

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

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

**Previous Application**

**Approved Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-KLH/601	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	24.12.2021

**Similar Applications**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-KLH/606	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	10.6.2022
A/NE-KLH/607	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	10.6.2022 (Revoked on 10.12.2023)

**Government Departments' General Comments**

**1. Land Administration**

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

- no objection to the application;
- the Site is an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
- a recent site inspection revealed that one container was found erected on the application site (the Site) for guard house purpose without his office's prior approval. The lot owner is required to clear any existing structures on the Site immediately unless they are covered by a valid approval. Otherwise appropriate lease enforcement action would be taken in due course; and
- there is no guarantee to the grant of a right of way to the Site or approval of the Emergency Vehicular Access thereto.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no comment on the application; and
- the applicant is advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance; and
- there is one non-substantiated environmental complaint in relation to waste received on the Site in the past three years.

**3. Traffic**

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

- supports the application in view of the parking demand in the vicinity;
- sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public road; and
- the local track leading to the Site is not under her office's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.

#### **4. Drainage**

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

- no adverse comments on the application;
- the applicant shall maintain the drainage facilities as those implemented under the previous application No. A/NE-KLH/601;
- should the application be approved, approval conditions should be included to request the applicant to maintain the drainage facilities and submit condition records of the existing drainage facilities to the satisfaction of his office or to the Town Planning Board; and
- the applicant should be reminded that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal.

#### **5. Water Supplies**

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

- no objection to the application;
- it is noted that all approval conditions under the previous application No. A/NE-KLH/601 have been complied. The follow conditions are required to be included:
  - the preventive measures against water pollution to the upper indirect water gathering ground (WGG) should be properly maintained at all times during the planning approval period; and
  - the applied use should not cause water pollution to the upper indirect WGG at any time during the planning approval period;
- proper maintenance and disposal records should be maintained;
- any soil contaminated with fuel leakage shall be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority;
- should pollution be detected in future due to the applied use, immediate remedial action to clear the pollution must be taken by the applicant; and
- the “Conditions of Working within Water Gathering Grounds” shall be complied.

## **6. Building Matters**

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

- no objection to the application;
- there are one structure and some associated underground drainage works proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix VI**.

## **7. Other Departments**

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

- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Director of Fire Services (D of FS);
- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD);
- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - (i) a recent site inspection revealed that one container was found erected on the Site for guard house purpose without his office's prior approval. The lot owner is required to clear any existing structures on the Site immediately unless they are covered by a valid approval. Otherwise appropriate lease enforcement action would be taken in due course;
  - (ii) the lot owner shall apply to his office for a Short Term Waiver ("STW") to permit the proposed guard house to be erected on the Site. 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 payment of waiver fee and administrative fee as considered appropriate by his office. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered;
  - (iii) the application will likely make use of the adjoining Government land (GL) for access to the Site. The maintenance and management responsibility of the said GL and any other GL land leading to the Site should be sorted out with the relevant government departments, prior to the use of access purpose; and
  - (iv) there is no guarantee to the grant of a right of way to the Site or approval of the Emergency Vehicular Access thereto;
- (b) to note the comment of the Director of Environmental Protection (DEP) that the applicant shall follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public road. Also, the local track leading to the Site is not under his office's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant shall maintain the drainage facilities as those implemented under the previous application no. A/NE-KLH/601; and
  - (ii) the applicant is reminded that the required condition records of the existing drainage facilities should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream

discharge path as indicated on the submitted drainage proposal;

- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - (i) the applicant is required to maintain preventive measures against water pollution to the upper indirect water gathering ground (WGG);
  - (ii) the applied use should not cause water pollution to the upper indirect WGG at any time during the planning approval period;
  - (iii) proper maintenance and disposal records should be maintained;
  - (iv) any soil contaminated with fuel leakage shall be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority;
  - (v) should pollution be detected in future due to the applied use, immediate remedial action to clear the pollution must be taken by the applicant; and
  - (vi) to comply with “Conditions of Working within Water Gathering Grounds”; and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Building Department (CBS/NTW, BD):
  - (i) the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations [B(P)R];
  - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - (iii) if the existing structure (not being a New Territories Exempted House) is erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO; and
  - (v) detailed checking under the BO will be carried out at building plan submission stage.



