

Form No. S16-III
表格第 S16-III 號

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

2022年 6月 2 4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接收收到
申請。日期。

24 JUN 2022

This document is received on
The Town Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

根據《城市規劃條例》

第16條遞交的許可申請

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2201571 17/6 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/MC-FIV/896
	Date Received 收到日期	24 JUN 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 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)

馬發豪管理服務有限公司

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

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

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)	Lots 3316 RP (Part), 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339, 3340 RP (Part), 3341 RP (Part), 3342 (Part), 3343 to 3346, 3347 (Part), 3348 (Part), 3349 RP (Part), 3350, 3351 (Part), 3359 RP and 3360 RP in D.D. 104 and Adjoining Government Land, Long Ha, San Tin, Yuen Long.	
(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	4,000 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)	220 part sq.m 平方米 <input checked="" type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/KL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	綜合發展區
(f) Current use(s) 現時用途	臨時私人停車場(私家車)

(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 2022 年 6 月 9-10 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(b) The applicant 申請人 -

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

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

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

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

Details of the "current land owner(s)" notified 已獲通知「現行土地擁有人」的詳細資料

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
1	Lot 3316 RP (Part), 3331 RP (Part), 3337 RP, 3388 RP (Part), 3339, 3340 RP (Part), 3341 RP (Part), 3342 (Part), 3343 to 3346, 3347 (Part), 3348 (Part), 3349 RP (Part), 3350, 3351 (Part), 3359 RP and 3360 RP in D.D. of Long Ha, San Tin, Yuen Long	24/06/2012

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one ✓

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

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(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)																					
(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																			
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)																			
<input type="checkbox"/> Diversion of stream 河道改道		<input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約																			
<input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約		<input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																			
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？																					
On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Yes 會 <input type="checkbox"/></td> <td style="width: 50%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>		Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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	<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 位於郊外地區臨時用途/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>YL-KTN/ 661</u>
(b) Date of approval 獲批給許可的日期	<u>21/06/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>12/08/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時私人停車場 (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。

- 1) 已往申請，本公司已履行及完成附加條件
- 2) 可減少新田、落馬洲交通阻塞情況
- 3) 全年24小時運作

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


陳 碧 日

Name in Block Letters
姓名（請以正楷填寫）

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


董 事

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 /

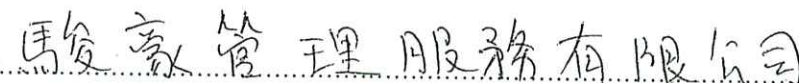
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ 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


馮 豪 管 理 服 務 有 限 公 司

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



Date 日期

17 / 6 / 2022 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 3316 RP (Part), 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339, 3340 RP (Part), 3341 RP (Part), 3342 (Part), 3343 to 3346, 3347 (Part), 3348 (Part), 3349 RP (Part), 3350, 3351 (Part), 3359 RP and 3360 RP in D.D. 10/4 and Adjoining Government Land, Long He, San Tin, Yuen Long.
Site area 地盤面積	4000 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 220 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-KTN/19
Zoning 地帶	綜合發展區
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 checked="" 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	臨時私人停車場(私家車) 為期3年

