規劃許可用作營運臨時士多(見附件)，當中之附帶條件(c)及(d)項是需要提交及落實排水建議，有關排水建議已獲渠務署審批接納亦已建造完成，由於有小部份工程是涉及政府土地及雨水渠之最終排水出口是接駁到毗鄰村中之天然河道(見附圖)，現依照渠務署之指示向 貴處要求不反對此項渠務工程，營運者亦聲明會定期檢視全段雨水渠狀況及作出必要保養及維修，確定不會堵塞河道，並會遵從 貴處及相關部門提出之所有意見，嚴格保養及維修整個排水系統，確保不會有任何氾濫風險發生。

懇請明察，並請提供意見及給予接納，另亦由於履行條件有時間限制，故請盡快給予書面回覆。在此先向 貴處之協助致以萬二分謝意。祝安！

此致
大埔民政事務處

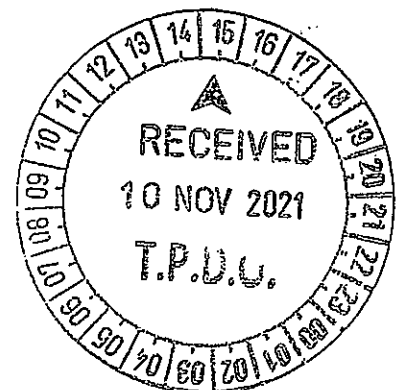
代理人：

(許 軍 兒)

日期：- 8 NOV 2021

聯絡地址：

聯絡電話：



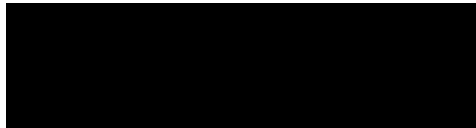
大埔民政事務處

新界大埔汀角路1號
大埔政府合署



TAI PO DISTRICT OFFICE
TAI PO GOVERNMENT OFFICES BUILDING
1 TING KOK ROAD
TAI PO, N.T.

本署檔號 Our Ref. : (16) in HAD TP G/17/45/25/3 Pt. 28
來函檔號 Your Ref. :
電話 Tel. : 2654 1243
傳真 Fax. : 2651 8561



許先生：

要求不反對建造渠務工程及接駁天然河道
履行規劃許可 TPB/A/NE-TK/666 之附帶條件(c)及(d)項
劃為「康樂」地帶的新界大埔蘆慈田第17約地段第1366號
經營臨時商店及服務行業(士多)(為期三年)

閣下於2021年11月8日的信函已收悉，本處現作回覆如下。

本處對有關工程並不持任何意見。請謹記是項排水工程需按照有關部門的要求去施工。

如有任何查詢，請與大埔民政事務處溫凌曦先生聯絡(電話號碼：2654 1229)。

大埔民政事務專員
(蘇永佳 蘇永傑 代行)

二零二一年十一月十五日

COPY

敬啟者：

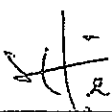
要求不反對建造渠務工程及接駁天然河道
履行規劃許可 TPB/A/NE-TK/666 之附帶條件(c)及(d)項
在劃為「康樂」地帶的新界大埔蘆慈田第 17 約地段第 1366 號
經營臨時商店及服務行業(士多)(為期三年)

本人為上述申請之代理人，上述有關地段是經由規劃署批出規劃許可用作營運臨時士多(見附件)，當中之附帶條件(c)及(d)項是需要提交及落實排水建議，有關排水建議已獲渠務署審批接納亦已建造完成，由於有小部份工程是涉及政府土地及雨水渠之最終排水出口是接駁到毗鄰村中之天然河道(見附圖)，現依照渠務署之指示向 貴處要求不反對此項渠務工程，營運者亦聲明會定期檢視全段雨水渠狀況及作出必要保養及維修，確定不會堵塞河道，並會遵從 貴處及相關部門提出之所有意見，嚴格保養及維修整個排水系統，確保不會有任何氾濫風險發生。

懇請明察，並請提供意見及給予接納，另亦由於履行條件有時間限制，故請盡快給予書面回覆。在此先向 貴處之協助致以萬二分謝意。祝安！

此致
大埔地政處

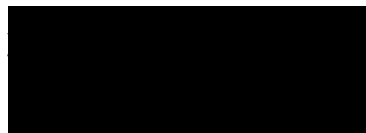
代理人：


(許 軍 兒)

— 日期： 20 NOV 2021

聯絡地址：

聯絡電話：



2021 NOV 10 P 3:03

RECEIVED BY

地政總署
大埔地政處
DISTRICT LANDS OFFICE/
TAI PO
LANDS DEPARTMENT



電話 Tel: 2654 1177

圖文傳真 Fax: 2650 9896

電郵地址 Email: gendlotp@landsd.gov.hk

本署檔號 Our Ref: (65) in DLO/TP 330/TAI/67

來函檔號 Your Ref:

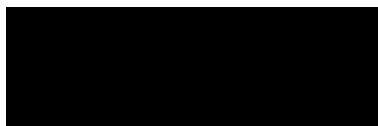
我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界大埔汀角路一號大埔政府合署一樓
1/F, TAI PO GOVERNMENT OFFICES BUILDING,
1 TING KOK ROAD, TAI PO, NEW TERRITORIES.

網址 Website : www.landsd.gov.hk

來函請註明本署檔號

Please quote our reference in your reply



Dear Sir,

Stormwater Drainage Proposal on
Lot No. 1366 in D.D. 17
Tai Po, New Territories

I refer to your letter dated 2.12.2021.

Please be informed that providing comment on technical issue is out of this office purview. In this regards, I have no comment on the plan you submitted in technical view.

In addition, your works shown on the plan fall within both private lot(s) and Government Land. You are advised to seek the consent from the lot(s) owner and seek the advice from Planning Department before the commencement of your works on private lots.

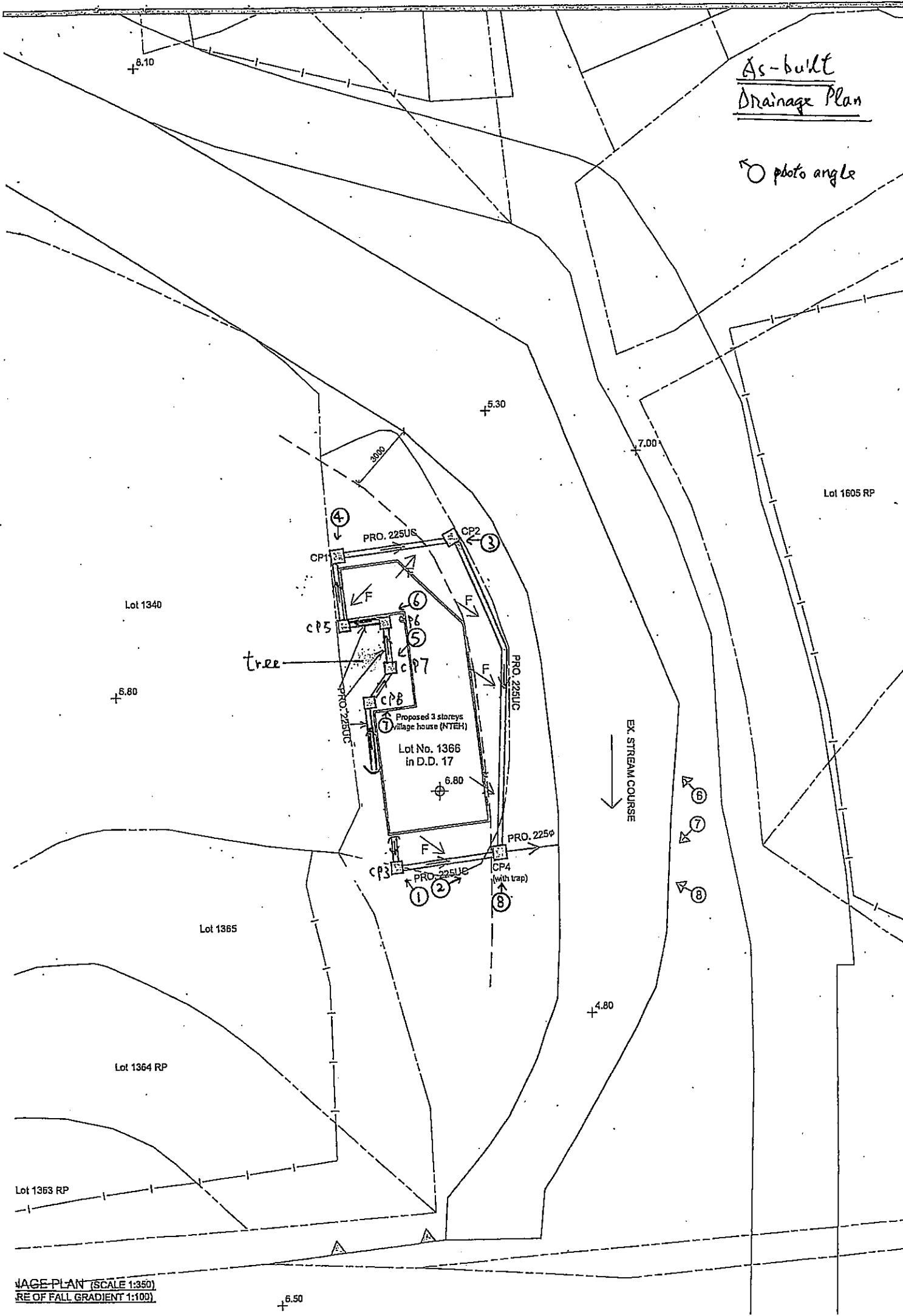
Should you have any further enquiry, please feel free to contact the undersigned.

