

**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>Use/Development</b>	<b>Date of Consideration</b>
A/NE-TK/684	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	1.9.2020

**Similar Applications in the Vicinity of the Site**  
**within the Same “REC” Zone in the Past Five Years**

**Approved Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/NE-TK/688	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	6.11.2020 (revoked on 6.2.2023)
A/NE-TK/699 <sup>1</sup>	Proposed Temporary Private Car Park for a Period of 3 Years	12.3.2021 (revoked on 12.9.2021)
A/NE-TK/741	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	18.2.2022
A/NE-TK/747 <sup>1</sup>	Proposed Public Vehicle Park (Private Cars Only)	1.4.2022 (on a temporary basis for a period of 5 years; revoked on 1.4.2023)

**Rejected Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>	<b>Rejection Reason</b>
A/NE-TK/670	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	5.7.2019	R1

**Rejection Reason**

- R1. The applicant failed to demonstrate that the proposed development would not result in adverse geotechnical impact on the site and its surrounding areas.

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<sup>1</sup> Applications No. A/NE-TK/699 and 747 cover the same site.

**Government Departments' General Comments**

**1. Land Administration**

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

- the application site (the Site) consists of two private lots in D.D. 17 which are Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government.

**2. Traffic**

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

- no in-principle objection to the application from traffic engineering point of view.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

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

**4. Drainage**

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

- if the application is approved, an approval condition on 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.

**5. Landscape**

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

- no objection to the application from landscape planning perspective;
- there was no significant change in landscape character in the past three years;
- compared with the previous application, there is no change in the site area and layout; and



- further impact on landscape character and resources arising from the applied use is not anticipated.

## **6. Fire Safety**

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

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

## **7. Other Departments**

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

- Chief Highway Engineer/New Territories East of 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);
- Head of Geotechnical Engineering Office of Civil Engineering and Development Department (H(GEO), CEDD); and
- District Officer (Tai Po) of 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) there is no guarantee that the existing village access can be used as vehicular access to the application site (the Site). In the event that the existing village access to the Site encroached onto adjoining private lot(s), the applicant shall liaise with the concerned lot owner(s) for the right of access over these lot(s);
  - (ii) a recent inspection revealed that some unauthorized structures, i.e. fixed canopies over parked vehicles, were erected on the Site and adjoining private lot No. 1606 without the prior approval from LandsD. The applicant is required to clear any existing structures on the Site and its adjoining area immediately. Otherwise, enforcement action would be taken against these unauthorized structures according to case priority; and
  - (iii) the lot owner is required to submit application for Shor Term Waiver (STW) to LandsD if he/she wishes to regularise existing unauthorised structures or the erect structures on the Site. LandsD will consider the STW application in accordance with the established procedures and guidelines. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fee as considered appropriate;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the land status, management and maintenance responsibilities of the village access should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes; and
  - (ii) sufficient space within the Site should be provided for manoeuvring of vehicles;
- (c) note the comment of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) 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;
  - (ii) while there are public stormwater drains maintained by DSD in this area, the applied use should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should 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 applied use 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

- (iii) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought; and
- (e) to note the comment of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the locations of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

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



**A/NE-TK/780 DD 17 Lo Tsz Tin Village**

02/08/2023 01:58

From:

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

File Ref:

Dear TPB Members,

Conditions for 684 were not fulfilled. Why was approval not revoked? This is Hong Kong where we are reminded every day is a bastion of law and order.

Members should reject all applications with issues instead of oiling the wheels with auto roll over. No wonder the territory is in such a mess with so many issues re poor planning and construction.

Mary Mulvihill

**From:**

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

**Date:** Friday, 26 June 2020 5:14 AM CST

**Subject:** A/NE-TK/684 DD 17 Lo Tsz Tin Village

A/NE-TK/684

Lots 1604 S.B and 1604 S.C RP (Part) in D.D. 17, Lo Tsz Tin Village, Tai Po

Site area : About 741sq.m

Zoning : "VTD" and "Recreation"

Applied use : 40 Vehicle Parking

Dear TPB Members,

The administration has inflicted considerable damage on the environment with its fake beach project.

This site is still vegetated and partly zoned for Rec. There are already a number parking facilities in the district. Clearly what little is left of natural environment should be preserved.

Members should reject this application.

Mary Mulvihill

2023年 7月 6 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・

6 JUL 2023

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 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](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](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

2301735

27/6

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/780
	Date Received 收到日期	- 6 JUL 2023

- 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)

鍾桂芳

CHUNG KWAI FONG

### 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)

N/A

### 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)	大埔汀角路蘆荳田村 DD17 Lot 1604 S.B 及 DD17 Lot 1604 S.C KP (Part)
(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 741 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	康樂,鄉村式發展
(f) Current use(s) 現時用途	公眾停車場  (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 2023 年 6 月 30 日的記錄,這宗申請共牽涉 1 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of ..... "current land owner(s)".  
已取得 1 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)
1	Section B of lot No. 1604 in P.D. 17	4/7/2023
1	The remaining portion of section C of lot no. 1604 in P.D. 17	4/7/2023

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**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

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

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

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

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

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

.....

.....

.....

.....

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

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

Motorcycle Parking Spaces 電單車車位 .....

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

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

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

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

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

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

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

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

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

Proposed operating hours 擬議營運時間 ..... .....																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是           No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是           No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <input type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是           No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input 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"/>																															
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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"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas****位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-TK</u> / <u>684</u>
(b) Date of approval 獲批給許可的日期	<u>01/09/2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>01/09/2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時公眾停車場(只限私家車)(為期3年)
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 ..... <u>3</u> .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

在這3年公眾停車場可減輕大尾篤駕駛者有  
的違例泊車和阻塞道路。此外，也可提供前往  
大尾篤旅遊探望親友駕駛人士多一個選擇。  
達到雙贏局面。


**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

  
.....  
CHUNG KWAI PONG

Name in Block Letters  
姓名（請以正楷填寫）

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

  
.....

Position (if applicable)  
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師  
Others 其他 .....

on behalf of  
代表

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

Date 日期

26-06-2023

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	大埔汀角路蘆荳田村 DD17 Lot 1604 S.B 及 DD17 Lot 1604 S.C RP (Part)
Site area 地盤面積	741 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	汀角分區計劃大綱圖 S1 NE - TK119
Zoning 地帶	康樂 鄉村式發展
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時公眾停車場(只限私家車)用途的規劃許可 續期3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	<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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(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	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <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		40
	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) _____ _____		40
	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) _____ _____		

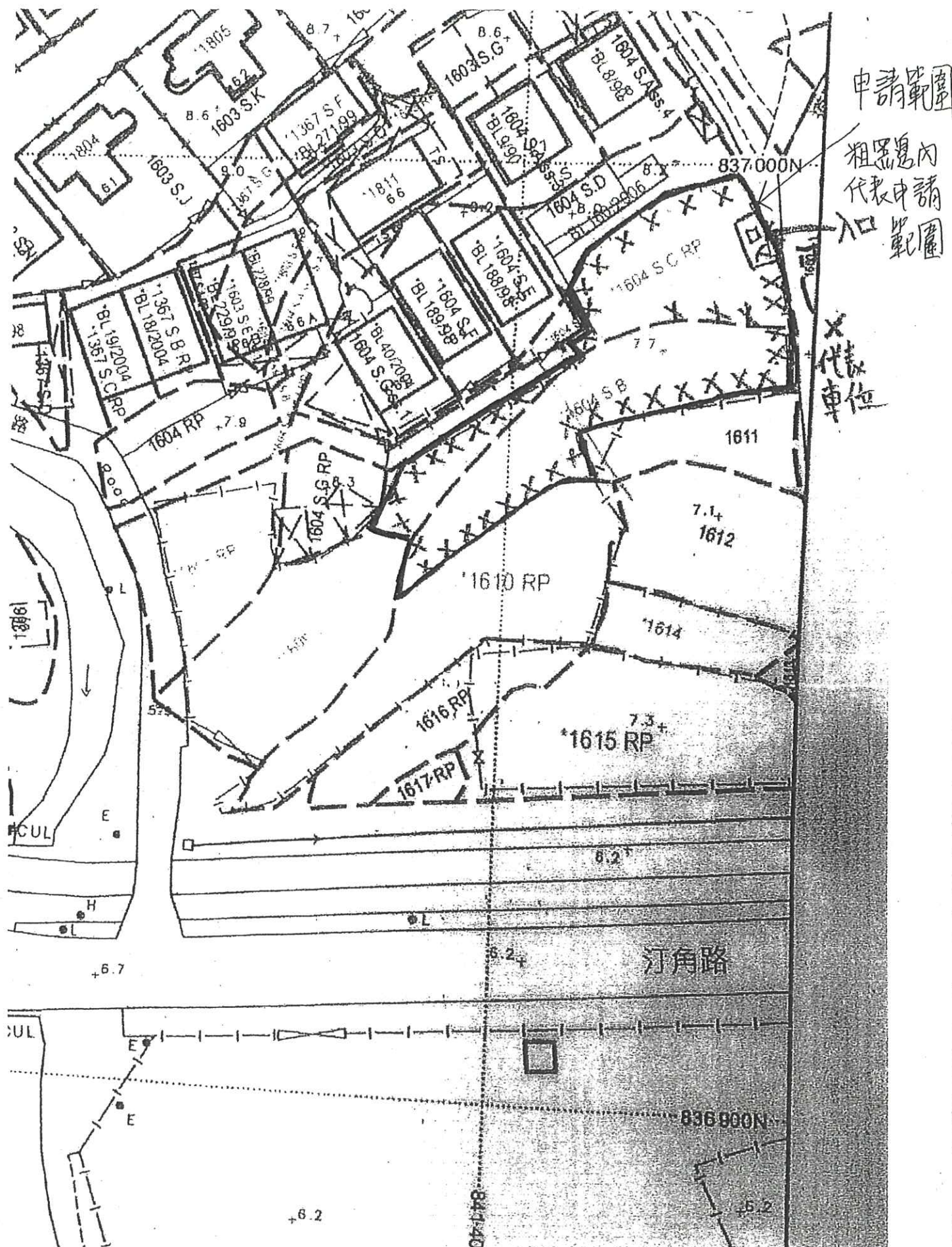
## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 type="checkbox"/>
DrawingA-1		
<b><u>Reports 報告書</u></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。