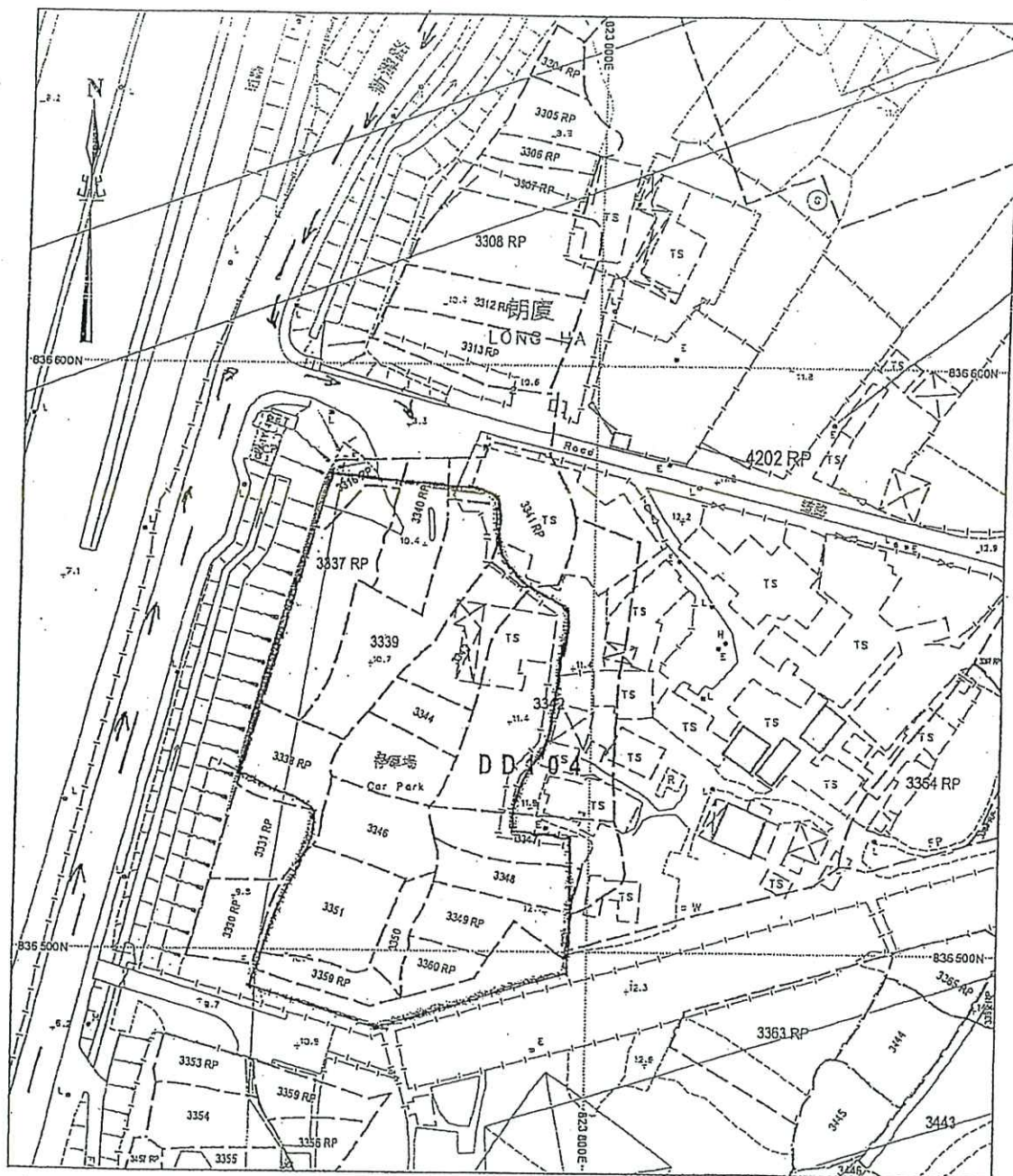
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	139.66 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.5 to 4 m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		107
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" 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"/>
<u>Lot index plan, site plan, location plan, 排水示意圖, ES installation plan</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

元朗朗廈村 地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 米 metres



Locality : YUEN LONG

Lot Index Plan No. : YL0603052016

District Survey Office : Yuen Long

Date : 17-May-2016

Reference No. : 2-SE-21B, 2-SE-21D

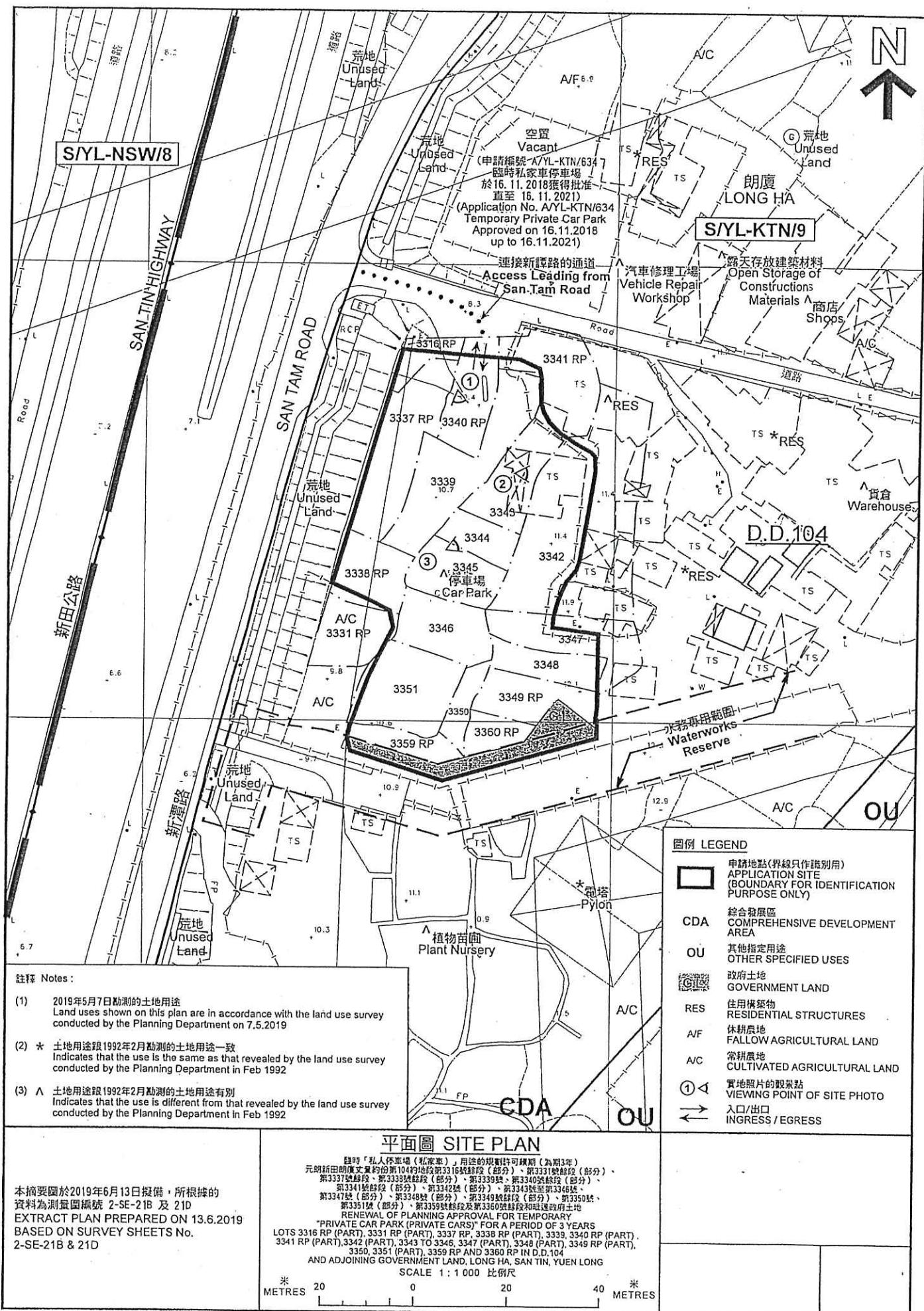
香港特別行政區政府 — 版權所有
© Copyright reserved - Hong Kong SAR Government
SMO-P01 20160517144541 10