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



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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-KLH/647
	Date Received 收到日期	-1 NOV 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.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

Man Ching Lun Tong

### 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)

Lau Chee Sing

### 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 69 RP in D.D.7, Kau Lung Hang, Tai Po, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3465 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 5 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	Approved Kau Lung Hang Outline Zoning Plan No. S1NE-KLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development (V)
(f) Current use(s) 現時用途	Temporary Public Vehicle Park (Private Cars Only)  (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 ..... (DD/MM/YYYY), this application involves a total of ..... "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 ..... "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)

(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\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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。

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

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

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

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

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

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

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

.....

.....

.....

.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

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

	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 or Regulated Areas**  
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	<u>AI NE-KLH/601</u>
(b) Date of approval 獲批給許可的日期	<u>24/12/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>24/12/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	<i>Temporary Public Vehicle Park (Private cars only) for a period of 3 years.</i>
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3 years</u> <input type="checkbox"/> month(s) 個月 _____

**7. Justifications 理由**

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

- (1) As confirmed from the attached computer record provided by the Land Registry, Man Ching Lun Tong is the registered owner of Lot 69RP in DD 7. Man Chi Chung, Man Yan Ping, Man Kwok Kei Ricky and Man Hei Yeung are the managers of Man Ching Lun Tong. (*see Attachment 1*).
- (2) The land was used for car parking spaces for more than 18 years.
- (3) In 2021, Man Ching Lun Tong authorized Environmental Remediation Consultant Group (Netherlands) Limited to submit application to Town Planning Board for the approval of Temporary Public Vehicle Park (Private Cars Only) for a period of 3 years.
- (4) On 24/12/2024, Town Planning Board approved the application (No. A/NE-KLH/601) for a period of 3 years and imposed a series of conditions for the applicant to comply with.
- (5) Man Ching Lun Tong appointed Consultants and Contractors to implement all facilities to the satisfaction of individual Government Departments. Planning Department issued letters to confirm compliance with individual conditions (see List of Attachments).
- (6) Prior to the expiry of the current permit on 24/12/2024, Man Ching Lun Tong appointed LAU Chee Sing to be their Authorized Agent to submit Section 16 application to Town Planning Board for approval of Temporary Public Vehicle Park (Private Cars Only) for a further period of 3 years.
- (7) Man Ching Lun Tong is committed to maintain the existing facilities to the satisfaction of individual Government Department for operation of the car park.
- (8) The approval of this application will not cause additional traffic, no impact to the environment, no tree felling and no diversion of stream.
- (9) We seek your approval to grant a permit for Temporary Public Vehicle Park (Private Cars Only) for a period of 3 years.



**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

.....  
LAU CHEE SING

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

16/10/2024

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府台署 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 69RP in D.D.7 Kau Lung Hang, Tai Po, N.T.
Site area 地盤面積	3465 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-KLH/11
Zoning 地帶	Village Type Development ("V")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3 years</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Temporary Public Vehicle Park (Private Cars Only)