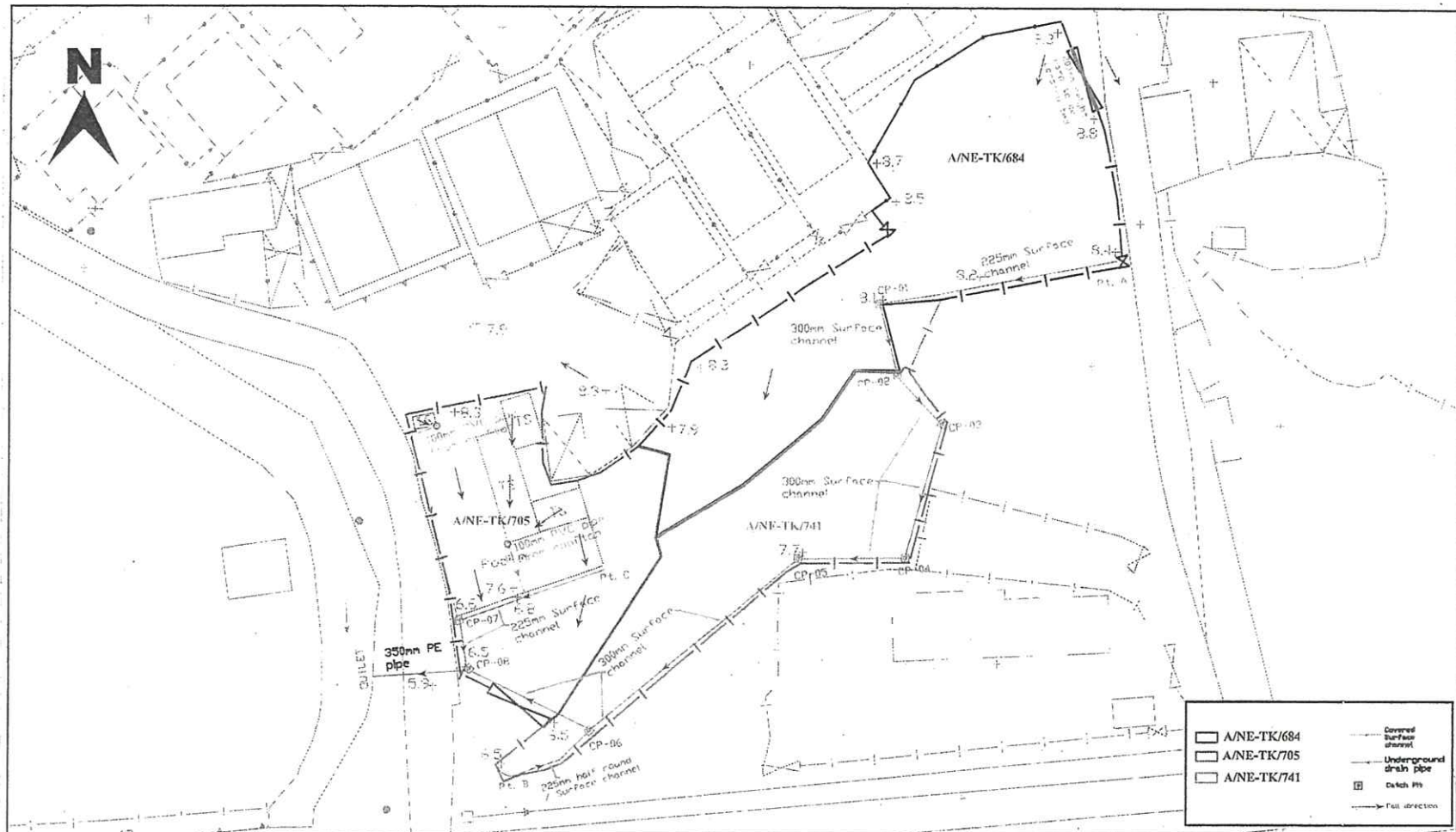


參考編號  
REFERENCE No.

繪圖 DRAWING A-1

(來源：申請人建議書)  
(SOURCE: APPLICANT'S SUBMISSION PLAN)





EXTRACT PLAN PREPARED ON  
28.10.2022  
BASED ON SURVEY SHEET No.

3-SB-23B

位置圖:  
LOCATION  
PLAN:

A/NE-TK/741:  
臨時公眾停車場 (只限私家車) (為期3年)  
新界大埔區慈田村丈量約份第17約地段第  
1610號餘段

TEMPORARY PUBLIC VEHICLE PARK  
(PRIVATE CARS ONLY) FOR A  
PERIOD  
OF 3 YEARS  
LOT 1610 RP IN D.D. 17,  
LO TSZ TIN VILLAGE, TAI PO, NEW  
TERRITORIES

A/NE-TK/705:  
新界大埔區慈田村丈量約份第17約地段第  
1605號餘段(部分)及1606號(部分)

PROPOSED TEMPORARY EATING  
PLACE  
FOR A PERIOD OF 3 YEARS  
LOTS 1605 RP (PART) AND  
1606 (PART) IN D.D. 17,  
LO TSZ TIN VILLAGE, TAI PO, NEW  
TERRITORIES

A/NE-TK/684:  
臨時公眾停車場 (只限私家車) (為期三  
年)

新界大埔區慈田村丈量約份第17約地段第  
1604號B分段及第1604號C分段餘段(部  
分) TEMPORARY PUBLIC VEHICLE  
PARK (PRIVATE CARS ONLY) FOR  
A PERIOD OF 3 YEARS  
LOTS 1604 S. B AND 1604 S. C  
RP (PART) IN D.D. 17, LO TSZ TIN  
VILLAGE, TAI PO, NEW TERRITORIES

SCALE: 1:500

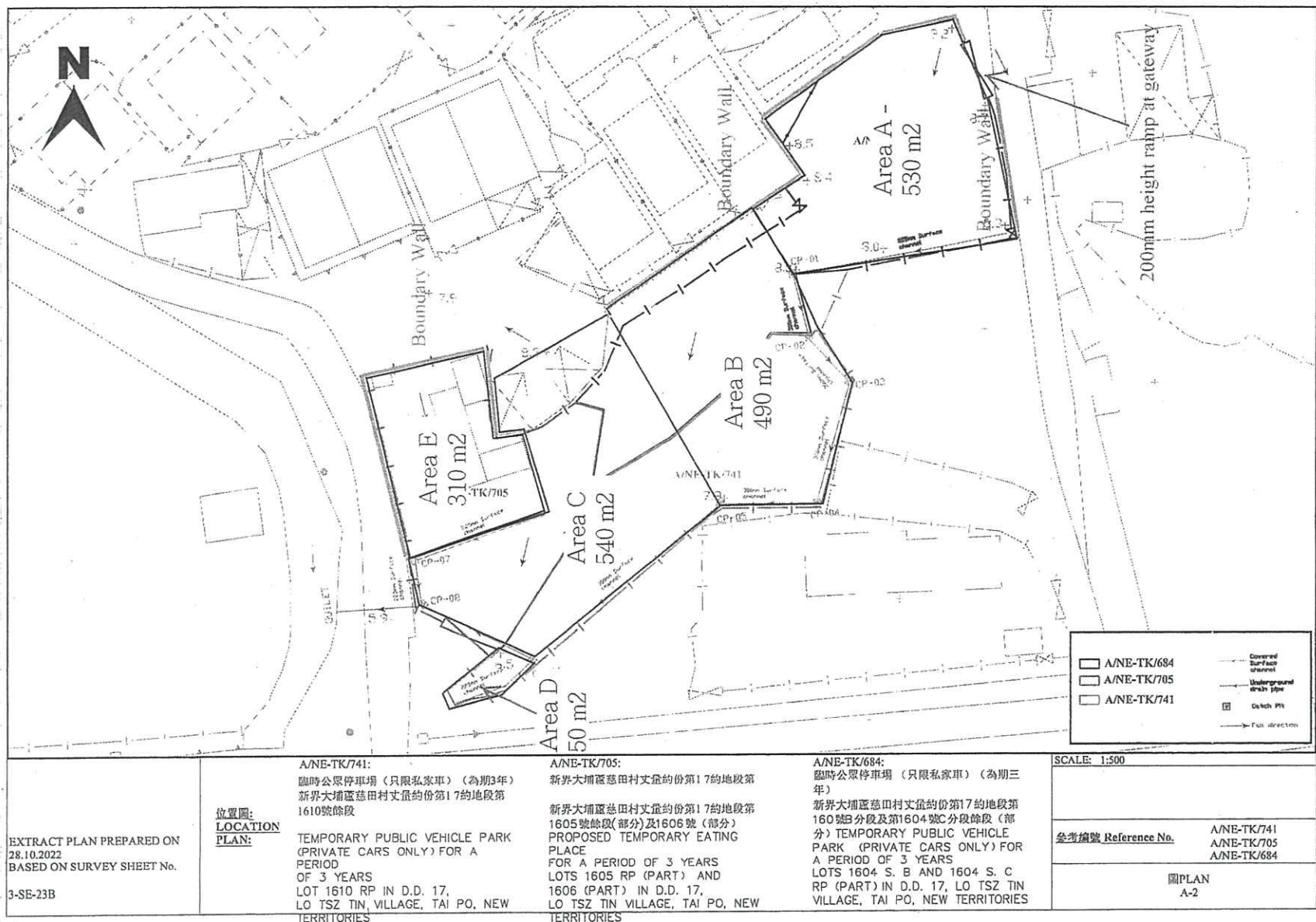
參考編號 Reference No.