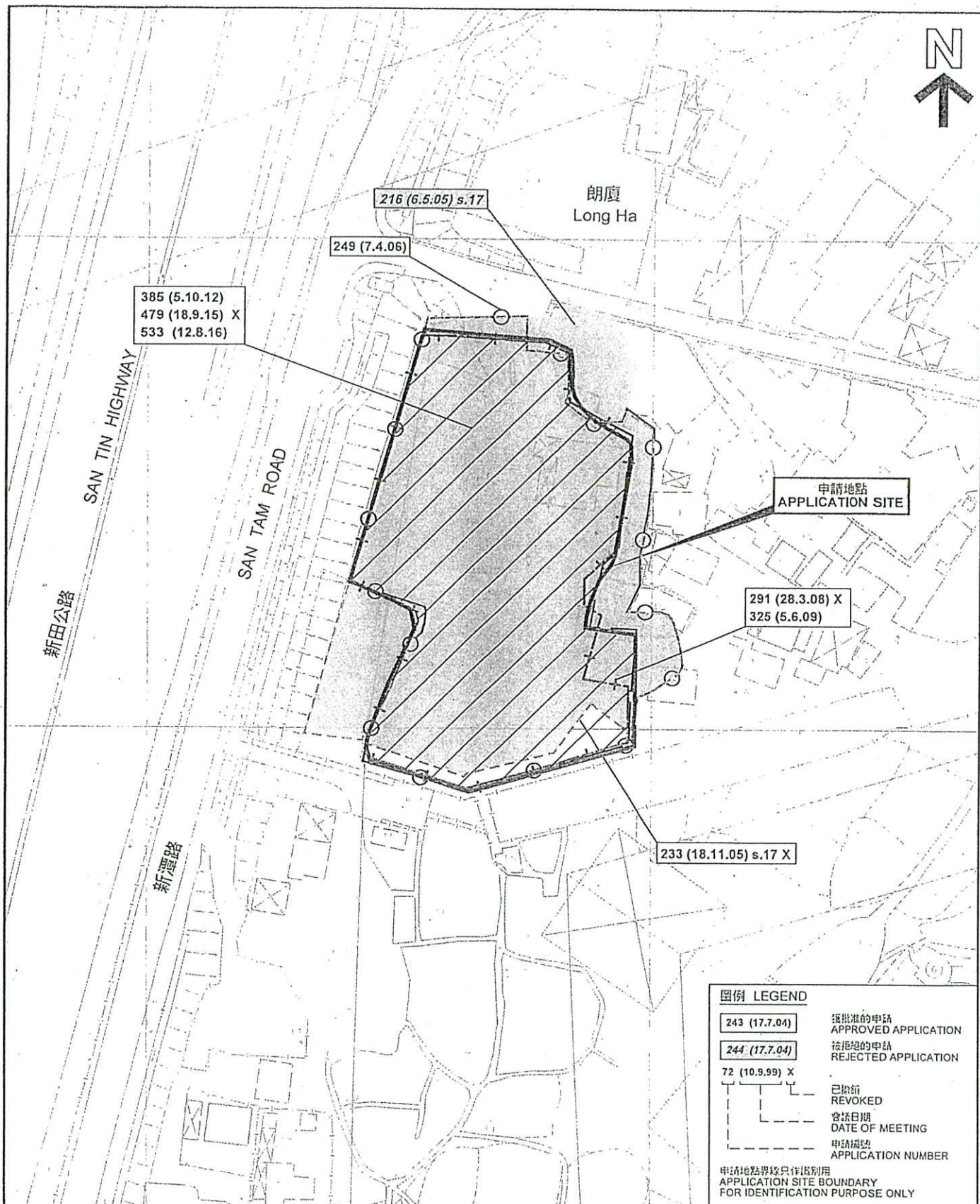
免責聲明

本圖則乃地段索引圖的副本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租局牌照而臨時佔用土地的位置。臨時佔用土地的情況可隨時通知出現或終止，因此區內有關的分區地政專員核實。本圖則所示的資料必須透過實地調查予以核實，當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.