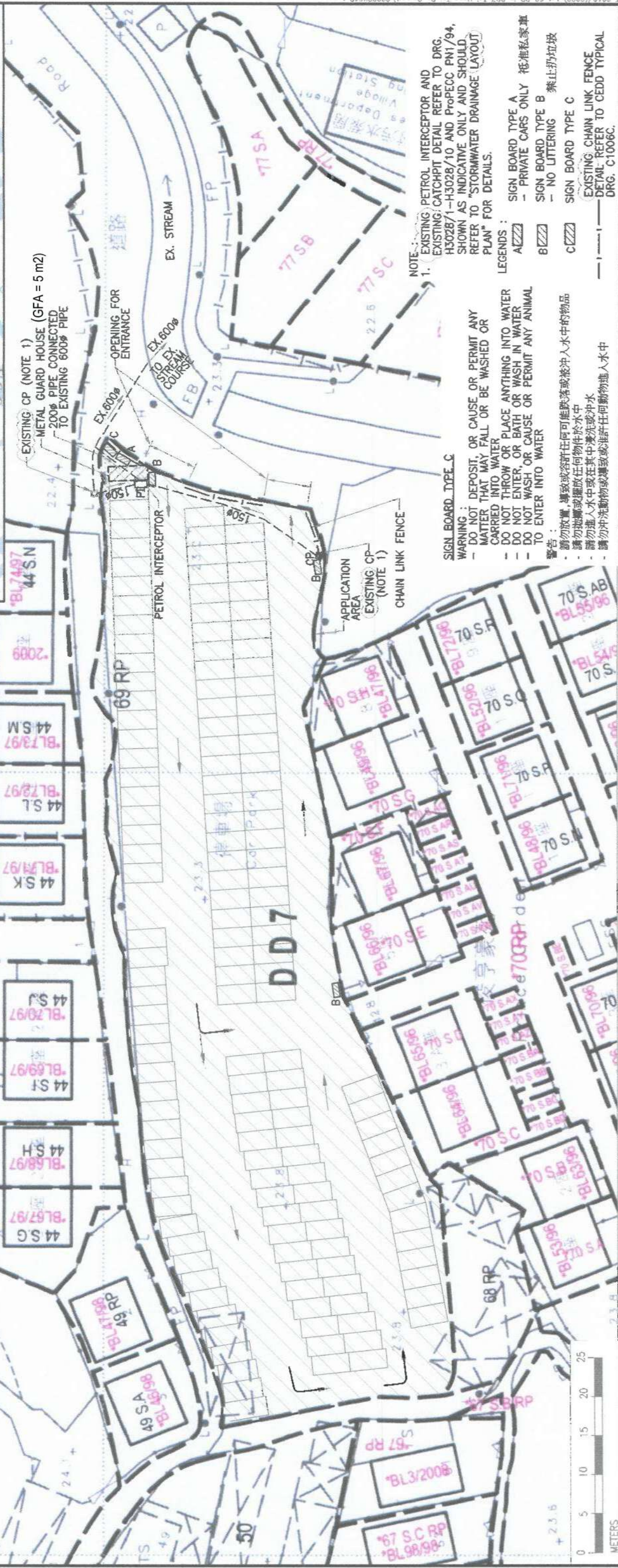
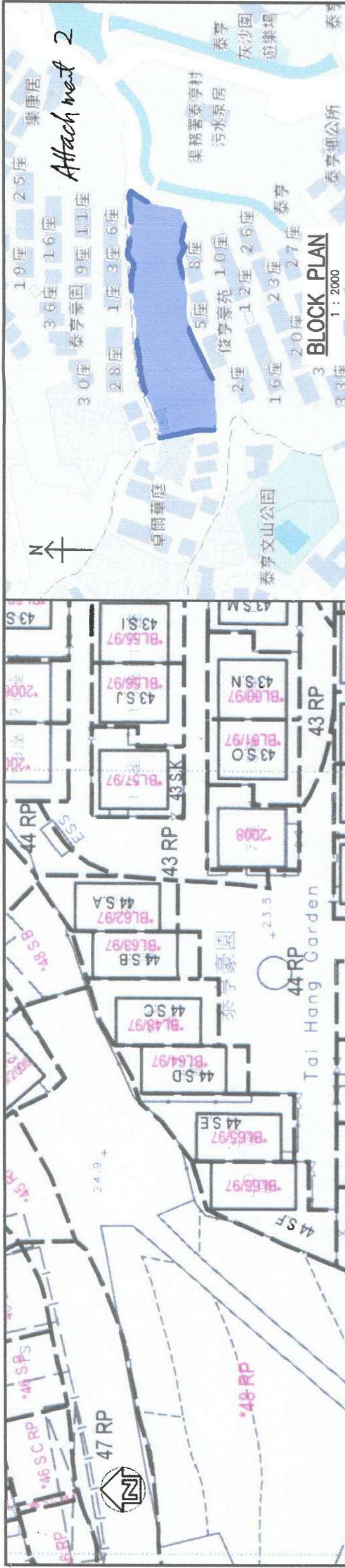
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5 <input checked="" type="checkbox"/> About 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 blocks 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	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.5 <div style="text-align: right;">m 米</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 <div style="text-align: right;">Storeys(s) 層</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <input 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)		145 145 <i>parking spaces</i>
	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
<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"/>
<i>(see list of Attachments)</i>		
<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。