A/NE-TK/741  
A/NE-TK/705  
A/NE-TK/684

圖PLAN  
A-2

**Drainage  
Schedule**

Drainage Size	Start Point	Cover Level	Invert Level	Finish Point	Cover Level	Invert Level	Length (m)	Invert Diff. (m)	Slope	Flow Velocity m/s	Peak Flow m3/s	Design Flow m3/s
225 UC	Pt. A	8.4	8.15	CP01	8.1	7.85	23.5	0.3	0.0128	1.20	0.037	0.039
300 UC	CP01	8.1	7.80	CP02	8.0	7.70	6.0	0.1	0.0167	1.66	0.070	0.096
300 UC	CP02	8.0	7.70	CP03	7.9	7.60	6.0	0.1	0.0167	1.66	0.070	0.096
300 UC	CP03	7.9	7.60	CP04	7.8	7.46	13.0	0.1	0.0108	1.33	0.070	0.077
300 UC	CP04	7.8	7.45	CP05	7.7	7.33	12.0	0.1	0.0100	1.28	0.070	0.074
300 UC	CP05	7.7	7.33	CP06	6.9	6.35	25.0	1.0	0.0392	2.88	0.108	0.166
225 HRC/UC	Pt. B	6.5	6.45	CP06	6.9	6.35	9.0	0.1	0.0111	0.68	0.003	0.005
300 UC	CP06	6.9	6.30	CP08	6.5	6.00	13.0	0.3	0.0231	2.21	0.111	0.128
225 UC	Pt. C	7.6	7.30	CP07	6.7	6.45	20.0	0.9	0.0425	2.51	0.021	0.082
225 UC	CP07	6.7	6.30	CP08	6.5	6.15	5.0	0.1	0.0300	2.11	0.021	0.069
DN350	CP08	6.5	4.80	Outlet	6.0	4.65	8.5	0.1	0.0176	2.96	0.132	0.229



**Project: Temporary car park at Lo Tsz Wan Village**

**Subject: Calculation of catchment area of rainwater system**

**Information:**

1 Catchment area A (Open area)	=	530 m <sup>2</sup>
2 Catchment area B (Open area)	=	490 m <sup>2</sup>
3 Catchment area C (Open area)	=	540 m <sup>2</sup>
4 Catchment area D (Open area)	=	50 m <sup>2</sup>
5 Catchment area E (temporary structural)	=	310 m <sup>2</sup>
6 Total Catchment area A and B	=	1020 m <sup>2</sup>
7 Total Catchment area A, B and C	=	1560 m <sup>2</sup>
8 Total Catchment area A, B, C and D	=	1610 m <sup>2</sup>
9 Total Catchment area	=	1920 m <sup>2</sup>

**Assumption:**

- 1 The rainfall statistic at HKO Headquarters would be used

**Reference:**

- 1 Stormwater Drainage Manual, Planning, Design and Management (5th ed, 2018)  
DSD, HKSAR (SDM)

**Calculation:**

- A Estimate maximum rainflow at the catchment area at 5 mins, where T=50)  
by Rational Method, where

$$Q_p = 0.278 C i A$$

where	$Q_p$	=	peak runoff in m <sup>3</sup> /s
	$C$	=	runoff coefficient (dimensionless)
	$i$	=	rainfall intensity in mm/hr
	$A$	=	catchment area in km <sup>2</sup>

$C$	=	1	
$i$	=	218 mm/hr	(T=50) (Table 2a at SDM)
		248.084 mm/hr	Rainfall increase 13.8%



- B Hydraulic calculation at the discharge point  
by Manning Equations

$$\bar{V} = \frac{R^{1/6}}{n} \sqrt{RS_f}$$

where

V	=	Cross-sectional mean velocity (m/s)
R	=	hydraulic radius (m), A/P
S <sub>f</sub>	=	Friction gradient (dimensionless)
A	=	Wetted cross sectional area (in m <sup>2</sup> )
P	=	Wetted perimeter (in m)

- C For surface channel Pt A to CP01 (i.e. catchment area A), 225mm surface channel is proposed

A	=	530 m <sup>2</sup>
	=	0.00053 km <sup>2</sup>
Q <sub>p</sub>	=	0.036553 m <sup>3</sup> /s

Discharge pipe	=	225 mm	Surface channel
A	=	0.032536641 m <sup>2</sup>	(Assume flow at 3/4 of the channel)
P	=	0.465929174 m	(Assume flow at 3/4 of the channel)
R	=	0.069831732	
S <sub>f</sub>	=	0.0128	
n	=	0.016	(Assume: Concrete with fair condition)
V	=	1.199094865 m/s	
Q	=	0.039014519 m <sup>3</sup> /s	
>	Q <sub>p</sub>	where	0.036553 m <sup>3</sup> /s

- D For CP01 to CP02 to CP03 (i.e. catchment area A and B), 300mm surface channel is proposed

A	=	1020 m <sup>2</sup>
	=	0.00102 km <sup>2</sup>
Q <sub>p</sub>	=	0.070347 m <sup>3</sup> /s

Discharge pipe	=	300 mm	Surface channel
A	=	0.057842917 m <sup>2</sup>	(Assume flow at 3/4 of the channel)
P	=	0.621238898 m	(Assume flow at 3/4 of the channel)
R	=	0.093108976	
S <sub>f</sub>	=	0.0167	
n	=	0.016	(Assume: Concrete with fair condition)
V	=	1.659202086 m/s	
Q	=	0.095973089 m <sup>3</sup> /s	
>	Q <sub>p</sub>	where	0.070347 m <sup>3</sup> /s

E For CP03 to CP04 (i.e. catchment area A and B), 300mm surface channel is proposed

$$\begin{aligned} A &= 1020 \text{ m}^2 \\ &= 0.00102 \text{ km}^2 \\ Q_p &= 0.070347 \text{ m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Discharge pipe} &= 300 \text{ mm} && \text{Surface channel} \\ A &= 0.057842917 \text{ m}^2 && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ P &= 0.621238898 \text{ m} && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ R &= 0.093108976 \\ S_f &= 0.0108 \\ n &= 0.016 && (\text{Assume: Concrete with fair condition}) \\ V &= 1.334298283 \text{ m/s} \\ Q &= 0.077179705 \text{ m}^3/\text{s} \\ &> Q_p && \text{where } 0.070347 \text{ m}^3/\text{s} \end{aligned}$$

F For CP04 to CP05 (i.e. catchment area A and B), 300mm surface channel is proposed

$$\begin{aligned} A &= 1020 \text{ m}^2 \\ &= 0.00102 \text{ km}^2 \\ Q_p &= 0.070347 \text{ m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Discharge pipe} &= 300 \text{ mm} && \text{Surface channel} \\ A &= 0.057842917 \text{ m}^2 && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ P &= 0.621238898 \text{ m} && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ R &= 0.093108976 \\ S_f &= 0.01 \\ n &= 0.016 && (\text{Assume: Concrete with fair condition}) \\ V &= 1.283929122 \text{ m/s} \\ Q &= 0.074266206 \text{ m}^3/\text{s} \\ &> Q_p && \text{where } 0.070347 \text{ m}^3/\text{s} \end{aligned}$$

G For CP05 to CP06 (i.e. catchment area A, B and C), 300mm surface channel is proposed

$$\begin{aligned} A &= 1560 \text{ m}^2 \\ &= 0.00156 \text{ km}^2 \\ Q_p &= 0.107589 \text{ m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Discharge pipe} &= 300 \text{ mm} && \text{Surface channel} \\ A &= 0.057842917 \text{ m}^2 && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ P &= 0.516238898 \text{ m} && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ R &= 0.112046802 \\ S_f &= 0.0392 \\ n &= 0.016 && (\text{Assume: Concrete with fair condition}) \\ V &= 2.876003168 \text{ m/s} \\ Q &= 0.166356414 \text{ m}^3/\text{s} \\ &> Q_p && \text{where } 0.107589 \text{ m}^3/\text{s} \end{aligned}$$

H For Pt. B to CP06 (i.e. catchment area D), 225mm half round channel is proposed

For Catchment Area D

A	=	50 m <sup>2</sup>	
	=	0.00005 km <sup>2</sup>	
Q <sub>p</sub>	=	0.003448 m <sup>3</sup> /s	
Discharge pipe	=	225 mm	Half surface channel
A	=	0.007773277 m <sup>2</sup>	(Assume flow at 1/2 of the channel)
P	=	0.235619449 m	(Assume flow at 1/2 of the channel)
R	=	0.032990812	
S <sub>f</sub>	=	0.0111	
n	=	0.016	(Assume: Concrete with fair condition)
V	=	0.677334991 m/s	
Q	=	0.005265113 m <sup>3</sup> /s	
>	Q <sub>p</sub>	where	0.003448 m <sup>3</sup> /s

I For CP06 to CP08 (i.e. catchment area A, B, C, D), 300mm surface channel is proposed

A	=	1610 m <sup>2</sup>	
	=	0.00161 km <sup>2</sup>	
Q <sub>p</sub>	=	0.111037 m <sup>3</sup> /s	
Discharge pipe	=	300 mm	Surface channel
A	=	0.057842917 m <sup>2</sup>	(Assume flow at 3/4 of the channel)
P	=	0.516238898 m	(Assume flow at 3/4 of the channel)
R	=	0.112046802	
S <sub>f</sub>	=	0.0231	
n	=	0.016	(Assume: Concrete with fair condition)
V	=	2.207762318 m/s	
Q	=	0.127703413 m <sup>3</sup> /s	
>	Q <sub>p</sub>	where	0.111037 m <sup>3</sup> /s