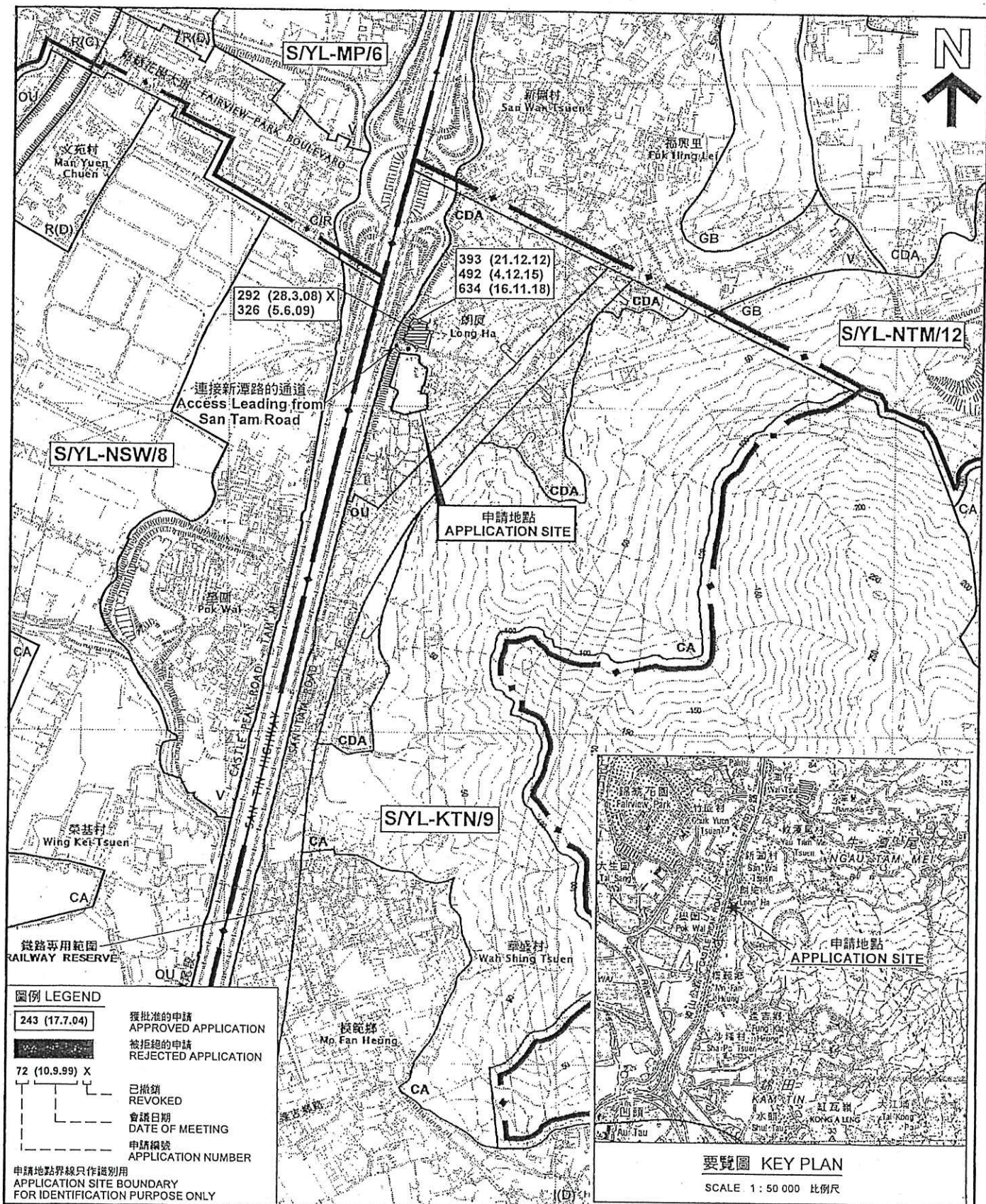
先前申請圖 PREVIOUS APPLICATION PLAN

臨時「私人停車場（私家車）」用途的規劃許可證（為期3年）
元朗新田圍填土及鄰近的政府土地第3316段（部分）、第3331段（部分）、
第3337段（部分）、第3338段（部分）、第3339段（部分）、第3340段（部分）、
第3341段（部分）、第3342段（部分）、第3343段（部分）、第3344段（部分）、
第3345段（部分）、第3346段（部分）、第3347段（部分）、第3348段（部分）、
第3349段（部分）、第3350段（部分）、第3351段（部分）、第3352段（部分）、
第3353段（部分）、第3354段（部分）、第3355段（部分）、第3356段（部分）、
第3357段（部分）、第3358段（部分）、第3359段（部分）及第3360段（部分）
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
PRIVATE CAR PARK (PRIVATE CARS) FOR A PERIOD OF 3 YEARS
LOTS 3316 RP (PART), 3331 RP (PART), 3337 RP (PART), 3338 RP (PART), 3339 RP (PART),
3341 RP (PART), 3342 (PART), 3343 TO 3348, 3347 (PART), 3348 (PART), 3349 RP (PART),
3350, 3351 (PART), 3359 RP AND 3360 RP IN D.D.104
AND ADJOINING GOVERNMENT LAND, LONG HA, SAN TIN, YUEN LONG