PROJECT		TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS ONLY)	DESIGNED	OCT. 2024	SCALE	1 : 500
DRAWING NO.		C922SK01 D	DESIGNED	S.W.	DRAWN	A.T.
TITLE		LOT 69 RP IN DD7, TAI HANG, TAI PO, N.T.	DESIGN CHECKED	S.W.	GENERAL LAYOUT PLAN	

Attachment 2

3 BLOCK PLAN  
1 : 2000

NOTE: 1. EXISTING PETROL INTERCEPTOR AND EXISTING CATCHPIT DETAIL REFER TO DRG. H3028/1-H3028/10 AND PROPECC PN1/94, SHOWN AS INDICATIVE ONLY AND SHOULD REFER TO "STORMWATER DRAINAGE LAYOUT PLAN" FOR DETAILS.

LEGENDS:

SIGN BOARD TYPE A  
- PRIVATE CARS ONLY 祇准私家車

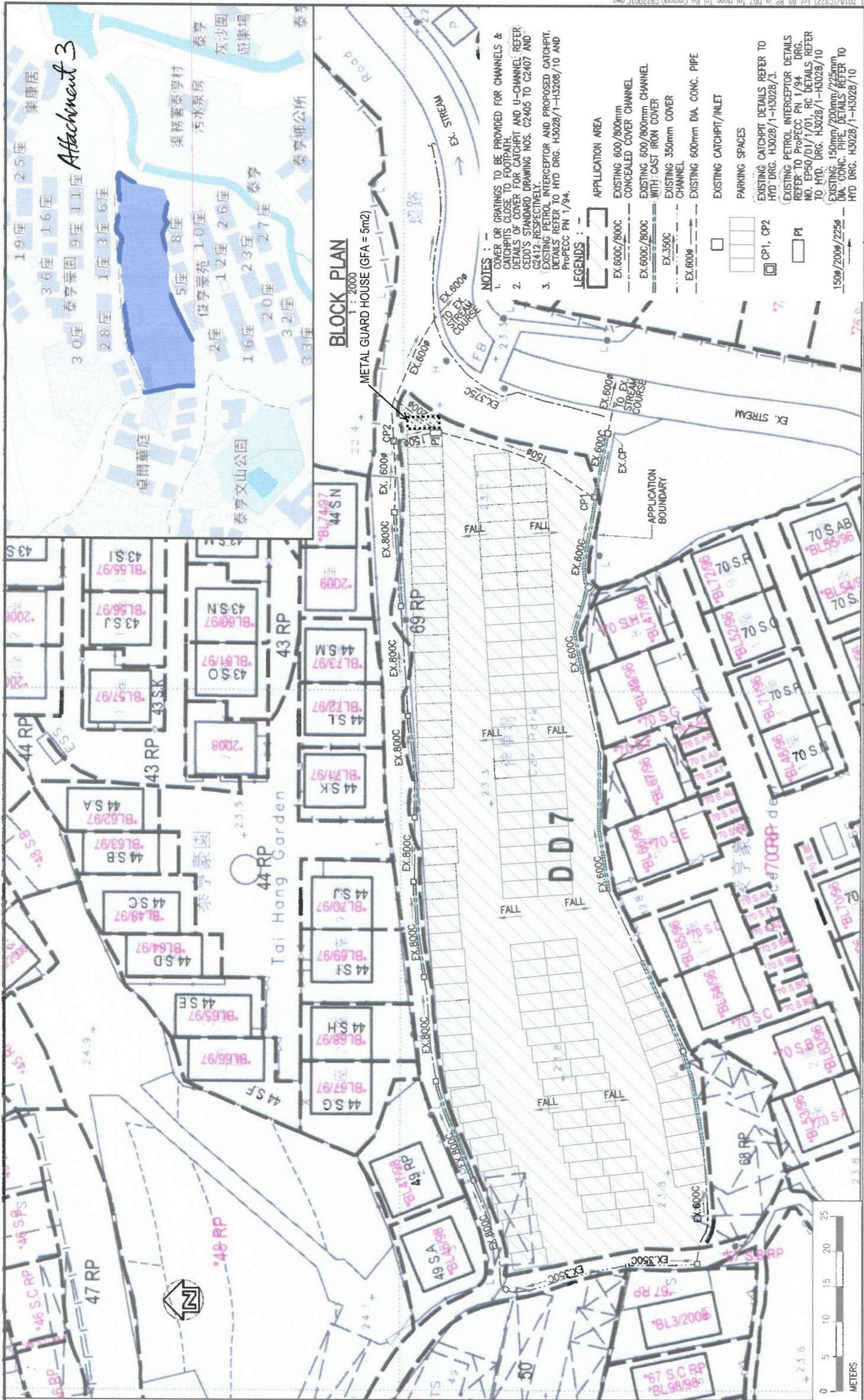
SIGN BOARD TYPE B  
- NO LITTERING 禁止扔垃圾