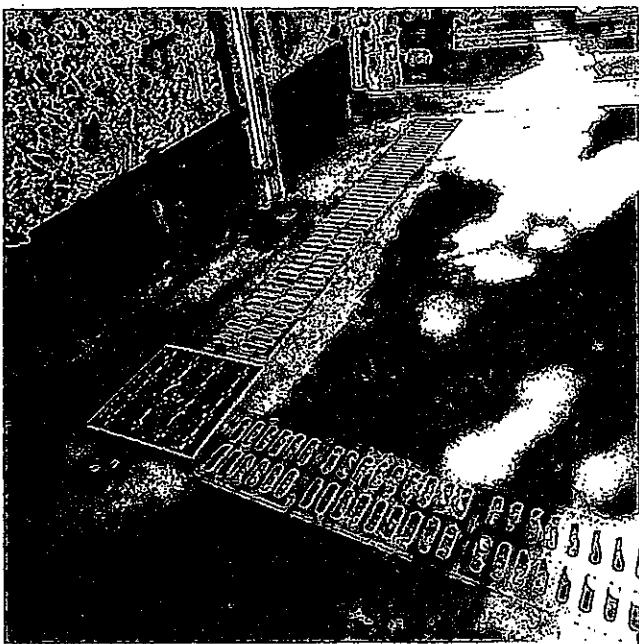
Yours faithfully,

(Mr. W.Y. KEUNG)
for District Lands Officer, Tai Po

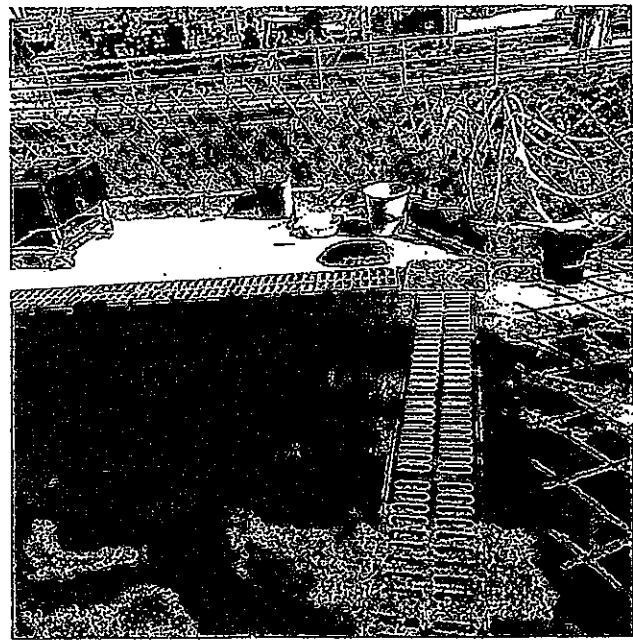
As-built Drainage Plan

↖ photo angle

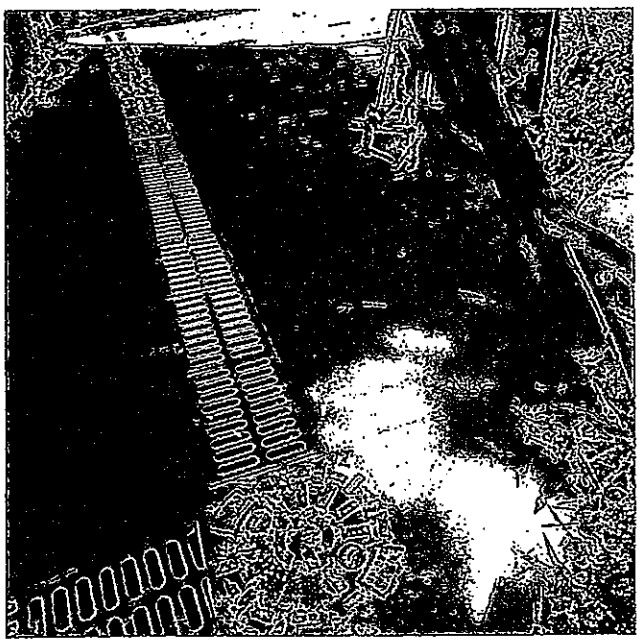




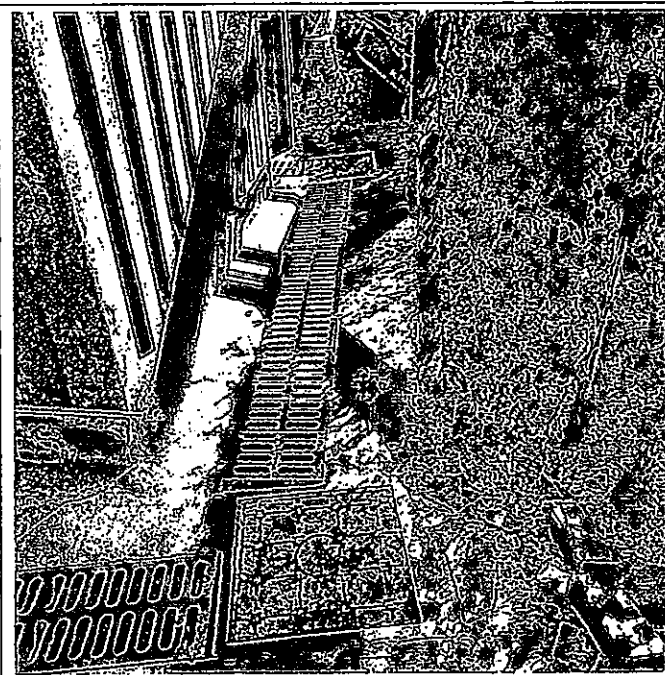
①



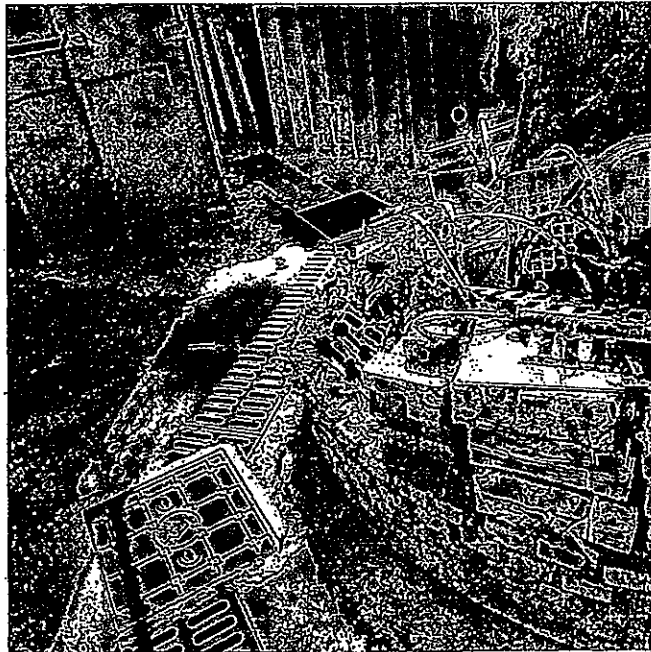
②



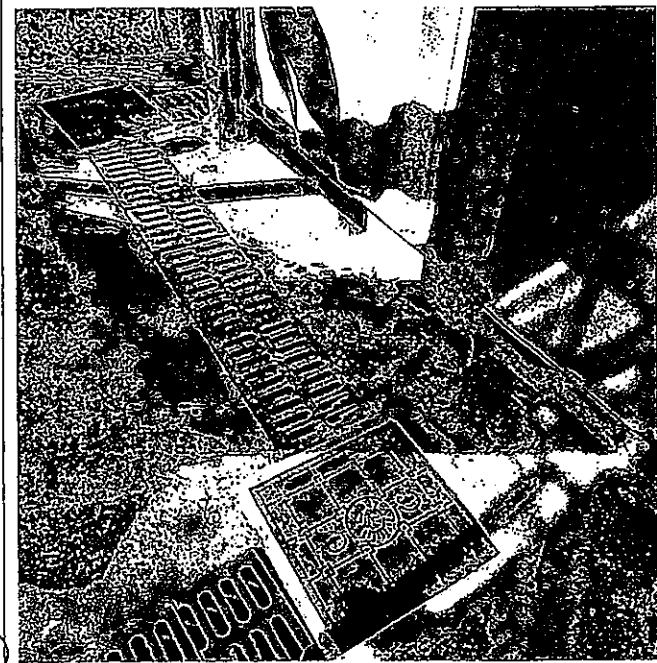
③



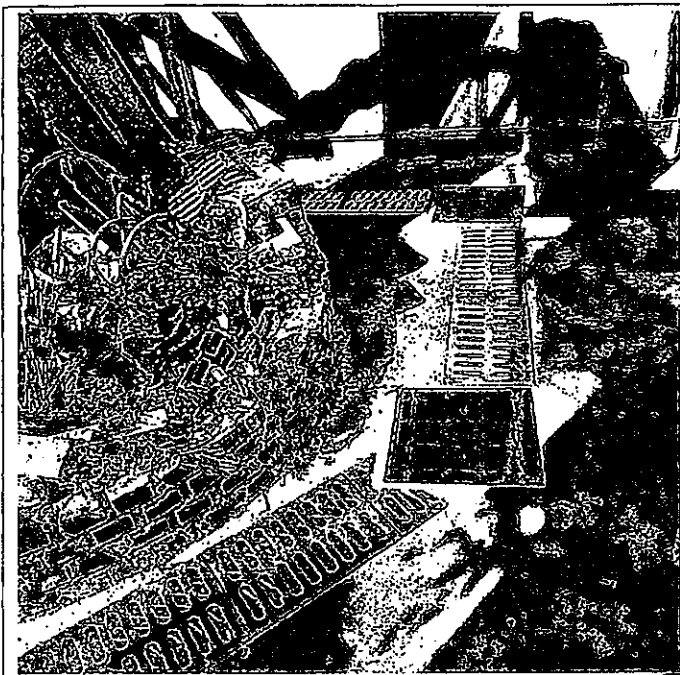
④



⑤



⑥



7



8

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輋路一號
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 NE-HK/0001/21C
本署檔號 Our Reference TPB/A/NE-TK/666
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

新展工程有限公司
九龍大角咀
樺樹街 45 號
其士工業大廈 3/F B 室

郵寄及傳真(2789 2063)

(共一頁)

陳小姐：

履行規劃許可附帶條件(e)項
在劃為「康樂」地帶的
新界大埔蘆荃田丈量約份第 17 約地段第 1366 號
經營臨時商店及服務行業(士多)(為期三年)
(申請編號 A/NE-TK/666-4)

就你履行上述規劃許可附帶條件(e)項有關提交消防裝置和滅火水源建議於本年三月一日的來信，本署已於三月三日收到，現回覆如下：

消防處處長審視你提交的文件後，認為規劃許可附帶條件(e)項經已履行。另外，請儘快落實已獲接納的消防裝置和滅火水源建議以履行規劃許可附帶條件(f)項，並於工程完成後提交實地照片(一式兩份)予本署轉交消防處考慮。

如有任何有關落實設置消防裝置建議的疑問，請聯絡消防處葉恩賜先生(電話：2733 5844)。如有其他疑問，請與本署陳曉昕女士(電話：2158 6043)聯絡。

規劃署署長

(朱霞芬女士



代行)

二零二一年四月十四日

副本抄送：

消防處處長

(經辦人：葉恩賜先生) (傳真：2739 8775)

總城市規劃師/城市規劃委員會(1)

地盤記錄

JC/TW/SC/JW/jw

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輋路一號
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 NE/HK/0031/21 C
本署檔號 Our Reference TPB/A/NE-TK/666
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

新展工程有限公司
九龍大角咀
欖樹街 45 號
其士工業大廈 3/F B 室

郵寄及傳真(2789 2063)

(共一頁)

陳小姐：

履行規劃許可附帶條件(f)項
在劃為「康樂」地帶的
新界大埔蘆慈田丈量約份第 17 約地段第 1366 號
擬議臨時商店及服務行業(士多)(為期 3 年)
(申請編號 A/NE-TK/666-7)

就你履行上述規劃許可附帶條件(f)項有關落實消防裝置及滅火水源建議於本年六月二十五日的來信，本署已於七月五日收到，現回覆如下：

消防處處長審視你提交的文件後，認為有關的消防裝置和滅火水源建議已適當落實。因此，規劃許可附帶條件(f)項經已經履行。

如有任何有關落實設置消防裝置建議的疑問，請聯絡消防處徐廣耀先生(電話：2733 7735)。如有其他疑問，請與本署鄭嘉欣女士(電話：2158 6018)聯絡。

規劃署署長

(朱霞芬女士



代行)

二零二一年九月七日

副本抄送：

消防處處長

(經辦人：徐廣耀先生) (傳真：2739 8775)

總城市規劃師/城市規劃委員會(1)

地盤記錄

JC/TW/AC/ac

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處編號

A 8750025

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段 Lot No. 1366 in D.D.17

Street/Road/Estate Name:

街道/屋苑名稱

Lo Tsz Tin

Block:

座

District:

分區

Tai Po.

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
15.	火警偵測系統	G/F.	安裝獨立式煙霧頭x5粒	Conforms with FSD requirements	19-04-2021
11.	應急照明系統		安裝應急照明燈x 5套 a & b : TS-EL 2053		
12	出口指示牌		安裝出口指示牌x 4套		

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.Authorized
Signature:
授權人簽署

Name:

姓名

Chan Yuk Yee

FSD/RC No.:

消防處註冊號碼

RC1/441 RC2/614

Company Name:
公司名稱

New Extend Engineering Ltd.

Telephone:
聯絡電話

2789 2033

Date:

日期

19-04-2021

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處檔號

A 87502C

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段 Lot No. 1366 in D.D.17

Street/Road/Estate Name:

街道/屋苑名稱

Lo Tsz Tin

Block:

座

District:

分區

Tai Po.