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

本摘要圖於2019年5月22日擬備，所根據的資料為測量圖編號 2-SE-21B 及 21D
EXTRACT PLAN PREPARED ON 22.5.2019
BASED ON SURVEY SHEETS No.
2-SE-21B & 21D



圖例 LEGEND

243 (17.7.04) 獲批准的申請 APPROVED APPLICATION

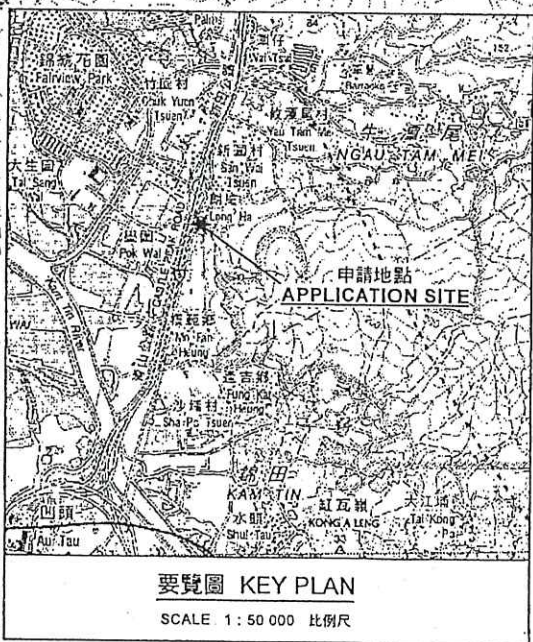
72 (10.9.99) X 被拒絕的申請 REJECTED APPLICATION

已撤銷 REVOKED

會議日期 DATE OF MEETING

申請編號 APPLICATION NUMBER

申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



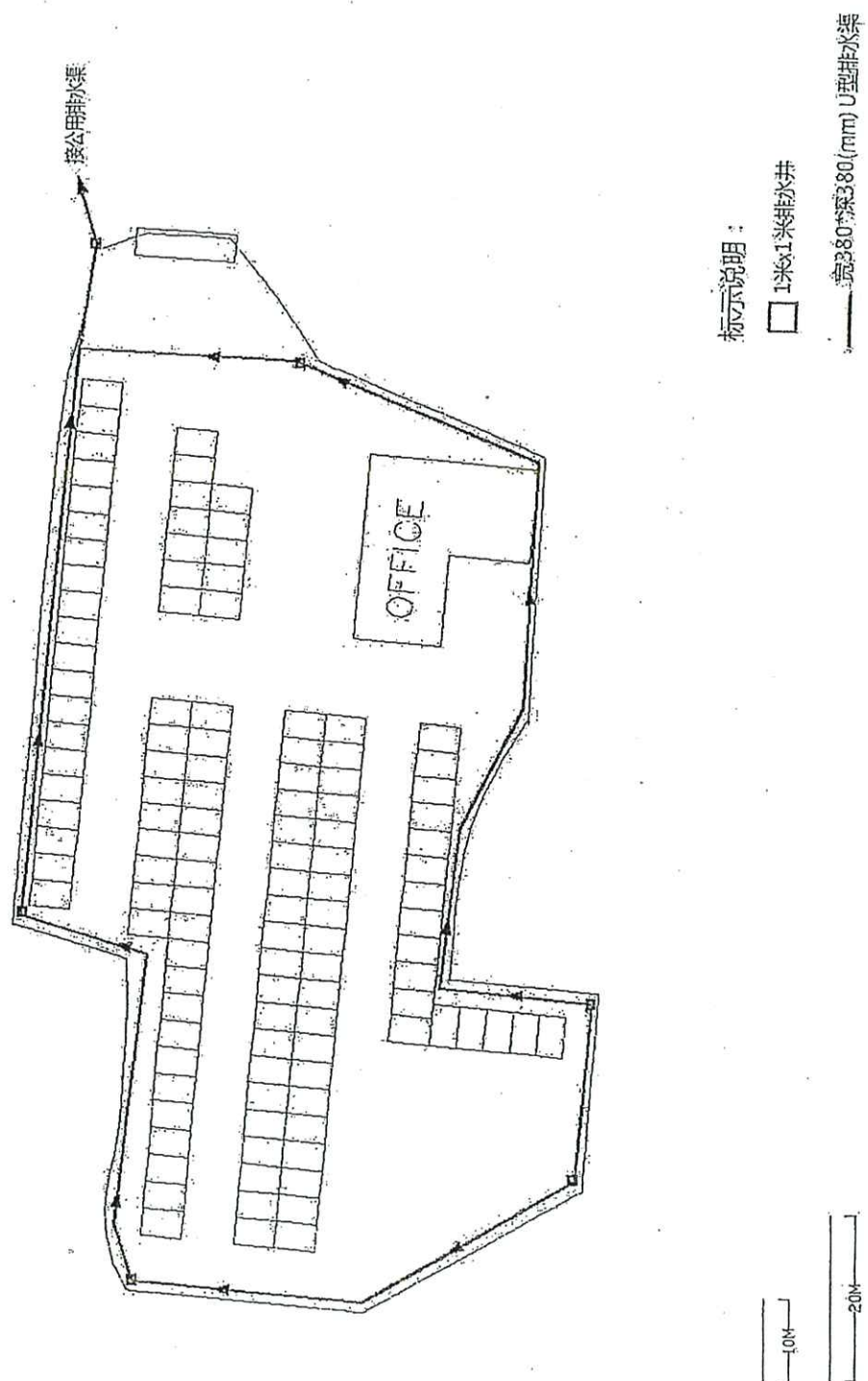
本摘要圖於2019年5月21日擬備，
所根據的資料為於2014年12月2日
核准的分區計劃大綱圖編號 S/YL-KTN/9
EXTRACT PLAN PREPARED ON 21.5.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/9 APPROVED ON 2.12.2014