SIGN BOARD TYPE C  
- EXISTING CHAIN LINK FENCE  
DETAIL REFER TO CEDD TYPICAL DRG. C1006C.

WARNING: DO NOT DEPOSIT, OR CAUSE OR PERMIT ANY MATTER THAT MAY FALL OR BE WASHED OR CARRIED INTO WATER. DO NOT THROW OR PLACE ANYTHING INTO WATER. DO NOT ENTER, OR BATH OR WASH IN WATER. DO NOT WASH OR CAUSE OR PERMIT ANY ANIMAL TO ENTER INTO WATER.

警告: 請勿放置, 導致或容許任何可能跌落或被沖入水中的物品。請勿拋擲或擺放任何物件於水中。請勿進入水中或在其中洗澡或沖水。請勿沖洗動物或導致或容許任何動物進入水中。





PROJECT		DRAWING NO.		DESIGNED		OCT. 2024		SCALE	
TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS ONLY)		C922D01 C						1 : 500	
LOT 69 RP IN DD7, TAI HANG, TAI PO, N.T.		DESIGN CHECKED		DESIGNED		S.W.		DRAWN	
TITLE		STORMWATER DRAINAGE LAYOUT PLAN				S.W.		A.T.	

Attachment 3

BLOCK PLAN

METAL GUARD HOUSE (GFA = 5m2)

- NOTES :
- COVER OR GRATINGS TO BE PROVIDED FOR CHANNELS & CATCHPITS CLOSE TO FOOTPATH.
  - DETAILS OF COVER FOR CATCHPIT AND U-CHANNEL REFER TO CEDD'S STANDARD DRAWING NOS. C2405 TO C2407 AND C2412, RESPECTIVELY.
  - EXISTING PETROL INTERCEPTOR AND PROPOSED CATCHPIT. DETAILS REFER TO HYD DRG. H3028/1-H3028/10 AND ProPECC PN 1/94.

LEGENDS :

- APPLICATION AREA
- EXISTING 600/800mm CONCEALED COVER CHANNEL
  - EXISTING 600/800mm CHANNEL WITH CAST IRON COVER
  - EXISTING 350mm COVER CHANNEL
  - EXISTING 600mm DIA. CONC. PIPE
  - EXISTING CATCHPIT/INLET
  - PARKING SPACES
  - EXISTING CATCHPIT DETAILS REFER TO HYD DRG. H3028/1-H3028/3.
  - EXISTING PETROL INTERCEPTOR DETAILS REFER TO ProPECC PN 1/94 DRG. NO. EP50/D1/1/01, RC DETAILS REFER TO HYD. DRG. H3028/1-H3028/10
  - EXISTING 150mm/200mm/225mm DIA. CONC. PIPE. DETAILS REFER TO HYD DRG. H3028/1-H3028/10



Attachment 4

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 C922/L4  
本署檔號 Our Reference TPB/A/NE-KLH/601  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2696 2377

By Post & Fax (1 page + attachment)

6 October 2022

Dear Sir,

**Compliance with Approval Condition (c)  
Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years  
Lot 69 RP in D.D. 7, Nam Wa Po, Kau Lung Hang, Tai Po  
(Section 16 Application No. A/NE-KLH/601)**

I refer to your submission dated 15.9.2022 and received by our office on 16.9.2022 for compliance with approval condition (c), i.e. "the submission of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB" of the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has been consulted and advised that your submission is acceptable. As such, approval condition (c) as stated in the approval letter (Ref. TPB/A/NE-KLH/601) dated 14.1.2022 has been complied with. His advisory comments are at **Appendix I**.