J For Pt. C to CP07 (i.e. catchment area E), 225mm surface channel is proposed

A	=	310 m <sup>2</sup>	
	=	0.00031 km <sup>2</sup>	
Q <sub>p</sub>	=	0.02138 m <sup>3</sup> /s	
Discharge pipe	=	225 mm	Surface channel
A	=	0.032536641 m <sup>2</sup>	(Assume flow at 3/4 of the channel)
P	=	0.378741674 m	(Assume flow at 3/4 of the channel)
R	=	0.085907211	
S <sub>f</sub>	=	0.0425	
n	=	0.016	(Assume: Concrete with fair condition)
V	=	2.508577736 m/s	
Q	=	0.081620693 m <sup>3</sup> /s	
>	Q <sub>p</sub>	where	0.02138 m <sup>3</sup> /s



K For CP07 to CP08 (i.e. catchment area E), 225mm surface channel is proposed

$$\begin{aligned}
 A &= 310 \text{ m}^2 \\
 &= 0.00031 \text{ km}^2 \\
 Q_p &= 0.02138 \text{ m}^3/\text{s} \\
 \text{Discharge pipe} &= 225 \text{ mm} \quad \text{Surface channel} \\
 A &= 0.032536641 \text{ m}^2 \quad (\text{Assume flow at } 3/4 \text{ of the channel}) \\
 P &= 0.378741674 \text{ m} \quad (\text{Assume flow at } 3/4 \text{ of the channel}) \\
 R &= 0.085907211 \\
 S_f &= 0.03 \\
 n &= 0.016 \quad (\text{Assume: Concrete with fair condition}) \\
 V &= 2.107626866 \text{ m/s} \\
 Q &= 0.068575099 \text{ m}^3/\text{s} \\
 &> Q_p \quad \text{where} \quad 0.02138 \text{ m}^3/\text{s}
 \end{aligned}$$

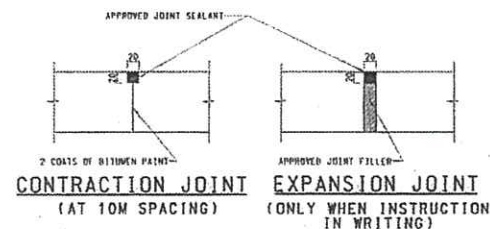
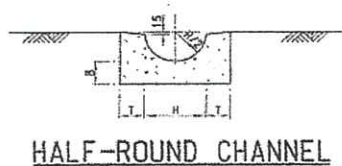
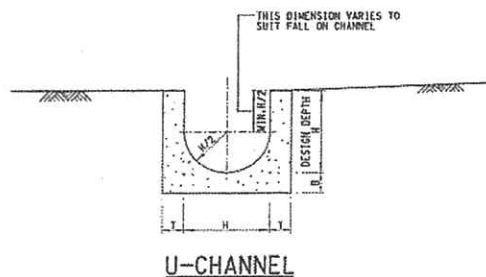
L For CP08 to Outfall (i.e. All catchment area), 350mm PE pipe is proposed

$$\begin{aligned}
 A &= 1920 \text{ m}^2 \\
 &= 0.00192 \text{ km}^2 \\
 Q_p &= 0.132417 \text{ m}^3/\text{s} \\
 \text{Discharge pipe} &= 350 \text{ mm} \\
 A &= 0.077401864 \text{ m}^2 \quad (\text{Assume flow at } 3/4 \text{ of the pipe}) \\
 P &= 0.733038286 \text{ m} \quad (\text{Assume flow at } 3/4 \text{ of the pipe}) \\
 R &= 0.105590479 \\
 S_f &= 0.0176 \\
 n &= 0.01 \quad (\text{roughness of PE pipe is } 0.01) \\
 V &= 2.963735951 \text{ m/s} \\
 Q &= 0.229398687 \text{ m}^3/\text{s} \\
 &> Q_p \quad \text{where} \quad 0.132417 \text{ m}^3/\text{s}
 \end{aligned}$$

#### Conclusion:

The design capacity of each proposed surface channel / storm water drain is more than the peak runoff for the designed area.  
i.e. the proposed surface channel / storm water drain is enough for discharging the rainwater at the catchment area during the peak rainfall duration.

## U-Channel and Half-round Channel

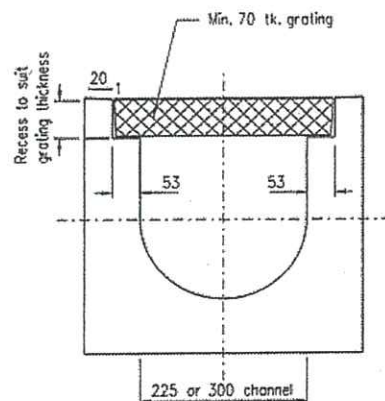


DETAILS OF JOINTS FOR HALF-ROUND CHANNEL,  
U-CHANNEL AND STEP CHANNEL  
SCALE DIAGRAMMATIC

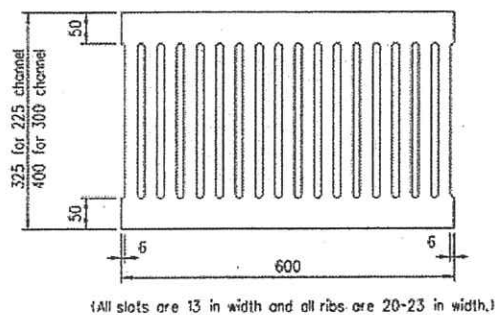
DIMENSIONS OF HALF-ROUND AND U-CHANNEL					
NOMINAL CHANNEL SIZE (mm)	THICKNESS T (mm)	THICKNESS B (mm)	REINFORCEMENT		
225 TO 600	150	150	NIL		
675 TO 1 200	175	225	A 252 MESH PLACED CENTRALLY		

TYPICAL HALF-ROUND AND U-CHANNEL  
SCALE 1 : 25

## U-Channel cover



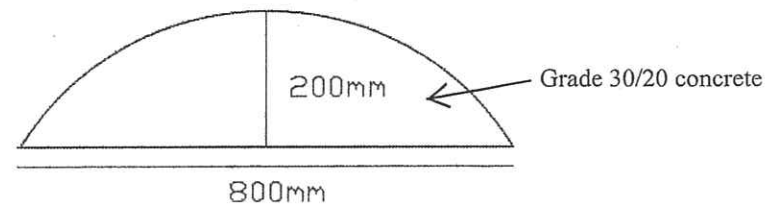
TYPICAL CROSS SECTION OF CHANNEL



(All slots are 13 in width and all ribs are 20-23 in width.)

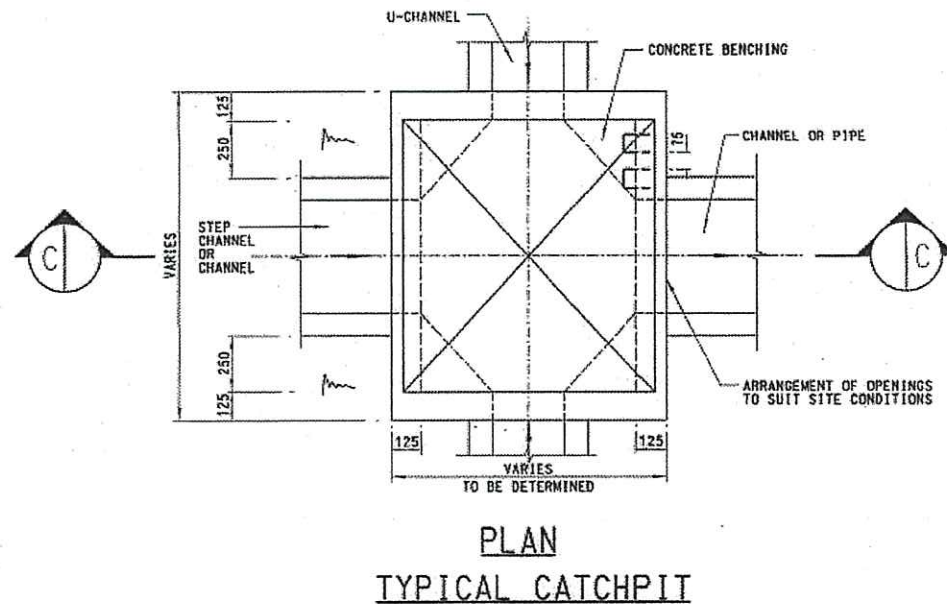
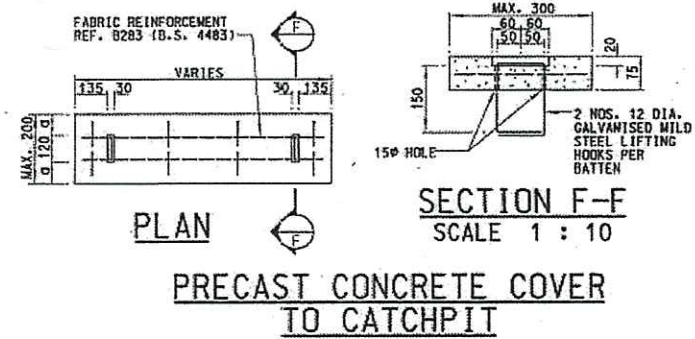
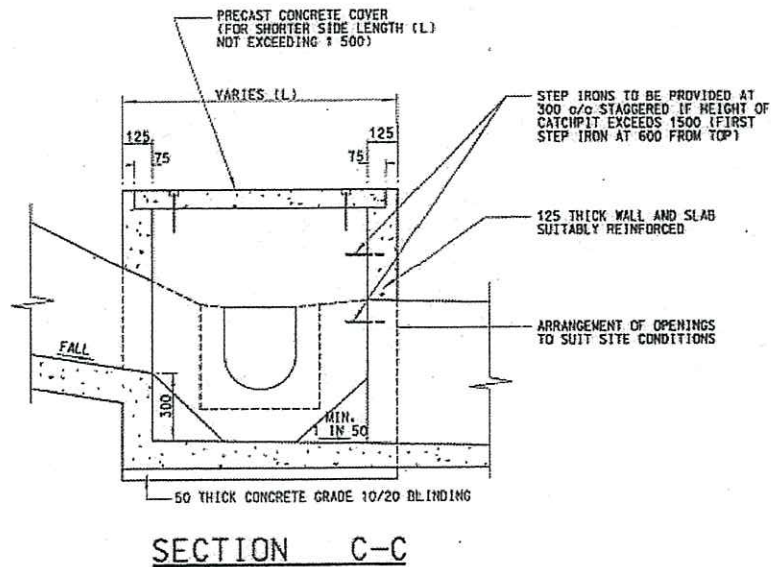
GRATING