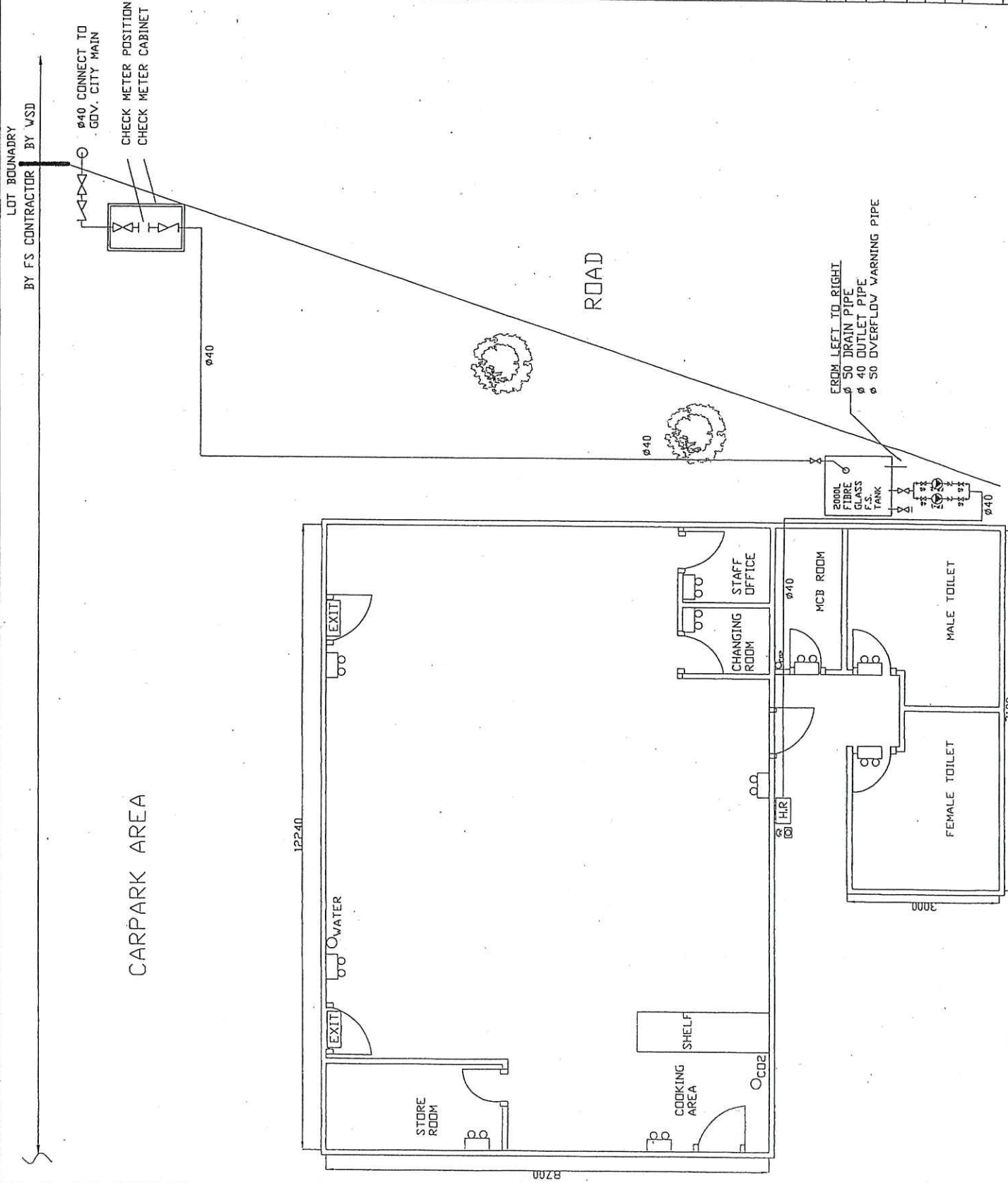
位置圖及同類申請 LOCATION PLAN WITH SIMILAR APPLICATIONS