Should you have any queries, please contact Ms. Jenny CHAN (Tel: 2158 6235) of this Office.

Yours faithfully,

(Margaret CHAN)  
for Director of Planning

C.C.  
CE/MN, DSD  
DLO/TP, LandsD

(Attn.: Mr. Daniel CHAN)  
(Attn.: Mr. Steven SIO)

(Fax No. 2770 4761)  
(Fax No. 2650 9896)

Internal  
CTP/TPB(1)  
Site Record

MC/HL/JC/JY/jy

## **Appendix I**

### **Application No. A/NE-KLH/601** **Compliance with Approval Condition (c)**

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

**Contact: Mr. Daniel CHAN (Tel: 2332 2471)**

The applicant should be reminded of the following general comments/requirements on the drainage works as stated in our letter dated 14.7.2022 as recapitulated below:

- (1) The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his expense.
- (2) The lot owner/developer is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The lot owner/developer shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.
- (3) For works to be undertaken outside the lot boundary, prior consent and agreement from DLO/TP, DO(TP) and/or relevant private lot owners should be sought.
- (4) The lot owner/developer should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the lot owner/developer would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.
- (5) The lot owner/developer should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot.



Attachment 5

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 C922/AL04  
本署檔號 Our Reference TPB/A/NE-KLH/601  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

By Post & Fax [REDACTED]  
(2 pages + attachment)

13 January 2023

Dear Sir/Madam,

**Compliance with Approval Condition (g)  
Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years  
in "Village Type Development" Zone, Lot 69 RP, D.D. 7, Kau Lung Hang, Tai Po  
(Application No. A/NE-KLH/601)**

I refer to your submission received by our office on 12.12.2022 for compliance with approval condition (g), i.e. *"the submission of a risk assessment report on contamination of Water Gathering Grounds to the satisfaction of the Director of Water Supplies or of the TPB"* of the captioned planning application.

The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has been consulted and advised that your submission is acceptable. As such, approval condition (g) as stated in the approval letter (Ref. TPB/A/NE-KLH/601) dated 14.1.2022 has been complied with. Detailed comments from the CE/C, WSD are attached at **Appendix I** for your information.

Should you have any queries on the implementation of mitigation measures identified in the risk assessment report, please contact Ms. Victoria SUEN (Tel: 2152 5752) of Water Supplies Department. Should you have any other queries, please contact Ms. Jenny CHAN (Tel: 2158 6235) of this Office.

Yours faithfully,

(Margaret CHAN)  
for Director of Planning

**Application No. A/NE-KLH/601**

**Compliance with approval condition (g)**

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

**Contact: Ms. Victoria SUEN (Tel: 2152 5752)**

- (a) the applicant should be reminded to provide information to demonstrate the compliance against implementation of mitigation measures identified in the risk assessment report as well as provision of the drainage facilities in the later stage under approval conditions (h) and (d) respectively; and
- (b) additional mitigation measure may be required when the actual situation renders the initial risk assessment report inviable. Should pollution be detected in future due to the applied use, immediate remedial action to clear the pollution must be taken by the applicant.

規 劃 署

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



Planning Department

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

來函編號 Your Reference  
來署樓號 Our Reference TPB/A/NE-KLH/601  
電話號碼 Tel. No. 2158 6220  
傳真機號碼 Fax No. 2691 2806

2/5/2023

郵寄及傳真

(共兩頁)

李先生：

履行規劃許可附帶條件(f)項  
在劃為「鄉村式發展」地帶的大埔九龍坑  
丈量約份第 7 約地段第 69 號餘段  
開設臨時公眾停車場（只限私家車）（為期 3 年）  
(申請編號 A/NE-KLH/601)

就你履行上述規劃許可附帶條件(f)項的來信，本署已於二零二三年四月四日收悉，現回覆如下：

消防處處長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(f)項經已履行。

如你對消防裝置及滅火水源建議有任何疑問，請與消防處蔡偉麟先生（電話：2733 5845）聯絡。如你有任何其他疑問，請與本署陳素文女士（電話：2158 6235）聯絡。

規劃署署長

( 陳巧賢

代行 )

二零二三年五月二日

## 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



Attachment 7

## 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 C922/AL05  
本署檔號 Our Reference TPB/A/NE-KLH/601  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