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24.	滅火筒	G/F.	供應5KG CO2 滅火筒 x 4	Conforms with FSD requirements	19-04-2021

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

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

For FSD use only:

Inspected

Key-in

Verified



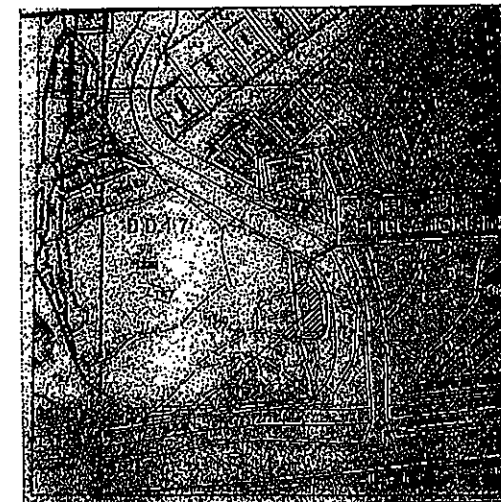
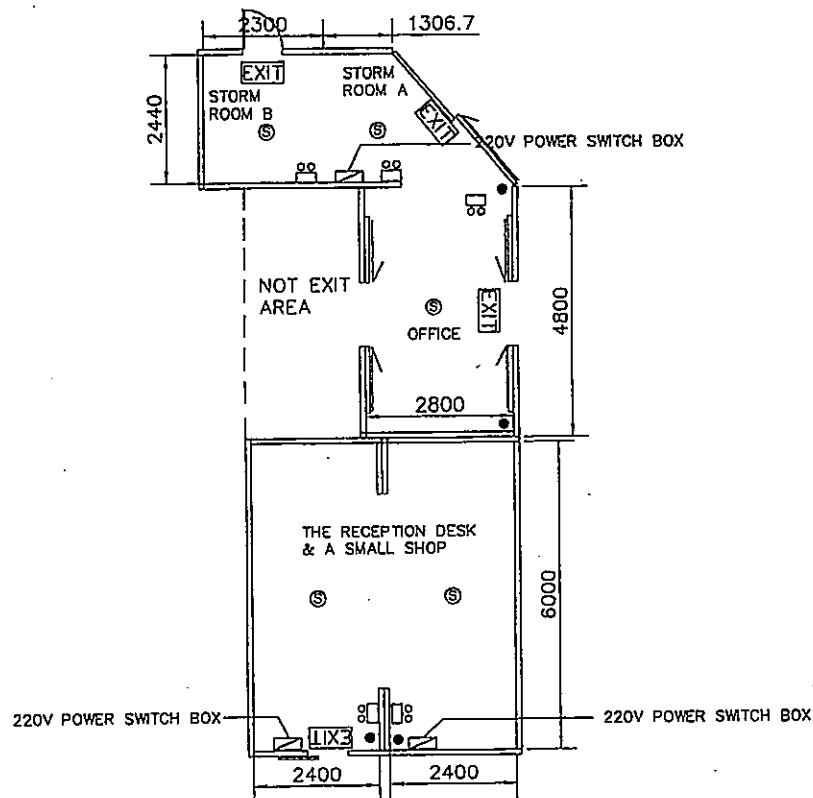
曾子由 TSANG CHI YAU

RC3/179

新展工程有限公司
NEW EXTEND ENG. LTD.

2789 2033

19-04-2021



SITE PLAN (N.T.S.)

NOTE

- 1.) THE SMOKE DETECTOR ADOPT PHOTOELECTRIC TYPE SINGLE STATION/MULTI-STATION SMOKE ALARMS A/C POWERED WITH BATTERY BACK-UP
- 2.) ALL FIREPROOFING CABLE AND CONDUIT SHALL BE OF THE MATERIALS WITH REQUIREMENT OF THE FIRE SERVICES DEPARTMENT
- 3.) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS / STRUCTURES IN ACCORDANCE WITH B.S 5266: PART 1 AND EN 1838
- 4.) 4 OF 5 KG CO2 FIRE EXTINGUISHER SHALL BE PROVIDED FOR PREPARATION AREA .
- 5.) SUFFICIENT EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH B.S SITE: PART 1 AND FSD CIRCULAR LETTER 5/2008

LEGEND

- ⑤ SMOKE DETECTOR PHOTOELECTRIC TYPE SINGLE STATION/MULTI-STATION SMOKE ALARMS A/C POWERED WITH BATTERY BACK-UP



EMERGENCY LIGHT(WALL MOUNT)



EXIT SIGN

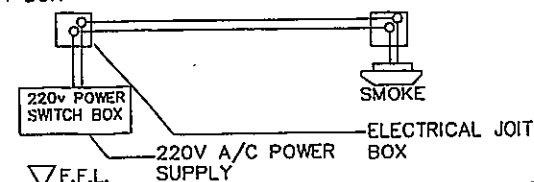


5 KG CO2 FIRE EXTINGUISHER



220V POWDER SWITCH BOX

- ELECTRICAL JOINT BOX



TANDEM WIRING DIAGRAM SHOP 1, 2 & 3.

(N.T.S.)

CONTRACTOR: 承建
NEW EXTEND ENG. LTD.
新展工程有限公司
UNIT B ,3/F., CHEVALIER INDUSTRIAL
BLDG., 45 BEECH STREET., TAI KOK
TSUI, KOWLOON.
TEL : 2789 2033 FAX :2789 2063

TITLE: 圖名

SMOKE DETECTION SYSTEM
SCHEMATIC CONTROL WIRING
DIAGRAM & FIRE SERVICE
LAYOUT PLAN

PROJECT: 工程

LOT NO.1366 IN D.D.17 ,LO TSZ
TIN , TAI PO , N.T.

DRAWN BY : 制圖	REX CHAN
CHECKED BY: 校核	
SCALE: 比例	1 : 100
DRAWING NO: 圖號	FS-01(C)
DATE: 日期	10 -05-2021

PROPOSED SHOP AND SERVICES DEVELOPMENT

AT

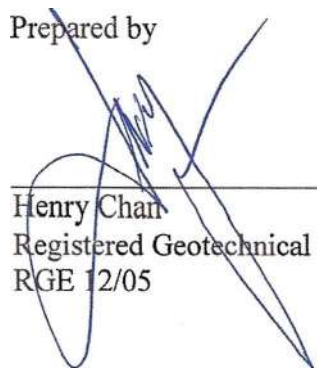
LOT NO. 1340,1366 IN DD17, LO TSZ TIN,

TAI PO, NEW TERRITORIES

GEOTECHNICAL ASSESSMENT REPORT

Oct 2022

Prepared by



Henry Chan

Registered Geotechnical Engineer
RGE 12/05

SECTION

PAGE NO.

1. INTRODUCTION	1
2. SITE DESCRIPTION.....	1
3. FURTHER STUDY AND ANALYSIS.....	1
3.1 Ground Investigation (GI)Fieldwork	1
3.2 Site Specific Topographical Survey Plan.....	1
3.3 Findings and Result of Stability Analyses.	2
4. CONCLUSION	4

APPENDIX

APPENDIX A	PART PRINT OF PLANNING DEPARTMENT CENTRE
APPENDIX B	SITE PHOTO RECORDS/LAYOUT PLAN/CROSS SECTION
APPENDIX C	GROUND INVESTIGATION RECORDS
APPENDIX D	GEOLOGICAL MAP
APPENDIX E	SLOPE/W STABILITY ANALYSES

1. INTRODUCTION

Winli Consultant was commissioned by Client in June 2021 to carry out a study to the stream course embankment abutting Lot Nos.1340, 1366 in DD17, Lo Tse Tin, Tai Po, N.T. for a temporary store. In respond to item (d) attached in Planning Department's letter dated 10 May 2021, this geotechnical report present our findings to the concern embankment. Part print of the letter is attached in **Appendix A**.

2. SITE INSPECTION

A visual site inspection was carried out in June 2021 with photographs records attached in **Appendix B**, there was no sign of distress apparent. The hard paved area, covered U-channel with concrete apron located directly on top of stream embankment were stable, and maintained in good conditions. Photo records abstract from Google Map on this portion of stream understudy also attached therein, as these photos were taken in Feb 2021, a direct comparison can be made to review present subject site condition inspected in June 2021. It can be seen there is local dislodged on the random rubble surface during the latest inspection.

3. FURTHER STUDY AND STABILITY ANALYSES

3.1 Ground Investigation (GI)Fieldwork

Desk study was carried out at the Geotechnical Information Unit (GIU) of the Geotechnical Engineering Office (GEO) and Buildings Department (BD). There is no previous ground investigation information in the vicinity.

Subsequently, two trial pits were carried out by GI Specialist Contractor Hanki Constructor (HK) & Associates, under the supervision of AP/RGE stream. A full set of GI Report is attached in Appendix C.

3.2 Site Specific Topographical Survey Plan.

A site specific topographic survey plan was carried out and attached in Appendix B, together with 2 critical cross-sections with inferred geology developed based on the findings of 3.1.

3.3 Findings and Result of Stability Analysis

The 2 trial pits carried out next to the existing surface channel reviewed the

random rubble surface observed on site is actually more than a 1.5m thick. The trial pits could not advance deeper as the random rubble were intact and strong. As it is an existing streamcourse, one can be inferred that the random rubble were placed to protect the natural stream side from further eroded away. Since there was no previous GI record in the vicinity. Reference was made to 1:1000 scale Hong Kong Geological Map for (Tai Po Sheet 2), 1st Edition before 1995. Geology of the area is inferred to be (Qca) Alluvium. Extraction of Geological Map Sheet 2 is attached in Appendix D.

3.3.1 Soil Parameters and Design Assumptions

The Design Assumptions as follow:

Soil Material Type = Alluvium

Unit Weight = 19kN/m²

Cohesion $c' = 2$ kPa

Friction Angle $\theta = 32^\circ$

Design Groundwater Table: One-third of the slope height

Surcharge: 10kPa for Proposed 1-Storey Small House

5kPa for open area

3.3.2 Result of Stability Analyses

The analyses were carried out using Morgenstern-Price Method with computer program "Slope/W", version 2012. Results are enclosed in **Appendix E**.

Summary Results for existing soil slope for Section A—A:

Section	Critical FOS	Remarks	
A-A	1.412	Min. of FOS \geq 1.4	Without Existing Building
	1.411	Min. of FOS \geq 1.4	With Existing Building

For Critical Section A-A, 2 cases were checked to substantiate the existing one storey temporary store will not adversely affect or be affected by its adjoining stream embankment.

Case 1 was checked without the existing structure, Case 2 was checked with the existing structure. Results indicated the location of critical slip were almost identical with also the same minimum factor of Safety.

4. CONCLUSION

The sign of instability observed along side of eastern boundary of the subject lot is only natural erosion taken place under the long term service condition of the random rubble which were placed to protect the original bare soil embankment. The random rubble placed is more than 1.5m thick, the local dislodged rubble surface will not affect its overall stability and it will not affect operation of the store within the lot. Although such surface erosion cannot be avoided due to the natural stream running water, the dislodged rubble shall be placed back to their original state. This is to maintain the serviceability of the random rubble embankment as well as to avoid undesirable obstruction to the water path in the stream.

**** END ****

APPENDIX A

PART PRINT OF PLANNING DEPARTMENT CENTRE

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.,
Shaun Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函編號 Your Reference
本署檔號 Our Reference TPB A/NE-TK/666
電話號碼 Tel No : 2158 6381
傳真機號碼 Fax No : 2696 2377

郵寄
(共兩頁+附件)

許先生：

履行規劃許可附帶條件(c)和(d)項
在劃為「康樂」地帶的
新界大埔蘆慈田丈量約份第 17 約地段第 1366 號
擬議臨時商店及服務行業(士多)(為期 3 年)
(申請編號 A/NE-TK/666)

就你履行上述規劃許可的附帶條件(c)和(d)項有關提交及落實排水設施建議，本署已於二零二一年二月二十三日收悉，現回覆如下：

渠務署總工程師/新界北審視你提交的資料後，認為規劃許可附帶條件(c)和(d)項尚未履行。請根據載於附錄一的意見（只供英文版本），修正並重新提交及落實排水建議。

如欲查詢排水設施事宜，請與渠務署沈銘虔先生(電話：2300 1364)聯絡。如有其他疑問，請與本人聯絡。

規劃署
沙田、大埔及北區規劃專員

(廖家傳先生



代行)

二零二一年五月十日

**Comments from Chief Engineer/Mainland North, Drainage Services Department
(Contact Person: Mr. Nicholas Boedihardjo; Tel: 2300 1364):**

The submitted drainage proposal is not yet to our satisfaction for fulfilling the approval conditions. Please find below my comments on the drainage proposal.