臨時「私人停車場（私家車）」用途的規劃許可證期（為期3年）
元朗新田朗屋文豐約第104約地段第3316號地段（部分）、第3331號地段（部分）、
第3337號地段、第3338號地段（部分）、第3339號、第3340號地段（部分）、
第3341號地段（部分）、第3342號（部分）、第3343號至第3346號、
第3347號（部分）、第3348號（部分）、第3349號地段（部分）、第3350號、
第3351號（部分）、第3359號地段及第3360號地段和毗連政府土地
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
“PRIVATE CAR PARK (PRIVATE CARS)” FOR A PERIOD OF 3 YEARS
LOTS 3316 RP (PART), 3331 RP (PART), 3337 RP, 3338 RP (PART), 3339, 3340 RP (PART),
3341 RP (PART), 3342 (PART), 3343 TO 3346, 3347 (PART), 3348 (PART), 3349 RP (PART),
3350, 3351 (PART), 3359 RP AND 3360 RP IN D.D.104
AND ADJOINING GOVERNMENT LAND, LONG HA, SAN TIN, YUEN LONG
SCALE 1:7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

排水示意图





C	WSD RE-SUBMISSION	02/7/10	JACKIE NG
B	FSD APPROVAL	19/11/09	JACKIE NG
A	DESIGN	31/8/09	JACKIE NG
REV.	DESCRIPTION	DATE	BY

FS CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Iap Sing Commercial Building
41 Cheong Street, Tsimshatsui, Kowloon
Fax : 2394-3772 Tel : 2397-3238

PROJECT

F.S.I WORK AT LONG HA,
SAN TAM ROAD, YUEN LONG,
N.T.

DRAWING TITLE

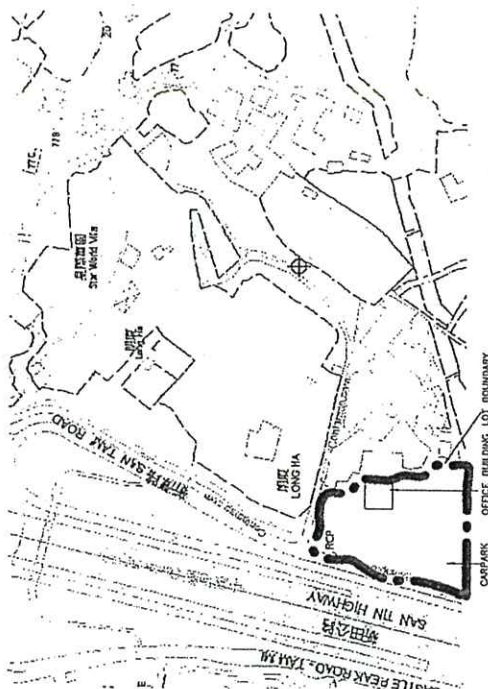
F.S.I LAYOUT PLAN

INITIAL	DESCRIPTION	DATE
DRAWN BY JACKIE	A.Eng.	31-08-2009
DESIGNED BY JACKIE	A.Eng.	31-08-2009
CHECKED BY CH	PM	31-08-2009
APPROVED BY CH	PM	31-08-2009
PROJECT NO.	09405	
PAPER SIZE	A4	PLOT SCALE 1 : 1
DRAWING NO.	EP-09405-FS02	
SCALE	1 : 100	REVISION C

NOTES

1. EACH HOSE REEL SET SHALL BE PROVIDED WITH ONE NO BREAK GLASS UNIT AND ONE 24 VOLT D.C. ALARM BELL, HAMMER AND ETC.
2. UPON ACTUATION OF ANY BREAK GLASS UNIT, FIRE DETECTOR & SPRINKLER FLOW SWITCH OF A PARTICULAR FLOOR, THE ALARM BELLS IN THE WHOLE BUILDING SHALL SOUND.
3. AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
4. ALL PIPEWORKS UP TO AND INCLUDING $\phi 150\text{mm}$ SHALL BE GALVANIZED STEEL (G.I.) PIPES TO BS 1387 MEDIUM GRADE AND JOINED WITH SCREWED FITTINGS, SCREWED FLANGES, OR SCREWED UNIONS.
5. ALL COPPER ALLOY GATE VALVES SHALL CONFORM TO BS 5154, CHECK VALVES TO BS 5154 OR 5155.
6. ALL COPPER ALLOY CHECK VALVES TO BS 5153
7. THE BALL FLOAT VALVES TO BS 1212 . PART 1
8. ALL CONDUITS AND FITTING SHALL CONFORM TO BS 4568, PART 1 AND 2.
9. METAL TRUNKINGS SHALL BE MANUFACTURED FROM GALVANIZED MILD STEEL SHEET CONFORMING TO BS 4678, PART 1, CLASS 2 PROTECTION.
10. CABLE SHALL CONFORM TO BS 6004, 6346.
11. ALL DIMENSIONS ARE IN MILLIMETERS.
12. HOSE REEL FLOW IS GENERALLY NOT LESS THAN 24 L/MIN AND IT IS CAPABLE OF PROJECTING A JET NOT LESS THAN 6m IN LENGTH
13. BREAK GLASS UNIT AND THE 150mm ALARM BELL WILL BE INCORPORATED WITH THE HOSE REEL SYSTEM.
14. THE FIRE HOSE REEL SYSTEM SHALL FOLLOW HKFSD CODE OF PRACTICE PARA 5.14
15. NEW 2000L FIBER GLASS F.S WATER TANK WILL BE INSTALLED IN G/F

SITE PLAN (N.T.S.)