**By Post & Fax** [REDACTED]

(2 pages)

10 October 2023

Dear Sir/Madam,

**Compliance with Approval Conditions (d) and (h)  
Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years  
in "Village Type Development" Zone, Lot 69 RP, D.D. 7, Kau Lung Hang, Tai Po  
(Application No. A/NE-KLH/601)**

I refer to your submission and supplementary information received by our office on 31.8.2023 and 18.9.2023 for compliance with approval conditions (d) and (h), i.e. "the provision of drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board" and "the implementation of mitigation measures identified in the risk assessment report on contamination of Water Gathering Grounds to the satisfaction of the Director of Water Supplies or of the Town Planning Board" respectively of the captioned planning application.

The Chief Engineer/Mainland North of Drainage Services Department and Chief Engineer/Construction of Water Supplies Department have been consulted and advised that your submissions are acceptable. As such, approval conditions (d) and (h) as stated in the approval letter (Ref. TPB/A/NE-KLH/601) dated 14.1.2022 have been complied with. You are reminded to maintain the drainage facilities in good condition without causing adverse drainage impact to the adjacent area at all times.

Should you have any queries, please contact Ms. Jenny CHAN (Tel: 2158 6235) of this Office.

Yours faithfully,

( Margaret CHAN )  
for Director of Planning

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

**Appendix Ia of RNTPC**  
**Paper No. A/NE-KLH/647**

**John Michael AUSTIN/PLAND**

---

收件者: CS Lau  
主旨: Re: 有關消防署對於規劃申請編號 A/NE-KLH/647的意見 ( Lot 69 RP D.D. 7, Kau Lung Hang, Tai Po, New Territories)

**From:** CS Lau [REDACTED]  
**Sent:** Friday, November 22, 2024 10:07 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]; Jenny So Man CHAN/PLAND <jsmchan@pland.gov.hk>  
**Subject:** Re: 有關消防署對於規劃申請編號 A/NE-KLH/647的意見 ( Lot 69 RP D.D. 7, Kau Lung Hang, Tai Po, New Territories)

Dear Mr. Austin,

I confirm that there is no change in the layout and proposed uses as compared with the previous application.

Regards.

Lau Chee Sing  
Authorized Agent



## 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 9242697

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 69 RP, D. D. 7

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Kau Lung Hang

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)
			N/A		

## 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	Portable Fire Extinguisher	Car Park	To supply 6nos. 5KG CO2 F.E.	Conforms with FSD requirement	31 Mar 2023
24	Portable Fire Extinguisher	Car Park	To supply 6nos. 9Liter Foam F.E.	Conforms with FSD requirement	31 Mar 2023
25	Portable Hand-Operated Approved Appliance	Car Park	To supply 6nos. Fire Sand Bucket.	Conforms with FSD requirement	31 Mar 2023

## 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
			N/A	

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

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

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized Signature:  
授權人簽署


Name:  
姓名

FSD/RC No.:  
消防處註冊號碼

Company Name:  
公司名稱

Telephone:  
聯絡電話

Date:  
日期



Lee Sai Kong

RC3 / 794

Rainbow F.S. Eng Co.

31 Mar 2023

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

A 9242698

FSD Ref.:  
消防處檔號

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 50 &amp; 68 RP, D. D. 7

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Kau Lung Hang

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)
			N/A		

## 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	Portable Fire Extinguisher	Car Park	To supply 2nos. 5KG CO2 F.E.	Conforms with FSD requirement	31 Mar 2023
24	Portable Fire Extinguisher	Car Park	To supply 2nos. 9Liter Foam F.E.	Conforms with FSD requirement	31 Mar 2023
25	Portable Hand-Operated Approved Appliance	Car Park	To supply 4nos. Fire Sand Bucket.	Conforms with FSD requirement	31 Mar 2023

## 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
			N/A	

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

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

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized Signature:  
授權人簽署

Name:  
姓名

FSD/RC No.:  
消防處註冊號碼

Company Name:  
公司名稱

Telephone:  
聯絡電話

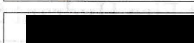
Date:  
日期



Lee Sai Kong

RC3 / 794

Rainbow F.S. Eng Co.



31 Mar 2023

For FSD use only:

Inspected

Key-in

Verified