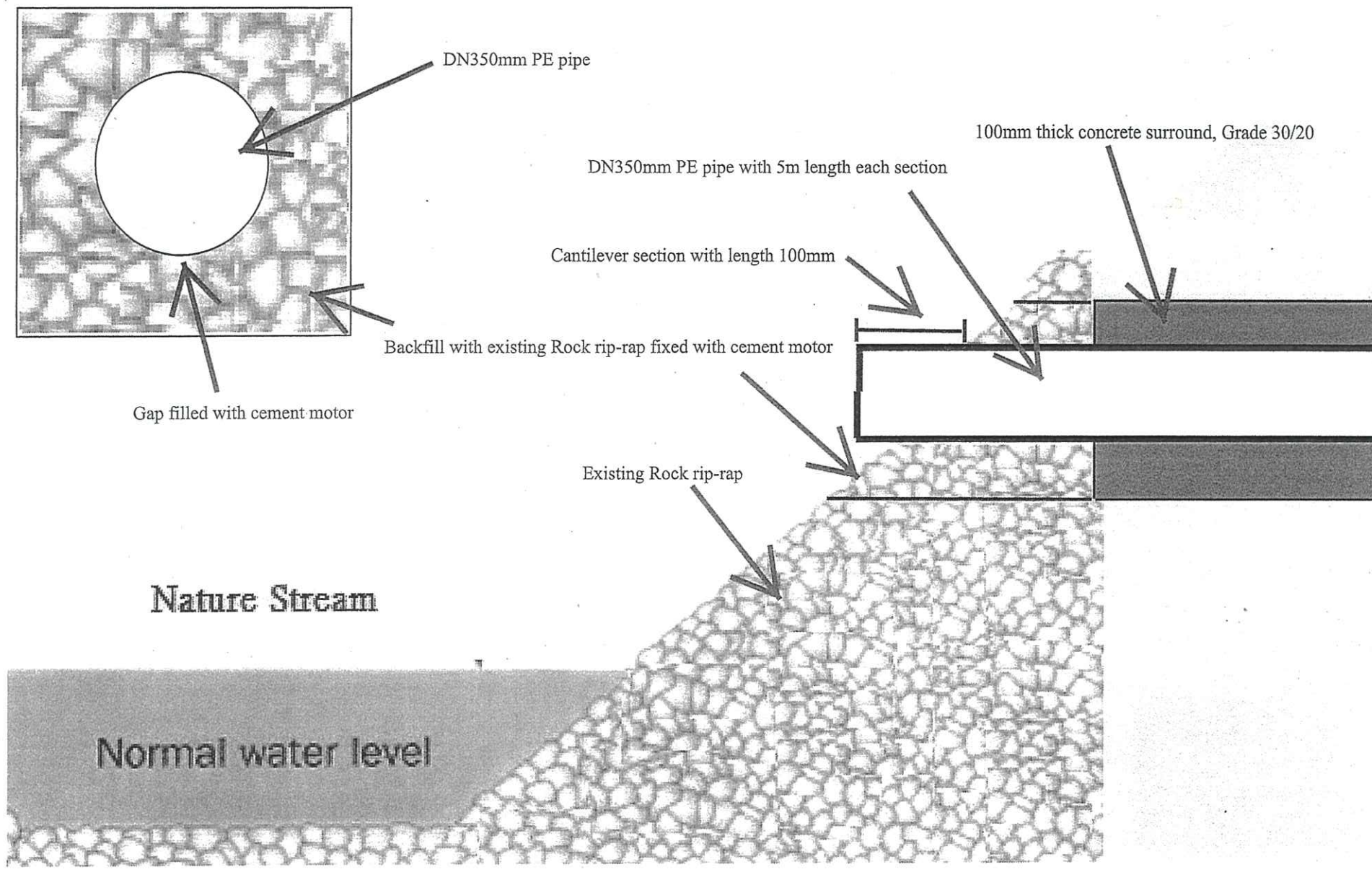
## Ramp at gateway to be constructed



Cross Section of ramp

# Catchpit





Detail of outfall





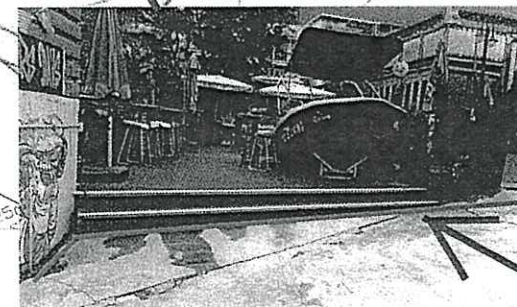
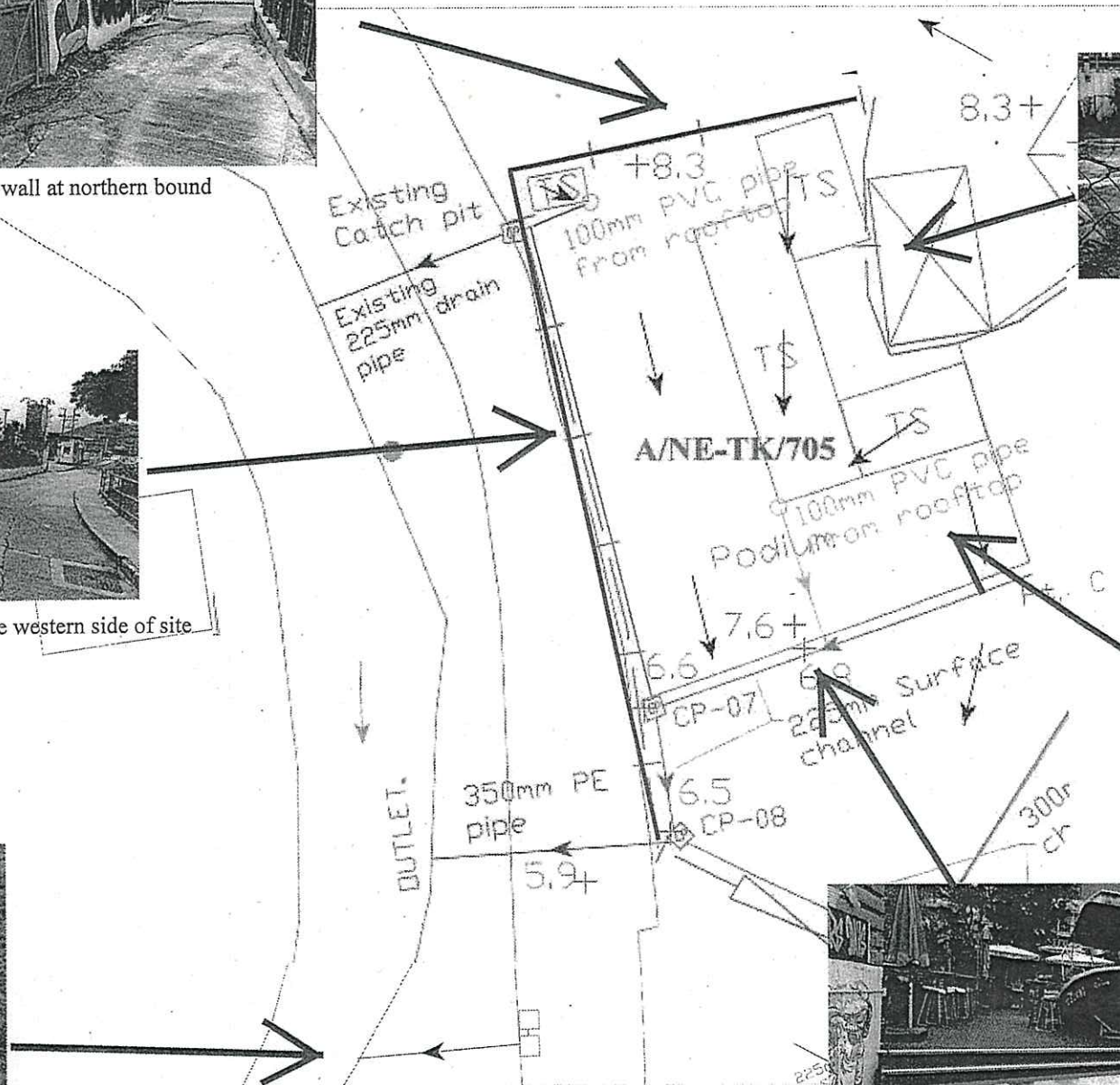
Side wall at northern bound