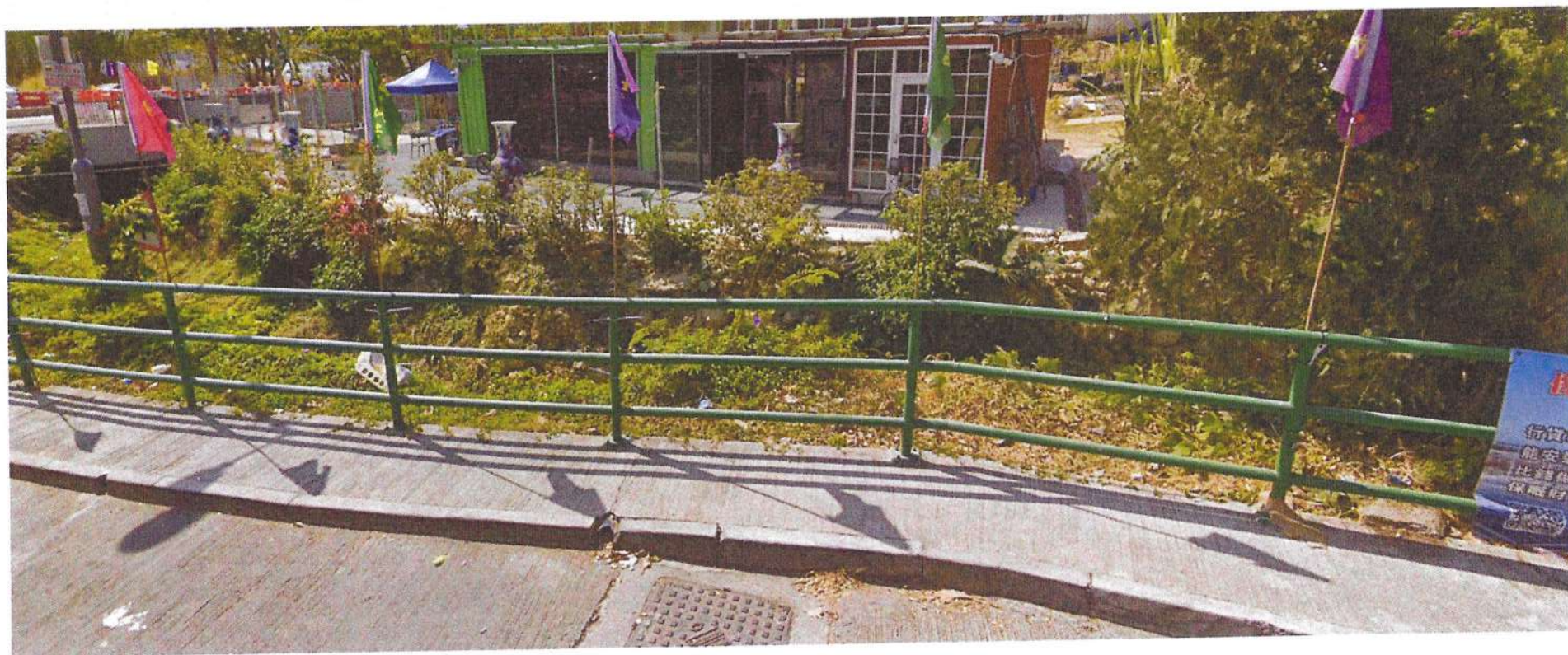
- (a) It appears that CP1 is not receiving any upstream runoff. Please clarify.
- (b) The structure is labelled as "Proposed 3 storeys village house (NTEH)". Please clarify.
- (c) Please advise the sewerage disposal arrangement of the proposed development.
- (d) There is sign of instability of the slope face alongside the eastern boundary of the subject lot. The concerning slope face supports the land and operation of the business within the lot. Further washout / erosion of slope face will block the flow path of the adjoining streamcourse and leading to serious flooding to the nearby area. The applicant is required to stabilize/make good the slope face.

Furthermore, I would like to draw the applicant's attention to the following general comments/requirements:-

- (a) The existing streamcourse proposed for discharge of the runoff from the subject site are not maintained by DSD. Consent from the owner/maintenance party, current users and DO/TP should be sought for the proposed drainage connections. Moreover, regular maintenance should be carried out by the lot owner/developer to avoid blockage of drain.
- (b) The proposed drainage works, whether within or outside the project boundary, should be constructed and maintained by the applicant at his expense.
- (c) The applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.
- (d) For works to be undertaken outside the project boundary, prior consent and agreement from DLO/TP, DO/TP and/or relevant parties should be sought.
- (e) The applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the project. In the event of any damage to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.

APPENDIX B

SITE PHOTO RECORDS/LAYOUT PLAN/CROSS SECTION



PHOTOS BASED ON GOOGLE MAP
FEB. 2021

P1012



PHOTOS BASED ON GOOGLE MAP

FEB. 2021

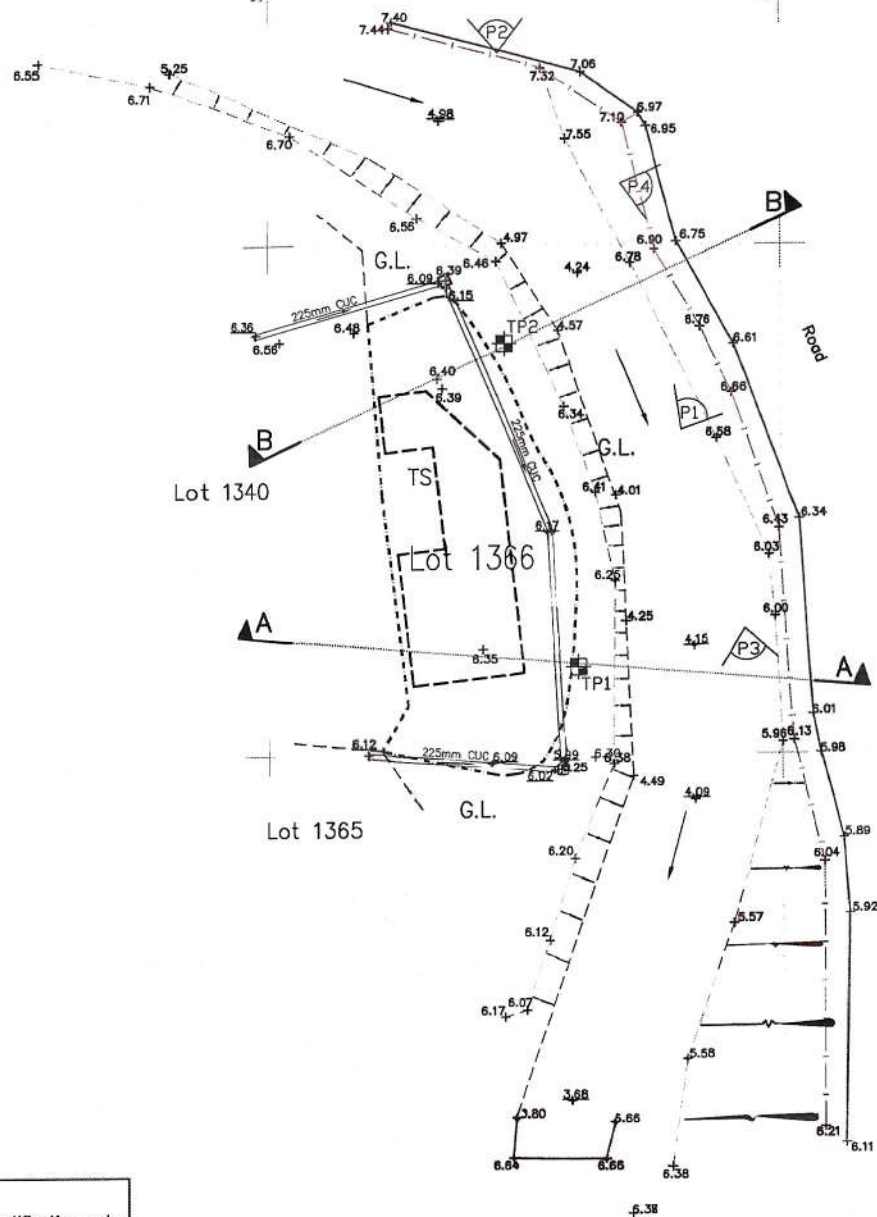
P2 of 2

841320E

841340E

841360E

841380E



NOTE:
All Boundaries are for identification only.



THE SITE

Ting Kok Rd

836960N

BLOCK PLAN

LEGEND

- LOT BOUNDARY
- EXISTING HOUSE BOUNDARY
- ▲ SECTION MARK
- △ PHOTO DIRECTION

836940N

NO.	DATE	REV.	REV.
ENGINEER			
PROJECT			
LOT 1340,1366 RP IN D.D.17 TING KOK, TAI PO, NEW TERRITORIES			
DWG. TITLE			
LAYOUT PLAN			
SCALE	1:200	CHECKED	K.W. LAI
DATE	JUN.21	APPROVED	HC
DWG. NO. 32021/GA/001			

836920N

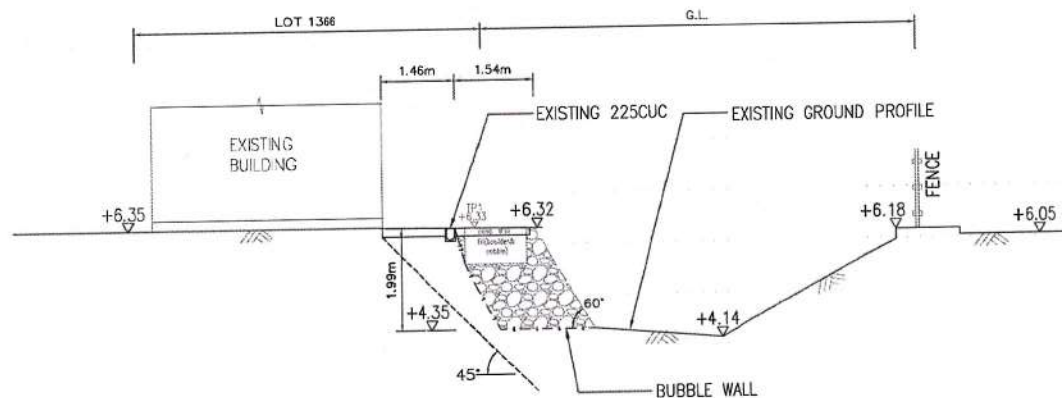
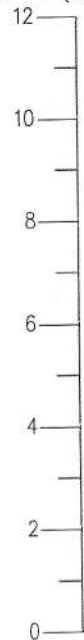
841320E

841340E

841360E

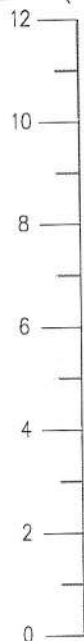
841380E

LEVEL (mPD)



SECTION A-A
1:100

LEVEL (mPD)