500mm height planter wall at the western side of site

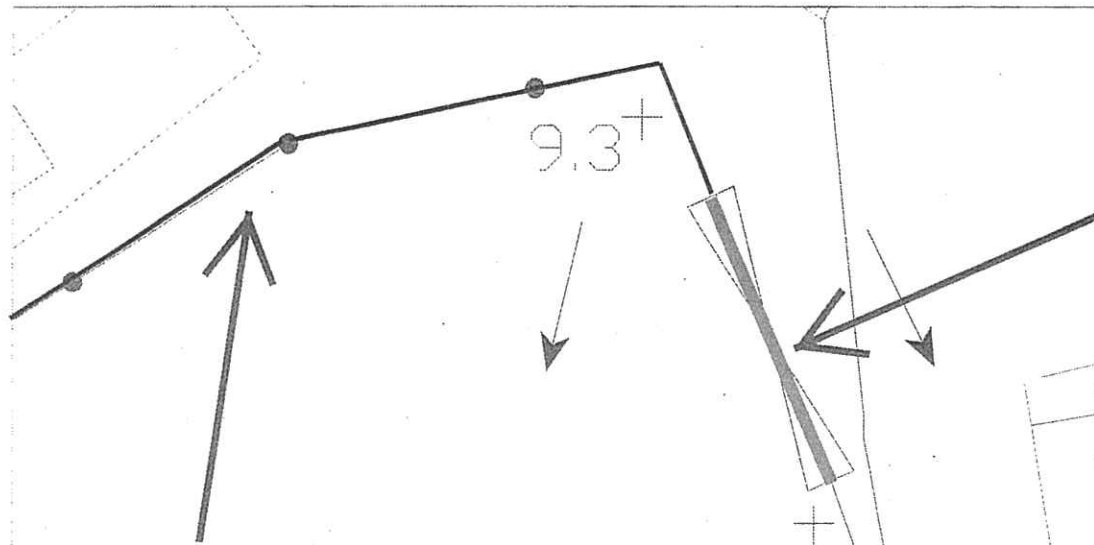


Existing outfall for gully



Podium and temporary structure

Propose U-channel



800mm weight and 200mm height ramp will be constructed at gateway



Boundary wall

684

24+

5mm Surface





恒裕工程顧問有限公司  
HANG YUE ENGINEERING CONSULTANTS LIMITED

荃灣柴灣角街35-45號裕豐工業大廈707室  
Rm.707, Yue Fung Ind. Bldg., 35-45 Chai Wan Kok St., Tsuen Wan, N.T.  
Tel: 3617 7738 Fax: 3569 0300  
E-mail address: co@hangyuefs.com.hk

Appendix II



承辦1, 2, 3級消防工程  
代理各類消防產品  
註冊小型工程  
電力安全紙、通風系統

Messrs : 致:規劃署 (鄭小姐)

Date : 5-5-2022

Location: Lots 1604 S.B and 1604 S.C. RP (PART)  
IN D.D. 17, Lo Tsz Tin Village, Tai Po, NT

Ref. No. :

Tel : 2158 6018

Fax : 2691 2806

鄭小姐, 你好!

現付上新界大埔蘆慈田村丈量約份第17約地段  
第1604號B分段及第1604號C分段餘段(部分)  
消防裝置設備圖則一式四份及314A及  
消防證書A8792051  
煩請查閱.

貴處檔號: A/NE-TK/684

如有疑問煩請致電本公司楊小姐查詢 Tel: 3617 7738

謝謝!



FSI/314A

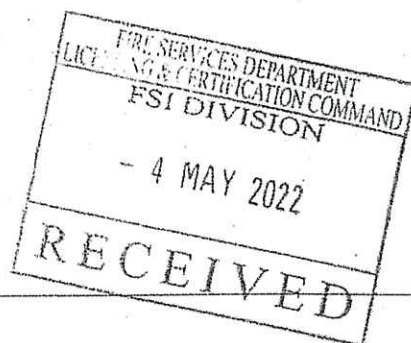
致： 消防處處長

Lots 1604 S.B and 1604 S.C RP (PART) IN D.D. 17, Lo Tsz Tin Village, Tai Po, NT

的樓宇消防裝置圖則

茲證明夾附的消防裝置圖則上顯示的所有消防裝置詳情及規格，依足消防處訂明的規定，並符合下列的有關規則及守則：

- ☐ 英國火險協會
  - ☐ 自動花灑裝置規則（第 29 版）
  - ☐ 自動火警警報裝置規則（第 11/12 版）
  - ☐ 安裝露天水簾規則（第 4 版）
- ☐ 英國防損委員會自動花灑裝置規則
- ☐ 美國國家防火協會
  - ☐ 二氧化碳滅火系統守則（標準 12）
  - ☐ 淨劑滅火系統守則（標準 2001）
  - ☐ 作防火用途的固定噴水系統守則（標準 15）
- ☐ 香港消防處的最低限度之消防裝置及設備守則：
  - ☐ 火警警報系統
  - ☐ 消防栓／喉轆系統
- ☒ 其他 滅火筒及沙桶



通訊地址：荃灣柴灣角街 35-45 號 裕豐工業大廈 707 室

電話號碼：36177738

消防裝置承辦商／顧問簽署：

消防裝置承辦商／顧問名稱：恒裕工程顧問有限公司

日期 30/04/2022

☐ 在適當的空格內填上“X”



## 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 8792051

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

LOTS 1604 S.B AND 1604 S.C RP (PART) IN D.D. 17

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

LO TSZ TIN VILLAGE

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

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

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	3 nos 5kg CO2 gas f.c.	as above	To supply	Conforms with	8-4-2022
25	6 nos sand bucket	as above	To supply	FSD requirements	

## Part 3 第三部 Defects 損壞事項

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

I/We hereby certify that the above installation/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/我們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程，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

電話號碼

Date

日期

For FSD  
use only

Inspected

Key-in

Verified

Wong Hoi Hang

RC 3160

Hang Yue Engineering

2017/07/27

2017/07/27

圖例：

CO<sub>2</sub> 二氧化碳滅火筒 x3

SB 沙桶 x6

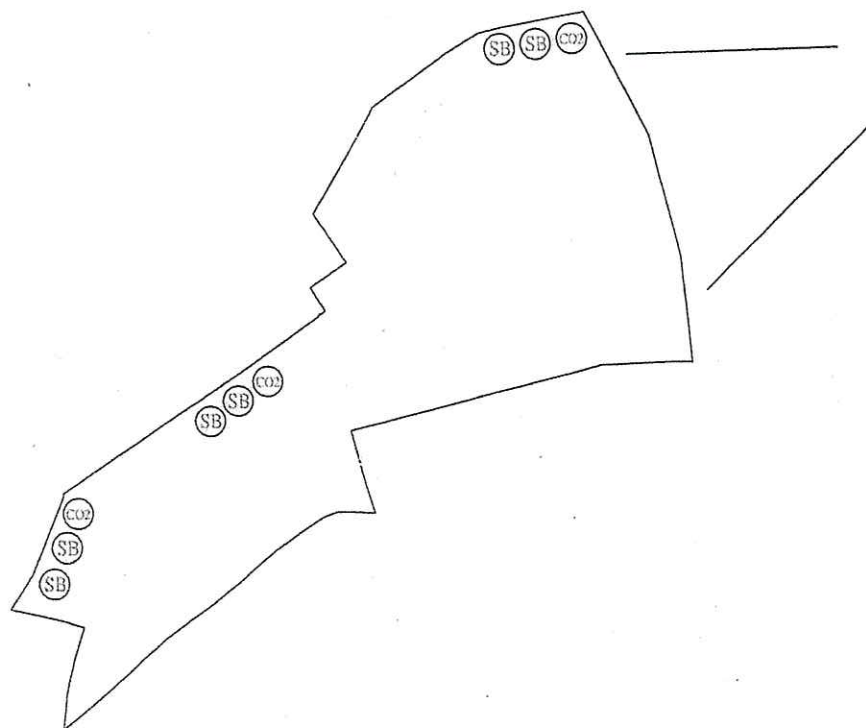
消防註釋

現在消防裝置

1. 全部現有已批核的消防裝置將繼續維持不變。

建議消防裝置

1. 加設手提滅火筒及沙桶。



改為臨時停車場(只限私家車)的申請



FSI Contractor :  
Hang Yue Engineering Consultants Limited  
恒裕工程顧問有限公司 RC 1/432 , RC 2/606  
Rm. 1201, Yue Fung Ind. Bldg 35-45 Chai Wan Kok St. Tsuen Wan, N.T.  
Tel: 3617 7738 Fax: 3569 0300

Address :  
LOTS 1604 S.B AND 1604 S.C-  
RP (PART) IN D.D. 17,  
LO Tsz TIN VILLAGE,  
TAI PO,  
NEW TERRITORIES

Title :  
F.S. Layout Plan

Drawn By :  
Isaac Wong  
Signature :

Checked By :  
Kenny Ng  
Signature :

Drawing No :  
E-W002C1  
Scale :  
1:300 (A3)

Rev :  
1  
Date :  
7-APR-2022

## 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/684  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2696 2377

郵寄及傳真(3569 0300)

(共一頁+附件)

恒裕工程顧問有限公司  
荃灣柴灣角街 35-45 號  
裕豐工業大廈 707 室

楊小姐：

履行規劃許可附帶條件(g)及(h)項  
在劃為「康樂」及「鄉村式發展」地帶的  
新界大埔蘆慈田村丈量約份第 17 約地段第 1604 號 B 分段  
及第 1604 號 C 分段餘段(部分)  
臨時公眾停車場(只限私家車)(為期 3 年)  
(申請編號 A/NE-TK/684)

就你履行上述規劃許可的附帶條件(g)及(h)項有關提交及落實消防裝置和滅火水源建議於二零二二年五月五日的來信，本署已於五月六日收悉，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(g)項經已履行。他对你提交的消防裝置和滅火水源建議的意見刊載於附錄 I (只提供英文文本)。就附帶條件(h)項，消防處處長仍在處理你提交的文件，當取得有關意見後，我們會盡快回覆。

如你有任何有關落實消防裝置和滅火水源建議的查詢，請與消防處李亮嶠先生(電話：2733 7781)聯絡。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

( 陳巧賢

代行 )

二零二二年六月十五日

副本抄送：

消防處處長 (經辦人：李亮嶠先生)

(傳真：2739 8775)

內部抄送：

總城市規劃師/城市規劃委員會(1)  
地盤記錄

MC/TW/AC/JY/jy





申請編號 A/NE-TK/684  
規劃許可附帶條件(g)及(h)項

消防處處長的意見 (只提供英文文本):  
(經辦人: 李亮嶠先生) (電話: 2733 7781)

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

A/NE-TK/684 的E及G項延期申請 G項工程24/02/2022 16:57

From: John Chung [REDACTED]

To: akycheng@pland.gov.hk

8 Attachments



2.jpeg 1.jpeg 5.jpeg 3.jpeg 4.jpeg 6.jpeg 繪畫消防裝置圖 - 大埔蘆慈田村.pdf 7.jpeg

Dear Ms. Cheng,

Attached please see the pictures and descriptions for item D.

1: 橙色線係欄河 藍色線係行人出入擺車

2-3:材料係鐵 和 拉爆鑽落地 固定

4:藍色係行人出入口 橙色 欄河

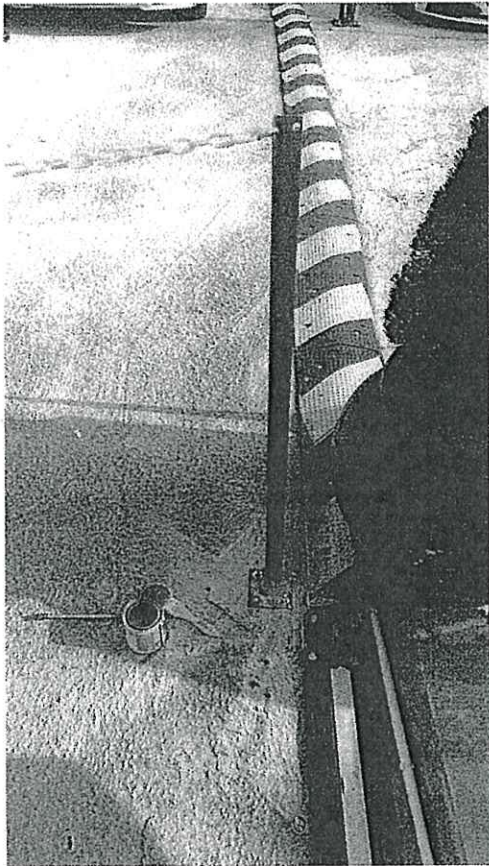
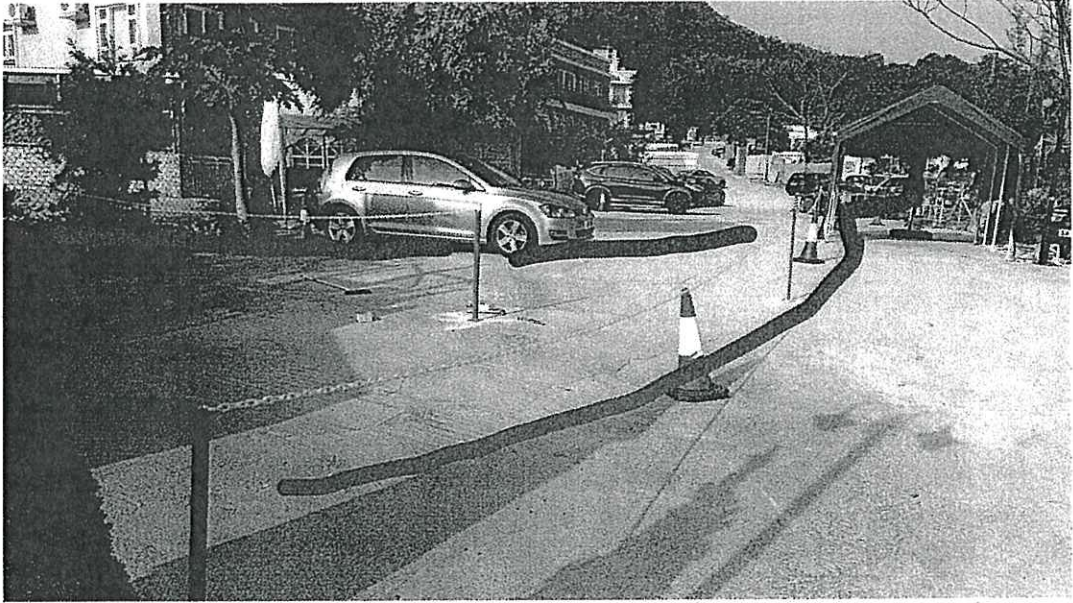
5:藍色係車場出入口

6-7:已經原有鐵欄

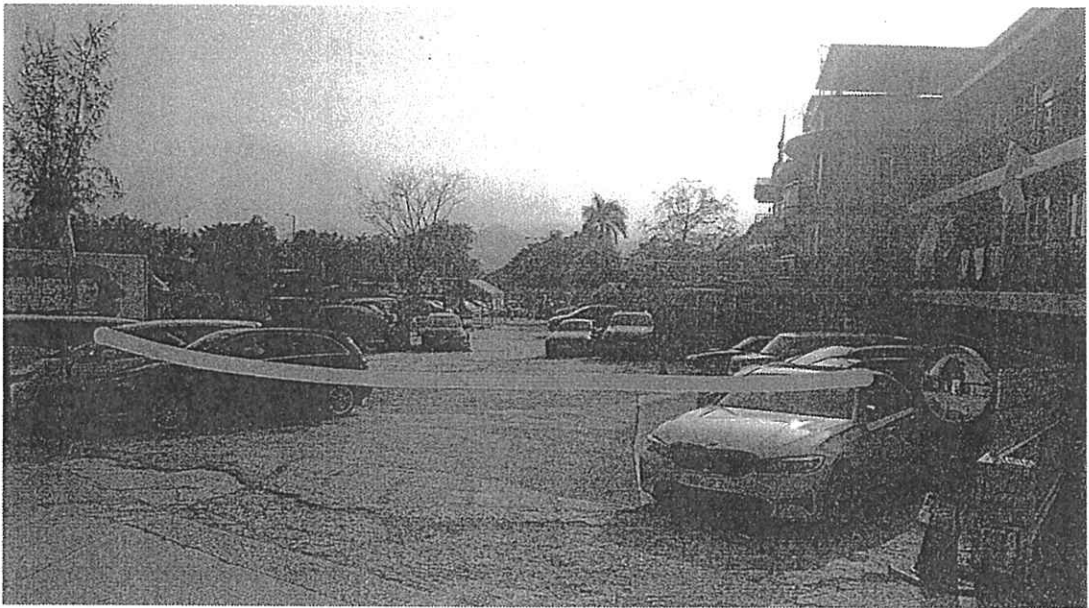
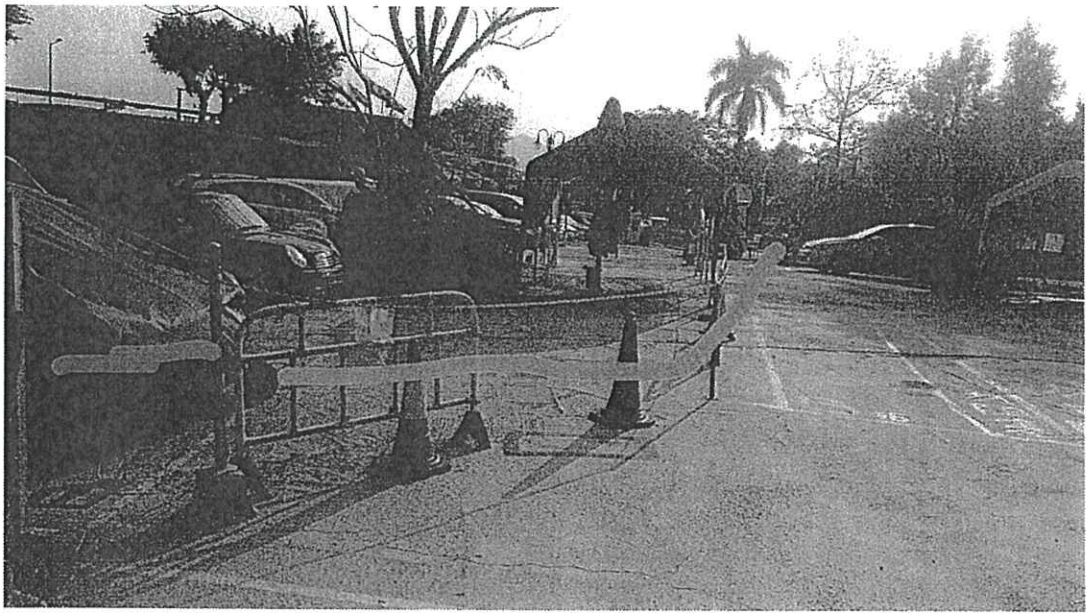
Quotation of fire service installation and equipment also attached.