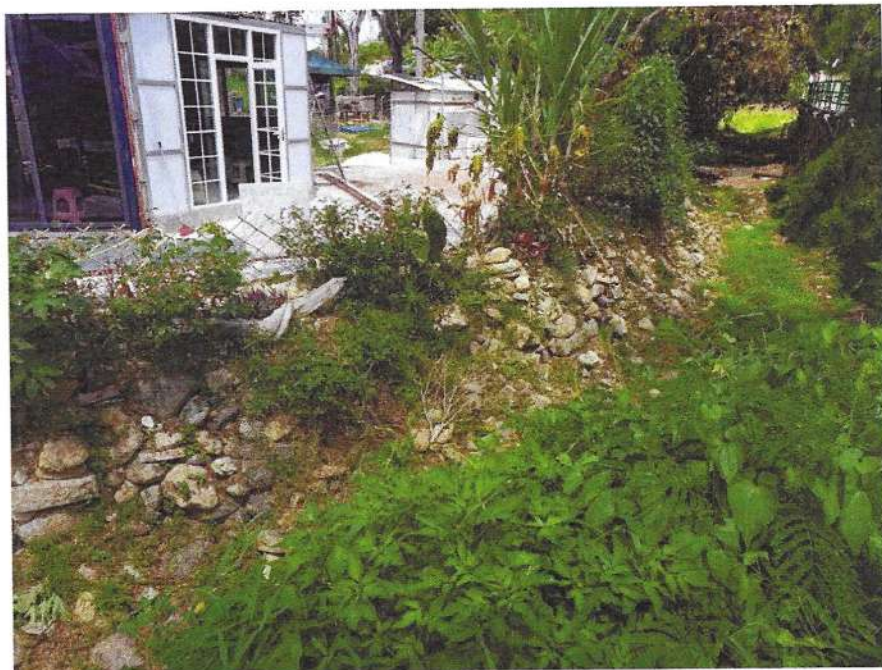


SECTION B-B
1:100

NO.	DATE	BY	CHK
ENGINEER			
PROJECT LOT 1340,1366 RP IN D.D.17TING KOK, TAI PO, NEW TERRITORIES			
DWG. TITLE LAYOUT PLAN			
SCALE	1:100	CHECKED	K.W. LAI
DATE	JUN.21	APPROVED	HC
DWG. NO. 32021/GA/001			



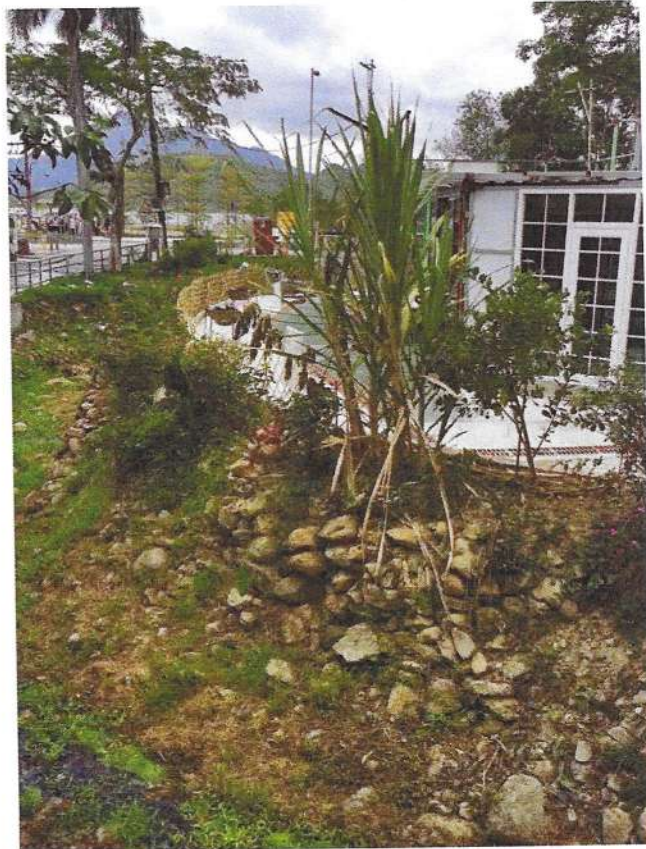
P1



P2



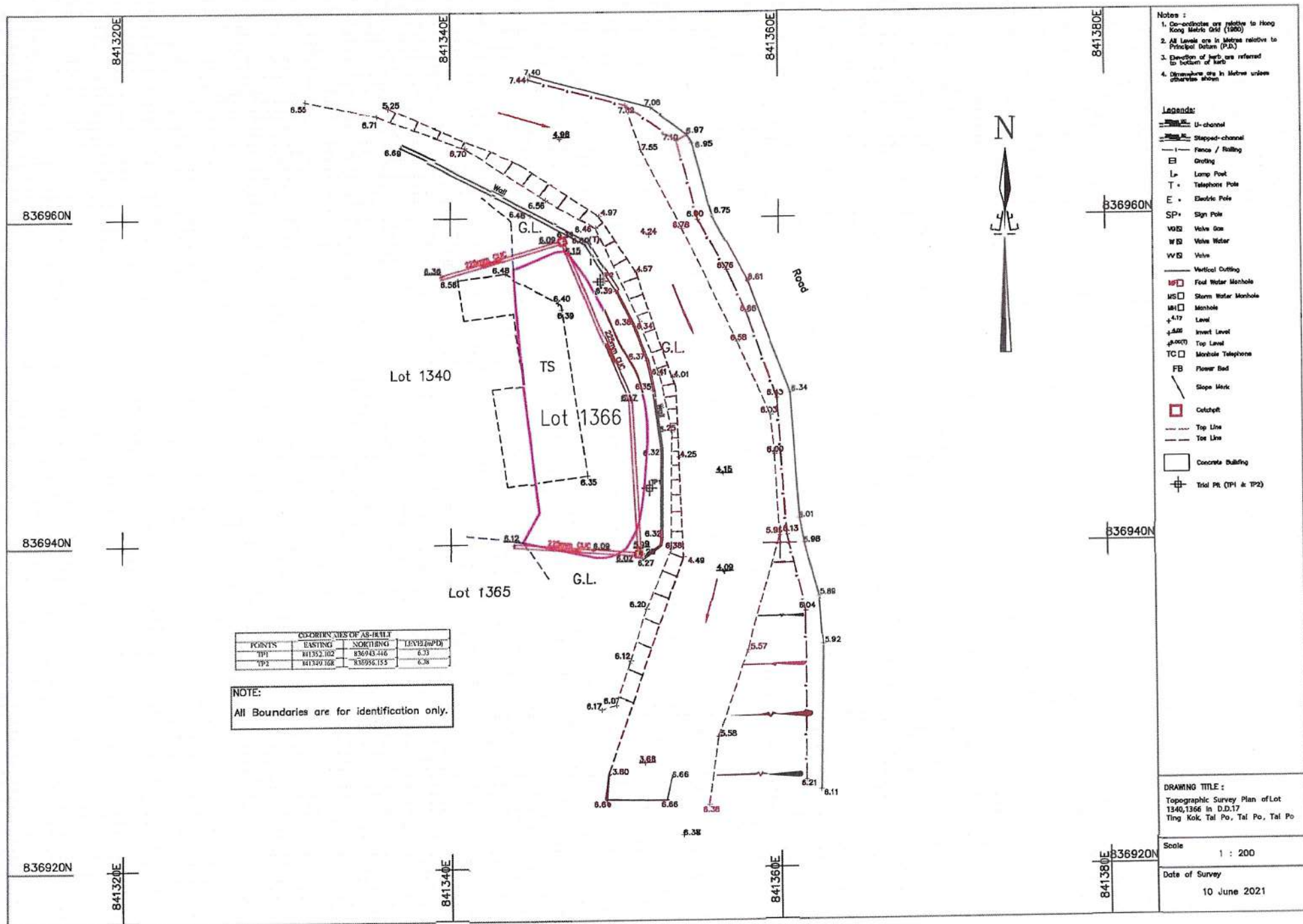
P3



P4

APPENDIX C

GROUND INVESTIGATION RECORDS



HANKI CONTRACTORS (H.K.) & ASSOCIATES LTD.

Location: Proposed Stormwater Drainage Works on Lot Nos.1340,1366 in D.D.17 Lo Tsz Tin, Tai Po, N.T.		Trial Pit No.: TP1		Sheet 1 of 1	
Logged by: H.S. Tsang		Excavation method: Hand Dug		Excavated: 2-6-2021	
Date: 4-6-2021		Coordinates: E 841352.102 N 836943.446		Backfill: 5-6-2021	

Samples & Test	Depth (m)	Face A: width: 1.50 m	Face B: width: 1.20 m	Face C: width: 1.50 m	Face D: width: 1.20 m
	0.00	Datum line +6.33 mPD			
	0.50	(Patterned area representing excavation)			
	1.00	End of Pit at 0.70m.			
	1.50				
	2.00				
	2.50				
	3.00				
	3.50				
	4.00				
	4.50				
	5.00				

Remarks:																											
Legend	Description	Grade	Plan (not to scale)																								
	Concrete slab		Existing Stream Course 																								
	Light greyish and yellowish brown, slightly clayey, sandy subangular BOULDER, COBBLE and GRAVEL sized rock fragments. (FILL)																										
			<table style="width: 100%; font-size: small;"> <tr> <td></td> <td>Plate bearing test</td> <td></td> <td>Small disturbed sample</td> </tr> <tr> <td></td> <td>In situ density test</td> <td></td> <td>Large disturbed sample</td> </tr> <tr> <td></td> <td>Moisture content test</td> <td></td> <td>Water sample</td> </tr> <tr> <td></td> <td>Photograph</td> <td></td> <td>Seepage</td> </tr> <tr> <td></td> <td>Undisturbed sample hor.</td> <td></td> <td>Bulk sample</td> </tr> <tr> <td></td> <td>Undisturbed sample ver.</td> <td></td> <td>Block sample</td> </tr> </table>		Plate bearing test		Small disturbed sample		In situ density test		Large disturbed sample		Moisture content test		Water sample		Photograph		Seepage		Undisturbed sample hor.		Bulk sample		Undisturbed sample ver.		Block sample
	Plate bearing test		Small disturbed sample																								
	In situ density test		Large disturbed sample																								
	Moisture content test		Water sample																								
	Photograph		Seepage																								
	Undisturbed sample hor.		Bulk sample																								
	Undisturbed sample ver.		Block sample																								

HANKI CONTRACTORS (H.K.) & ASSOCIATES LTD.

Location: Proposed Stormwater Drainage Works on Lot Nos.1340,1366 in D.D.17, Lo Tsz Tin, Tai Po, N.T.		Trial Pit No.: TP2		Sheet 1 of 1	
Logged by: H.S. Tsang		Excavation method: Hand Dug		Excavated: 2-6-2021	
Date: 4-6-2021		Coordinates: E 841349.168 N 836956.155		Backfill: 5-6-2021	
Samples & Test	Depth (m)	Face A: width: 1.50 m	Face B: width: 1.20 m	Face C: width: 1.50 m	Face D: width: 1.20 m
	0.00	Datum line +6.38 mPD			
	0.50	End of Pit at 0.50m.			
	1.00				
	1.50				
	2.00				
	2.50				
	3.00				
	3.50				
	4.00				
	4.50				
	5.00				
Remarks:					
Legend	Description	Grade	Plan (not to scale)		
	Concrete slab				
	Light greyish brown, slightly clayey, sandy subangular BOULDER, COBBLE and GRAVEL sized rock fragments. (FILL)				
			<ul style="list-style-type: none"> Plate bearing test In situ density test Moisture content test Photograph Undisturbed sample hor. Undisturbed sample ver. Small disturbed sample Large disturbed sample Water sample Seepage Bulk sample Block sample 		