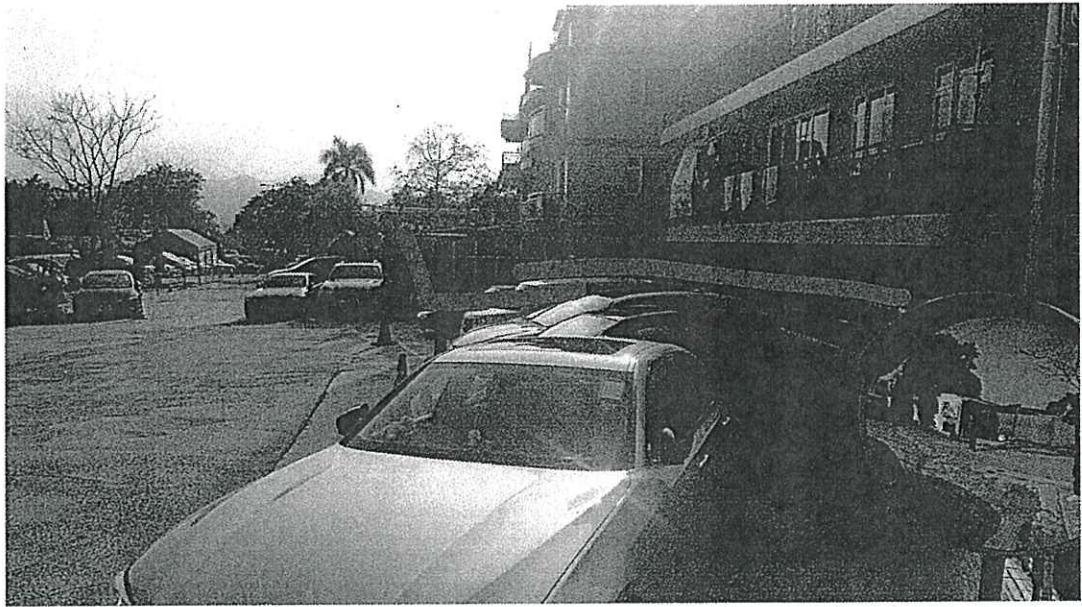
Thanks.

Mr. Chung  
[REDACTED]











## 規 劃 署

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來函檔號 Your Reference  
本署檔號 Our Reference TPB/A/NE-TK/684  
TPB/A/NE-TK/705  
TPB/A/NE-TK/741  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2696 2377

郵寄

(共兩頁+附件)

鍾桂芳

鍾先生：

(i)履行規劃許可附帶條件(f)項  
在劃為「康樂」及「鄉村式發展」地帶的新界大埔蘆慈田村第 17 約  
地段第 1604 號 B 分段及第 1604 號 C 分段餘段(部分)  
臨時公眾停車場(只限私家車)(為期 3 年)  
(申請編號 A/NE-TK/684)

(ii)履行規劃許可附帶條件(b)項  
在劃為「康樂」地帶的大埔蘆慈田村第 17 約  
地段第 1605 號餘段(部分)及 1606 號(部分)  
臨時食肆(為期 3 年)  
(申請編號 A/NE-TK/705)

(iii)履行規劃許可附帶條件(d)項  
在劃為「康樂」地帶的大埔蘆慈田村第 17 約地段第 1610 號餘段  
臨時公眾停車場(只限私家車)(為期 3 年)  
(申請編號 A/NE-TK/741)

就你履行上述各項規劃許可附帶條件的來信，本署已於二零二三年一月十九日收悉，現回覆如下：

渠務署總工程師/新界北已審視你提交的文件，確認申請編號 A/NE-TK/684 規劃許可附帶條件(f)項經已履行。他的指引性質意見刊載於附錄 I (只提供英文文本)。然而，其餘規劃許可下的排水設施尚未完全落實。因此，申請編號 A/NE-TK/705 規劃許可附帶條件(b)項及申請編號 A/NE-TK/741 規劃許可附帶條件(d)項尚未履行。請你盡快落實已批准的排水設施建議，並於工程完成後通知本署。

如你對落實排水建議有任何疑問，請與渠務署何美鎔女士(電話：2300 1364)聯絡。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

( 陳巧賢



代行 )

二零二三年二月一日

副本抄送：

渠務署總工程師/新界北  
地政專員/大埔

(經辦人：何美鎔女士)  
(經辦人：許漢傑先生)

(傳真：2770 4761)  
(傳真：2650 9896)

內部抄送：

總城市規劃師/城市規劃委員會(1)  
地盤記錄

MC/HL/AC/ac

申請編號 A/NE-TK/684 規劃許可附帶條件(f)項

渠務署總工程師/新界北的意見 (只提供英文文本) :  
(經辦人: 何美鎔女士) (電話: 2300 1364)

- (a) For the works undertaken outside the lot boundary, consent and agreement from District Lands Office/Tai Po (DLO/TP), DO/TP and/or relevant parties should be sought.
- (b) The applicant/owner is reminded to maintain the drainage facilities whether within or outside the lot boundary at their own expense in good condition without causing adverse drainage impact to the adjacent area at all times. In addition, the applicant/owner should rectify the systems if the systems are found to be inadequate or ineffective during operation. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems.

## 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/684  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

郵寄

(共一頁+附件)

鍾桂芳

鍾先生：

履行規劃許可附帶條件(d)項  
在劃為「康樂」及「鄉村式發展」地帶的  
新界大埔蘆慈田村丈量約份第17約地段第1604號B分段  
及第1604號C分段餘段(部分)  
臨時公眾停車場(只限私家車)(為期3年)  
(申請編號 A/NE-TK/684)

就你履行上述規劃許可附帶條件(d)項有關設置邊界圍欄的電郵，本署已於二零二二年二月二十四日收到。

本署認為有關設置邊界圍欄的情況符合要求。因此，規劃許可附帶條件(d)項經已履行。

如你有任何其他疑問，請與本署鄭嘉欣女士(電話:2158 6018)聯絡。

規劃署署長

( 陳巧賢女士 代行 )

二零二二年二月二十五日

副本抄送：

總城市規劃師/城市規劃委員會 (1)

內部抄送：

地盤記錄

MC/TW/AC/ac



## 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

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District Planning Office  
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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/684  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2696 2377

郵寄及傳真(3569 0300)

(共一頁)

恒裕工程顧問有限公司  
荃灣柴灣角街 35-45 號  
裕豐工業大廈 707 室

楊小姐：

履行規劃許可附帶條件(h)項  
在劃為「康樂」及「鄉村式發展」地帶的  
新界大埔蘆慈田村丈量約份第 17 約地段第 1604 號 B 分段  
及第 1604 號 C 分段餘段(部分)  
臨時公眾停車場(只限私家車)(為期 3 年)  
(申請編號 A/NE-TK/684)

就你履行上述規劃許可的附帶條件(h)項有關落實消防裝置和滅火水源建議於二零二二年五月五日的來信，本署已於五月六日收悉，並於六月十五日回覆你，消防處處長仍在處理有關文件。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(h)項經已履行。申請人須確保已落實的消防裝置及滅火水源時刻保持有效運作。

如你有任何有關落實消防裝置和滅火水源建議的查詢，請與消防處李亮嶠先生(電話：2733 7781)聯絡。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

( 陳巧賢

代行 )

二零二二年七月四日

### 副本抄送：

消防處處長 (經辦人：李亮嶠先生)

(傳真：2739 8775)

### 內部抄送：

總城市規劃師/城市規劃委員會(1)  
地盤記錄

MC/HL/AC/JY/jy

## 規 劃 署

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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/684  
TPB/A/NE-TK/705  
TPB/A/NE-TK/741  
電話號碼 Tel. No. : 2158 6372  
傳真機號碼 Fax No. : 2696 2377

郵寄  
(共兩頁+附件)

鍾桂芳

鍾先生：

(i)履行規劃許可附帶條件(e)項  
在劃為「康樂」及「鄉村式發展」地帶的新界大埔蘆慈田村第 17 約  
地段第 1604 號 B 分段及第 1604 號 C 分段餘段(部分)  
臨時公眾停車場(只限私家車)(為期 3 年)  
(申請編號 A/NE-TK/684)

(ii)履行規劃許可附帶條件(a)項  
在劃為「康樂」地帶的大埔蘆慈田村第 17 約  
地段第 1605 號餘段(部分)及 1606 號(部分)  
臨時食肆(為期 3 年)  
(申請編號 A/NE-TK/705)

(iii)履行規劃許可附帶條件(c)項  
在劃為「康樂」地帶的大埔蘆慈田村第 17 約地段第 1610 號餘段  
臨時公眾停車場(只限私家車)(為期 3 年)  
(申請編號 A/NE-TK/741)

就你履行上述各規劃許可附帶條件的來信，本署已於二零二二年十一月二十八日收悉，現回覆如下：

渠務署總工程師/新界北已審視你提交的文件，並確認申請編號 A/NE-TK/684 規劃許可附帶條件(e)項、申請編號 A/NE-TK/705 規劃許可附帶條件(a)項及申請編號 A/NE-TK/741 規劃許可附帶條件(c)項經已履行。他的指引性質意見刊載於附錄 I (只提供英文文本)。請你盡快落實有關的排水建議。

如你對落實排水建議有任何疑問，請與渠務署何美鎔女士(電話：2300 1364)聯絡。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

( 陳巧賢



— 代行 )

二零二二年十一月二十九日

副本抄送：

渠務署總工程師/新界北  
地政專員/大埔

(經辦人：何美鎔女士)  
(經辦人：許漢傑先生)

(傳真：2770 4761)  
(傳真：2650 9896)

內部抄送：

總城市規劃師/城市規劃委員會(1)  
地盤記錄

HL/AC/ac



申請編號 A/NE-TK/684 規劃許可附帶條件(e)項、  
申請編號 A/NE-TK/705 規劃許可附帶條件(a)項及  
申請編號 A/NE-TK/741 規劃許可附帶條件(c)項

渠務署總工程師/新界北的意見 (只提供英文文本) :  
(經辦人: 何美鎔女士) (電話: 2300 1364)

The applicant is reminded of the following conditions /requirements:

- (a) The existing channel/streamcourse for discharge of the runoff from the subject site are not maintained by Drainage Services Department (DSD). Consent from the owner/maintenance party, current users and District Office/Tai Po (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 District Lands Office/Tai Po (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.
- (f) The applicant 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 project and all upstream catchments.