TRIAL PIT NO. TP1 FACE A



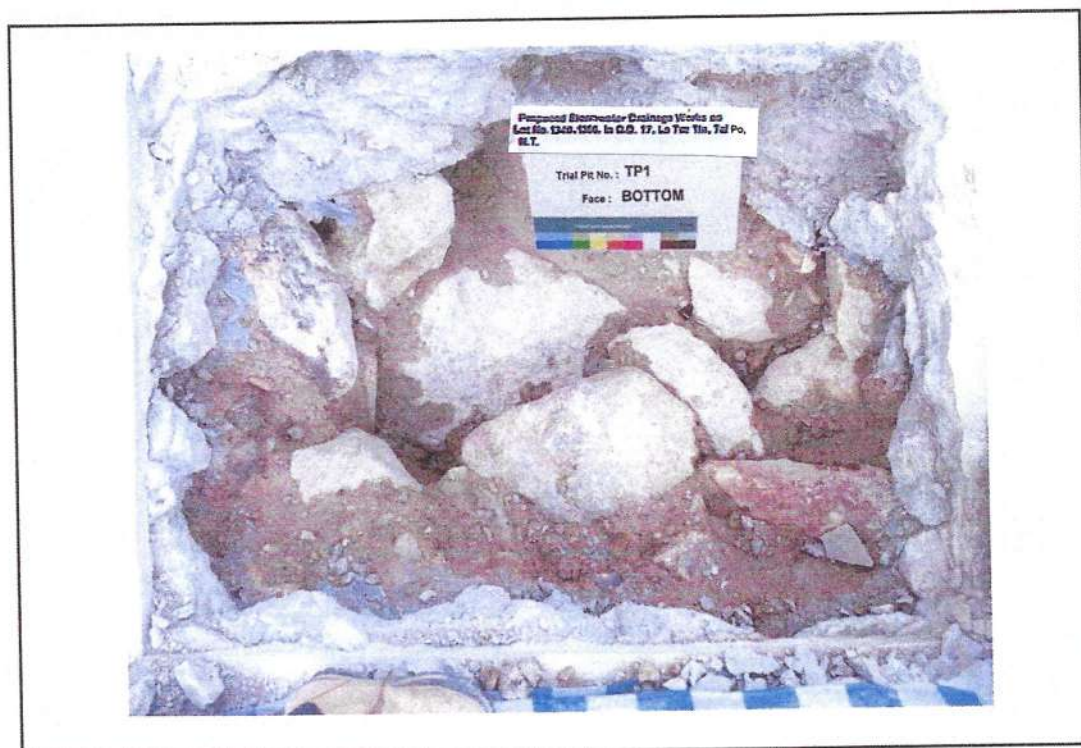
TRIAL PIT NO. TP1 FACE B



TRIAL PIT NO. TP1 FACE C



TRIAL PIT NO. TP1 FACE D



TRIAL PIT NO. TP1 FACE BOTTOM



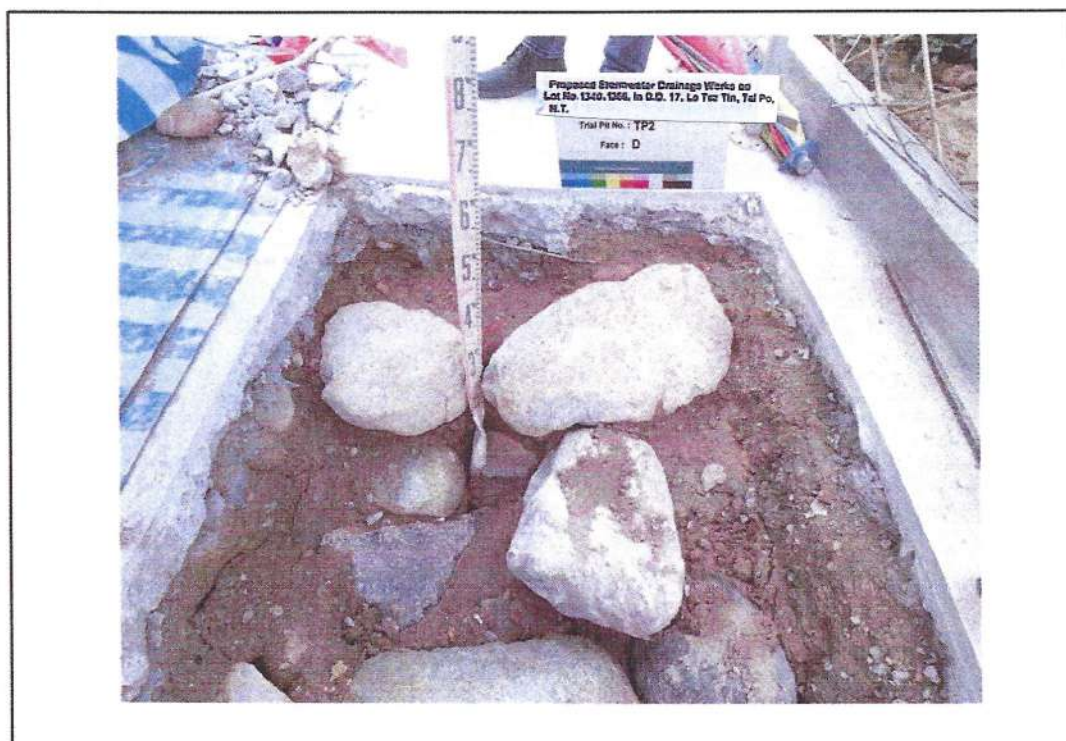
TRIAL PIT NO. TP2 FACE A



TRIAL PIT NO. TP2 FACE B



TRIAL PIT NO. TP2 FACE C



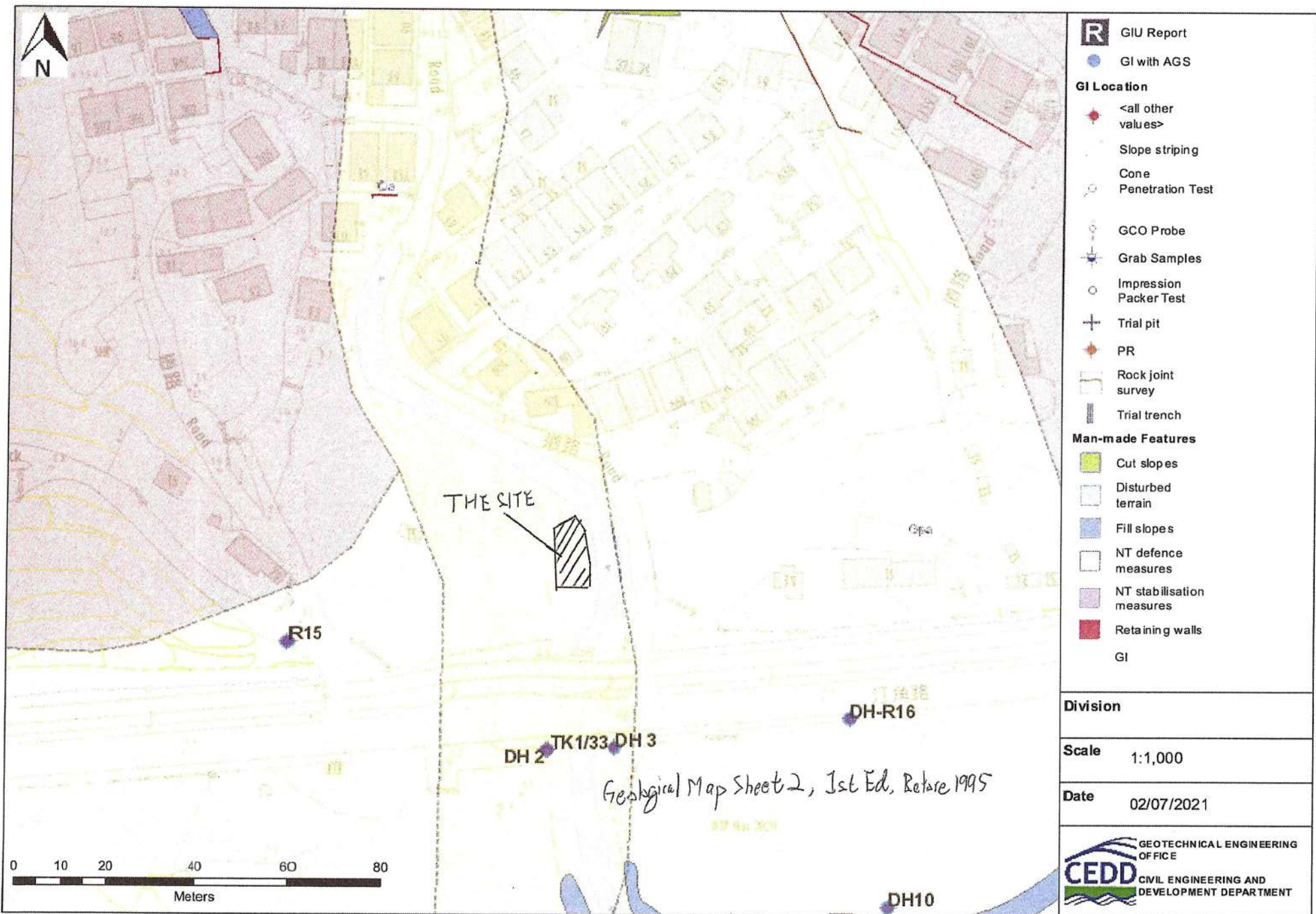
TRIAL PIT NO. TP2 FACE D



TRIAL PIT NO. TP2 FACE BOTTOM

APPENDIX D


GEOLOGICAL MAP




▼ Legend

— Dory or overprint, observed

Fill


 Reclamation and Fill Bodies


Superficial Geology

 elm - Marine mud

HHH - Undivided; mainly dark grey
marine mud


 ms - Marine sand

 msb - Sand banks

 mss - Sand sheets; channel infill


PCK - Undivided; clay, silt, sand and
gravel


Qa - Alluvium

 Qam - Estuarine deposits

 Qams - Estuarine mud and sand

 Qat - Terraced alluvium

 Qb - Beach deposits - Sand

 Qbb - Beach deposits - Cobbles and
boulders

 Qbr - Beach deposits - Beach rock

APPENDIX E

SLOPE/W STABILITY ANALYSIS

Lot 1366 RP In DD17
Ting Kok, Tai Po, NT

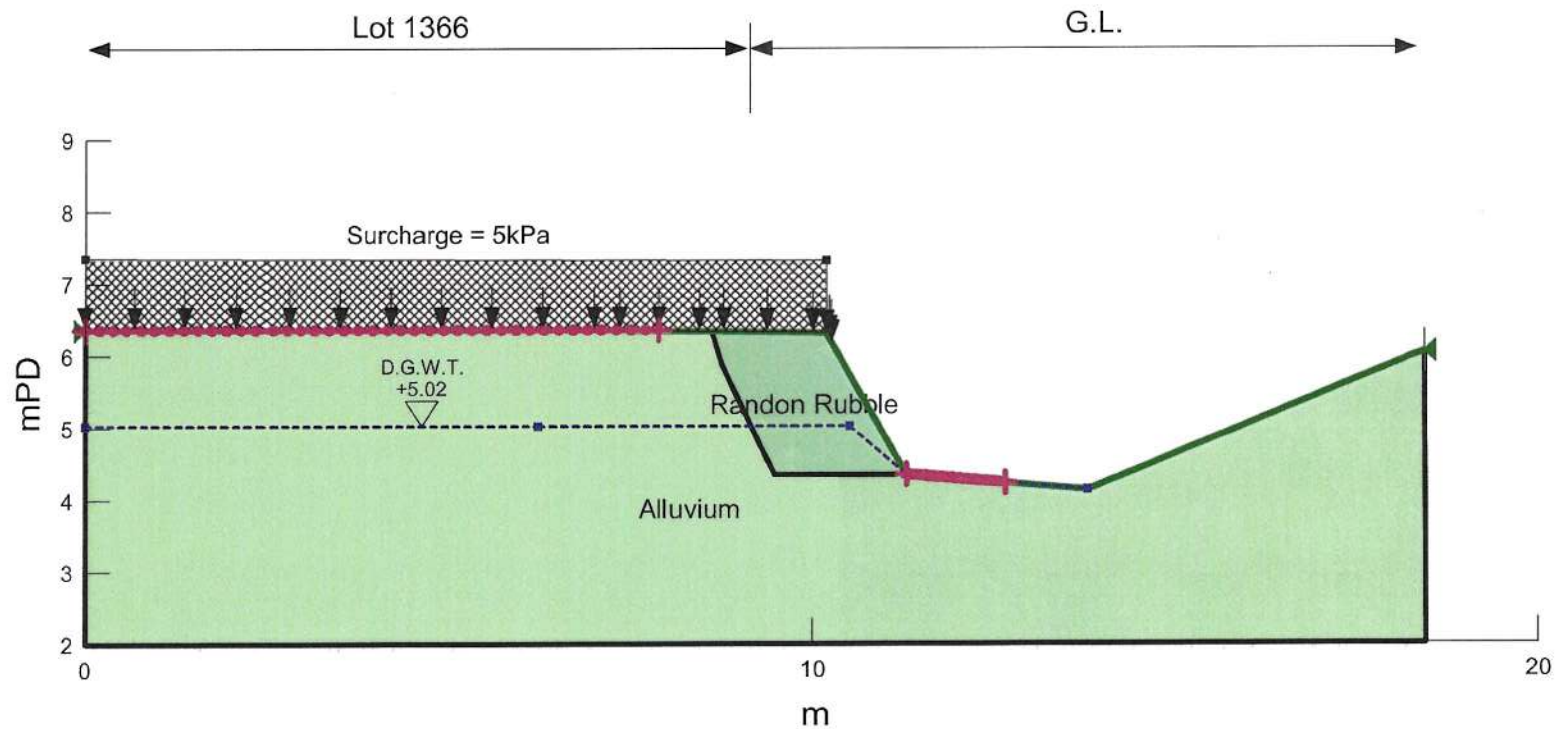
Section A-A (Without Existing House)
1:100

Min. FOS = 1.412

Materials
Alluvium
Randon Rubble

Name: Alluvium
Unit Weight: 19 kN/m³
Cohesion': 2 kPa
Phi': 32 °

Name: Randon Rubble
Unit Weight: 19 kN/m³
Cohesion': 0 kPa
Phi': 40 °



Lot 1366 RP In DD17
Ting Kok, Tai Po, NT

Section A-A
1:100

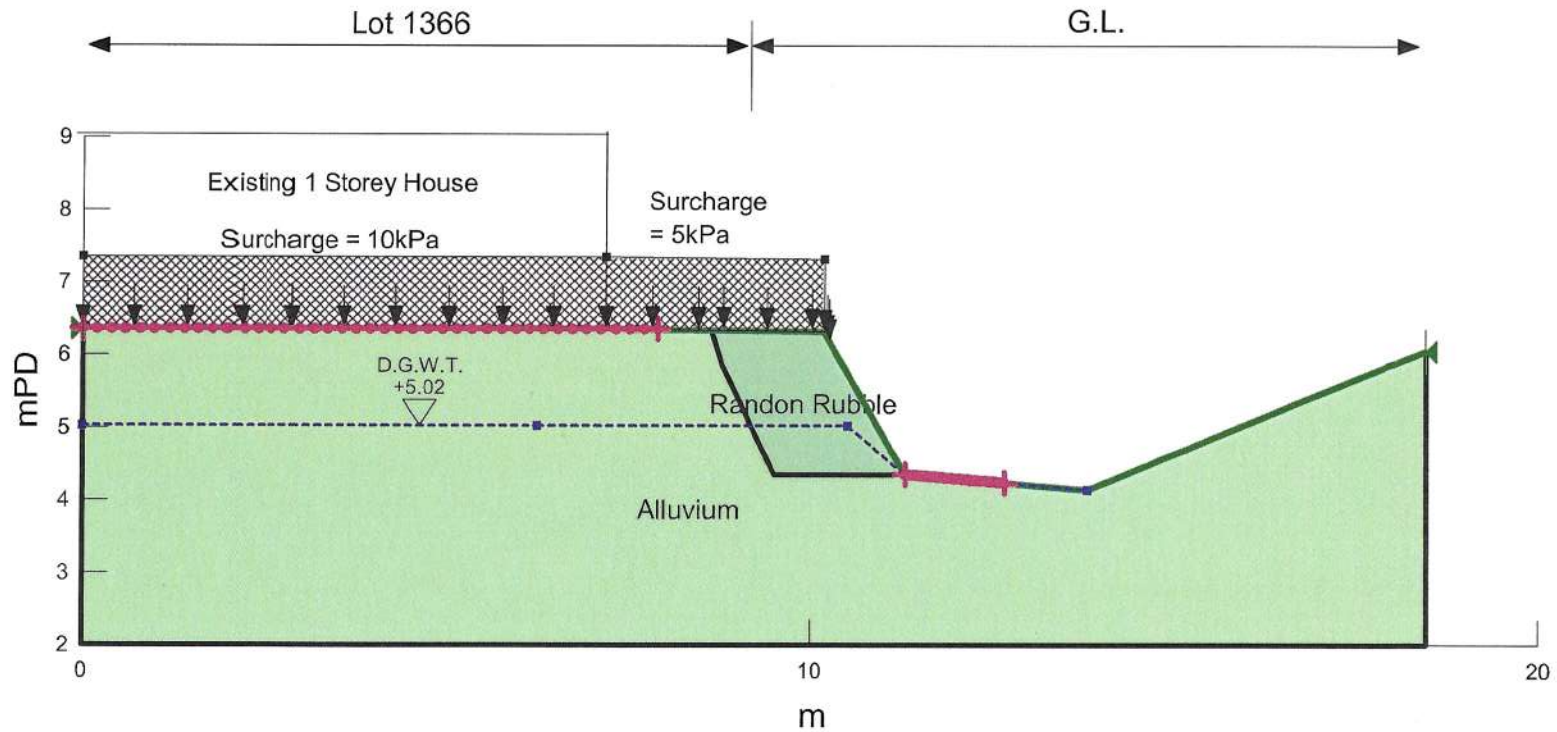
Min. FOS = 1.411

Materials

Alluvium
Randon Rubble

Name: Alluvium
Unit Weight: 19 kN/m³
Cohesion': 2 kPa
Phi': 32 °

Name: Randon Rubble
Unit Weight: 19 kN/m³
Cohesion': 0 kPa
Phi': 40 °



Lot 1366 RP In DD17
Ting Kok, Tai Po, NT

Section A-A
1:100

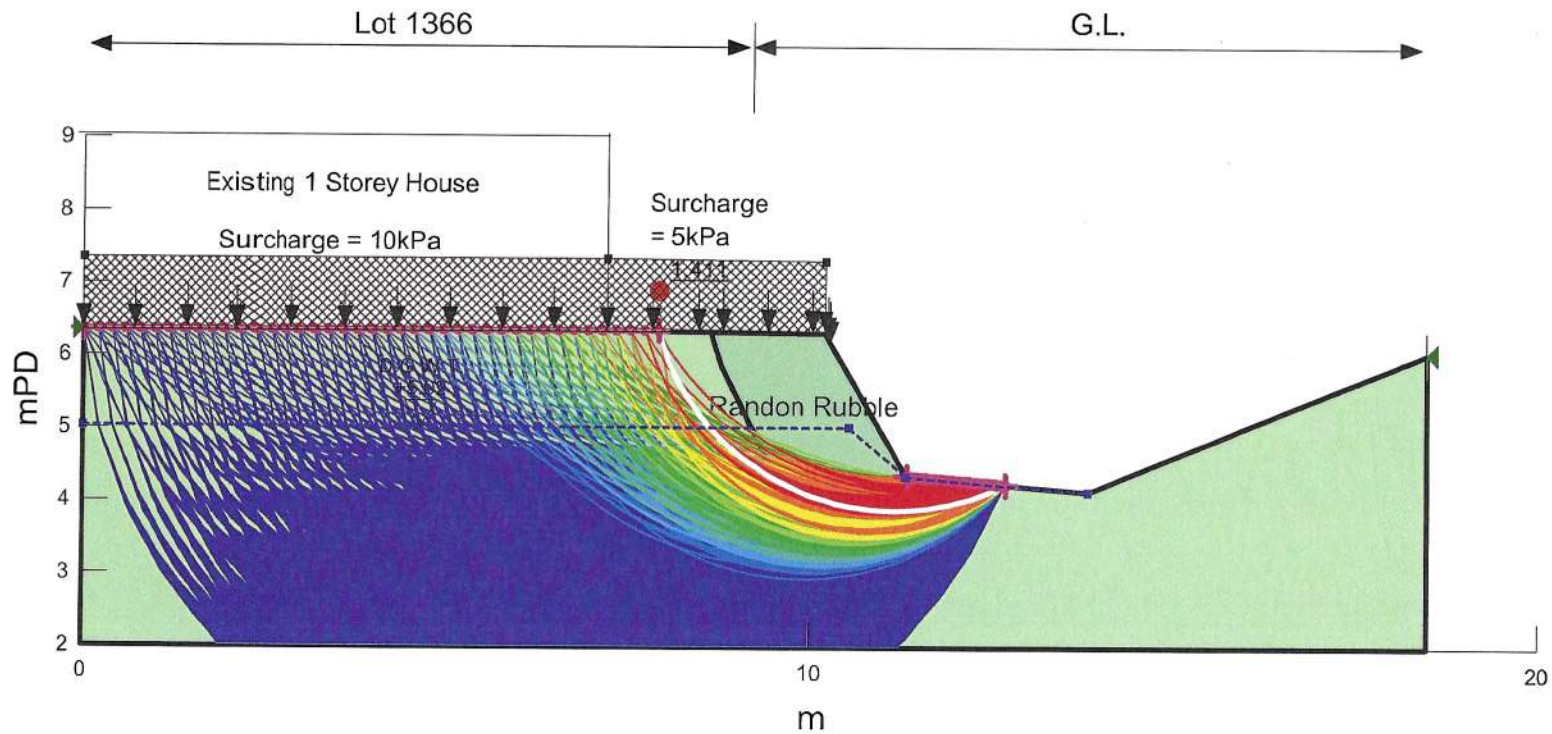
Min. FOS = 1.411

Materials

- Alluvium
- Randon Rubble

Name: Alluvium
Unit Weight: 19 kN/m³
Cohesion': 2 kPa
Phi': 32 °



Name: Randon Rubble
Unit Weight: 19 kN/m³
Cohesion': 0 kPa
Phi': 40 °



Lot 1366 RP In DD17
Ting Kok, Tai Po, NT

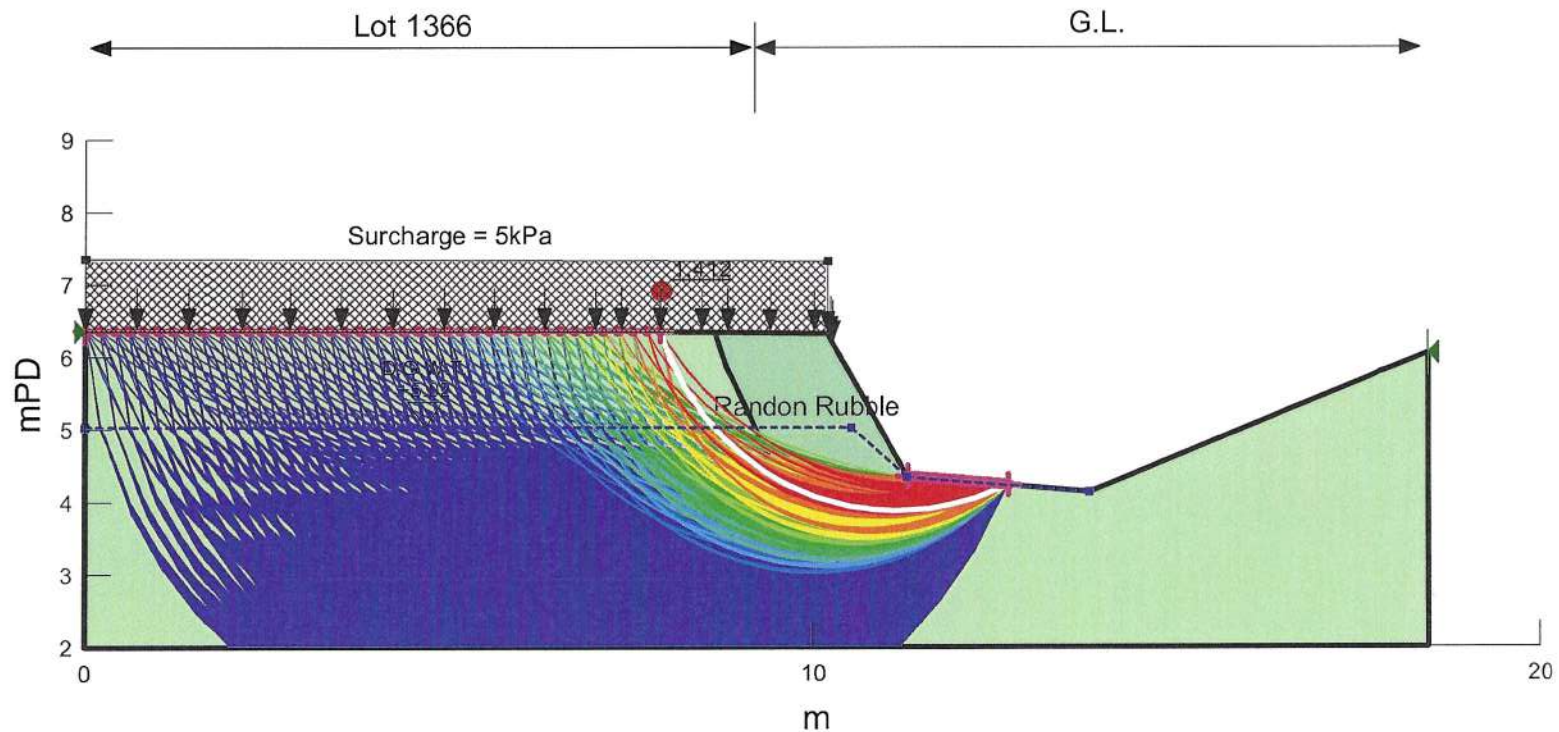
Section A-A (Without Existing House)
1:100

Min. FOS = 1.412

Materials	
	Alluvium
	Randon Rubble

Name: Alluvium
Unit Weight: 19 kN/m³
Cohesion': 2 kPa
Phi': 32 °

Name: Randon Rubble
Unit Weight: 19 kN/m³
Cohesion': 0 kPa
Phi': 40 °



電郵文件

致：城市規劃委員會秘書

規劃申請編號：TPB/A/NE-TK/760

本人為上述申請之代理人，現就接獲 貴會轉介土力工程署於 2022 年 10 提出對是項申請之意見作以下補充回應：—

1. 於是項規劃許可獲得接納後，申請人同意會依照批准附帶條件之指示，委聘認可人士製訂及提交所需之土力評估報告交相關部門審核；如相關部門認為除申請範圍之外，附近之斜坡亦有需要作出專業評估，申請人亦聲明同意依照指示之範圍全部由認可人士製訂土力評估報告並一併提交。
2. 申請人聲明及確定是項發展絕對不會影響申請範圍周邊斜坡之結構安全。

懇請明察，並給予接納及批准，敬請見諒！

代理人：


(許 軍 兒)

日期： - 9 FEB 2023

聯絡地址：

聯絡電話：

Previous s.16 Applications covering the Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/NE-TK/442	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	19.7.2013 (Revoked on 19.7.2015)
A/NE-TK/666	Proposed Temporary Shop and Services (Store) for a Period of 3 Years	2.8.2019

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/NE-TK/523	Proposed Temporary Eating Place (Restaurant), Shop and Services (Convenience Store) for a Period of 5 Years	31.10.2014	R1, R2

Rejection Reasons

- R1. The planning intention of the "REC" zone was intended primarily for recreational developments for the use of the general public. It encouraged the development of active and/or passive recreation and tourism/eco-tourism. The applicant failed to demonstrate that the proposed development is in compliance with the planning intention of the "REC" zone.
- R2. The applicant failed to demonstrate that the proposed development would not have adverse environmental and landscape impacts on the surrounding areas.

Similar Applications in the vicinity of the Site within the same “REC” Zone
in the past five years

Approved Applications

Application No.	Use/Development	Date of Consideration
A/NE-TK/639 ¹	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency and Convenience Store) for a Period of 3 Years	15.6.2018 (Revoked on 4.4.2019)
A/NE-TK/652 ²	Proposed Temporary Shop and Services (Store) for a Period of 3 Years	19.10.2018
A/NE-TK/655 ³	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	16.11.2018
A/NE-TK/675 ¹	Temporary Shop and Services (Real Estate Agency and Convenience Store) for a Period of 3 Years	26.5.2020
A/NE-TK/683	Renewal of Planning Approval for Temporary Shop and Services (Fresh Provision Supplier) for a Period of 3 Years	10.7.2020
A/NE-TK/713 ³	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	24.9.2021
A/NE-TK/732 ²	Renewal of Planning Approval for Temporary Shop and Services (Store) for a Period of 3 Years	15.10.2021
A/NE-TK/742	Temporary Shop and Services (Store) for a Period of 3 Years	4.3.2022
A/NE-TK/754	Proposed Temporary Shop and Services (Store) for a Period of 3 Years	9.9.2022

¹ Applications No. A/NE-TK/639 and 675 are covering the same site.

² Applications No. A/NE-TK/652 and 732 are covering the same site.

³ Applications No. A/NE-TK/655 and 713 are covering the same site.

Government Departments' General Comments

1. Land Administration

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

- the Site consists of Lots 1340 (Part) and 1366 both in D.D. 17 which are held under the Block Government Lease demised for agricultural purpose. No structure shall be erected thereon without the prior approval from LandsD; and
- a recent inspection revealed that a single-storey structure was erected on the Site without prior approval from LandsD.

2. Landscape

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

- there has been no significant change in the landscape character of the adjacent area since the last previous application (No. A/NE-TK/666) was approved. When compared with the last previous application, there is also no significant change in the major development parameters and layout under current application. Existing trees of common species at the periphery of the Site are generally in fair condition and will be preserved. Significant adverse landscape impact arising from the development within the Site is not anticipated. She has no objection to the application from landscape planning perspective.

3. Environment

Comment of the Director of Environmental Protection (DEP):

- no environmental complaint in relation to the Site was received in the past three years.

4. Geotechnical

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- suspected unauthorized works involving filling and dumping of soils and stones at the Site and the surrounding area were observed in 2020. To ensure that the development would not affect or be affected by the adjacent fill slopes, the applicant should assess the stability of the slopes and ensure that no significant adverse geotechnical impacts will be caused by the development to the surrounding areas. Should the application be approved, approval conditions requiring submission of a geotechnical investigation report and implementation of necessary geotechnical works identified therein is

recommended; and

- his detailed comments on the submitted geotechnical assessment report are as follows:
 - (i) please provide information on the study and interpretation of aerial photographs;
 - (ii) the geological profile of the Site should be critically reviewed. Based on the available information obtained from ground investigation log, the top 0.5m to 0.7m soil is logged as fill. Please reflect this ground investigation information in the geological profile of Section A-A and B-B;
 - (iii) please provide geometry study and stability assessment of the random rubble wall;
 - (iv) the Site is located in the vicinity of a streamcourse. The design groundwater table of one-third of the retaining height without any groundwater monitoring record should be critically reviewed;
 - (v) the sign of instability mentioned in Section 4 Conclusion should be properly discussed and elaborated with the event date, possible cause, location, volume and photos. The statement "the local dislodge rubble surface will not affect its overall stability and it will not affect operation of the store within the lot" should be supported by detailed assessment with due consideration. Based on the information provided in the report, it does not appear to be conclusive; and
 - (vi) his office generally will not accept the works stated in Section 4 Conclusion that "the dislodged rubble shall be placed back to their original state" as part of the routine maintenance works, as it appears to have exceeded the serviceability limit of the slope/retaining wall. Please critically review the design principle under the geotechnical assessment.

5. Drainage

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

- should the application be approved, an approval condition requiring maintenance of existing drainage facilities at all times during the approval period is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas.

6. Building Matters

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

- formal submission under the Buildings Ordinance (BO) is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under the BO will be provided at the building plan submission stage.

7. Fire Safety

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

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction.

8. Food and Environmental Hygiene

Comment of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application.

9. Other Departments

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

- Commissioner for Transport (C for T);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Engineer/Construction of Water Supplies Department (CE/C, WSD);
- Project Manager/North of Civil Engineering and Development Department (PM/N, CEDD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - should the application be approved, the lots owners are required to submit applications for Short Term Waiver (STW) to LandsD if any structures are to be erected on the Site. LandsD will consider the STW application(s) in accordance with the established procedures and guidelines. However, there is no guarantee at this stage that the STW application(s) would be approved. If the STW application(s) is/are 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 where appropriate, including payment of waiver fee and administrative fee; and
 - there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- (d) to note the comment of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek comments and approval for any proposed tree works from relevant departments prior to commencement of the works;
- (e) to note the comment of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - no structure shall be erected temporarily or permanently within 3m from the top of the existing river embankment, and the existing embankment shall not be altered nor the existing streamcourse be narrowed. The applicant is reminded that the landfilling works encroaching into the nearby natural watercourse is suspected to have reduced the cross-sectional profile of the natural watercourse. There is potential flood risk if the riverbank had been narrowed by unknown party;
 - there is no existing DSD maintained public drain available for connection in the area. The applicant should have her own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from the surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site;

sufficient openings to be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The development should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and

- for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the planning application;
 - before any new buildings works (including drainage 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 Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator 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 buildings works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
 - the Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of the B(P)R and emergency vehicular access (EVA) shall be provided under the Regulation 41D of the B(P)R;
 - if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the proposed use under application is subject to the issue of a licence, the applicant is reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines)

Regulation in respect of disposal of foul water and surface water respectively;

- (h) to note the comment of the Director of Fire Services (D of FS) that the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of the proposed FSIs to be installed should be clearly marked. The applicant is also reminded that if the proposed structures are required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - proper licence/permit issued by Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation:
 - (a) under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (b) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a store may apply for under the Food Business Regulation:
 - (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - (iii) if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and
 - (iv) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained; and
 - the operators of related shop or store should take measures to prevent the existence of nuisance such as noise nuisance, pest nuisance and accumulation of refuse at the Site. The refuse generated by the development are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220916-152004-57342

提交限期

Deadline for submission:

27/09/2022

提交日期及時間

Date and time of submission:

16/09/2022 15:20:04

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/760

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，郊區設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

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



A/NE-TK/760 DD 17 Lo Tsz Tin Recreation

25/09/2022 03:01

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/NE-TK/760

Lots 1340 (Part) and 1366 in D.D. 17, Lo Tsz Tin, Tai Po

Site area: About 175.9sq.m

Zoning: "Recreation"

Applied use: Shop and Services (Store

Dear TPB Members,

Applicant failed to fulfill conditions of 666 but the lodged application 751 that was subsequently withdrawn.

Now back with a larger site. Members should question what conditions were at issue.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 12 April 2019 2:44 AM CST
Subject: A/NE-TK/666 DD 17 Lo Tsz Tin Recreation

A/NE-TK/666
Lot 1366 in D.D. 17, Lo Tsz Tin, Tai Po
Site area : About 112.9m²
Zoning : "Recreation"
Applied Use : Grocery Store

Dear TPB Members,

The previous application for a store was revoked for non compliance with fire and water supplies conditions. However Google Map shows that the structure is still there.

A grocery store can be operated on the ground floor of any of the village houses. This site should revert to its intended land use of Recreation.

Non compliance with essential conditions should not be rewarded.

Mary Mulvihill

F2 seg 1

3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

221104-163202-67858

提交限期

Deadline for submission:

15/11/2022

提交日期及時間

Date and time of submission:

04/11/2022 16:32:02

有關的規劃申請編號

The application no. to which the comment relates: A/NE-TK/760

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。