A	WSD APPROVAL	02-JUL-10	JN		CM NC
REV	DESCRIPTION	DATE	BY		CHK'D

FSI CONTRACTOR
East Power Engineering Limited
Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tse-wan, Kowloon
Fax: 2394-3772 Tel.: 2397-3238

PROJECT

F.S.I WORK AT LONG HA,
SAN TAM ROAD, YUEN LONG,
N.T.

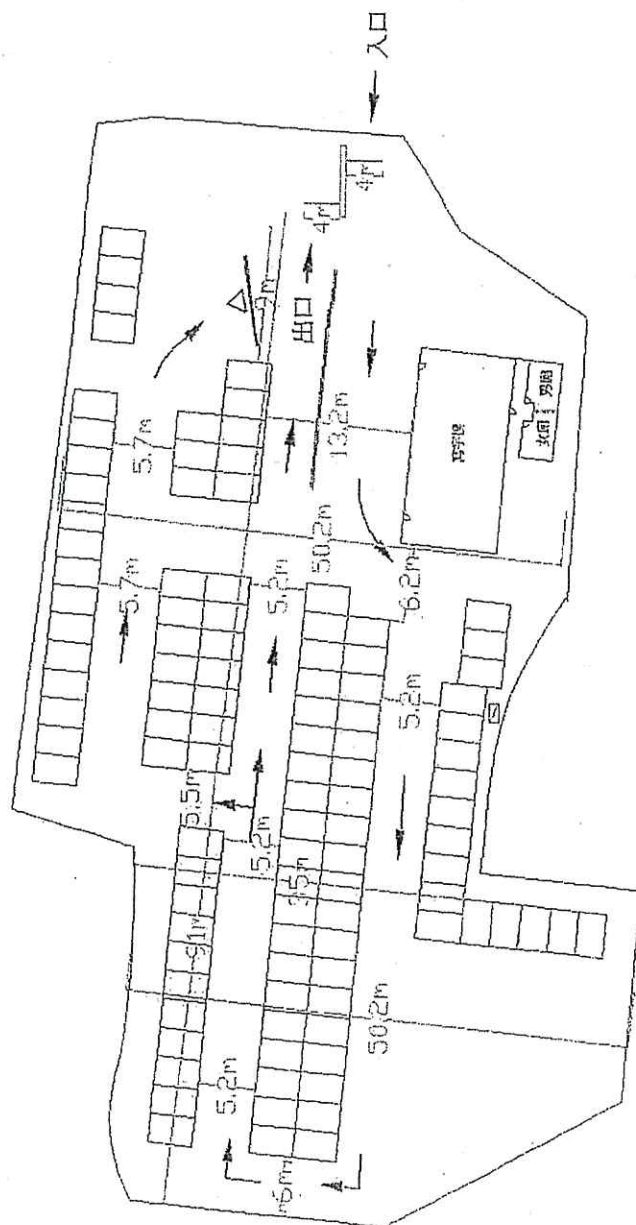
DRAWING TIME

FS NOTES, LEGEND,
ABBREVIATIONS, SITE PLAN

DATE	DESIGNATION	INITIAL	CHECKED BY	DESIGNED BY	DRAWN BY
31-08-2009	A.Eng.	JACKIE	JACKIE	JACKIE	JACKIE
31-08-2009	A.Eng.	JACKIE	JACKIE	JACKIE	JACKIE
31-08-2009	PM	CM			
-	-	-	APPROVED BY	PROJECT NO.	DRAWING NO.
-	-	-	09405	PAPER SIZE	EP-09405-FS01
1 : 1	PLUT SCALE	A4			
A	REVISION	1:1000			

DRAWING NO.	DRAWING TITLE
EP-09405-FS01	FS NOTES, LEGENDS, ABBREVIATION, SITE PLAN
EP-09405-FS02	F.S.I. LAYOUT PLAN
EP-09405-FS03	SCHEMATIC DRAWING FOR HOSE REEL SYSTEM

樓面面積示意圖



總字樓及廁所面積: 137.84 平方米

每層面積: 1.82 平方米

可租用單位: 107 個, 每層單位: 2.5 米 X 5 米

10m

20m

New Cases

Temporary
Development
CasesPermanent
Development
Cases

Application No : A/YL-KTN/661

Applied Use : Renewal of Planning Approval for
Temporary "Private Car Park (Private
Cars)" for a Period of 3 Years

Approval Date : 21/06/2019

Status : Active

Expiry Date : 12/08/2022

S16

Approval Condition	Revocable Clause	Time Limit for Compliance	Complied?	Date of non- compliance
(a) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the site at any time during the planning approval period;	Yes		Yes	
(b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;	Yes		Yes	
(c) all existing mitigation measures to minimize any possible nuisance of noise and artificial lighting on-site to the residents nearby shall be maintained at all times during the planning approval period;	Yes		Yes	
(d) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;	Yes		Yes	
(e) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.11.2019;	Yes	13/11/2019	Yes	
(f) the implementation of the accepted fire-services installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.2.2020;	Yes	13/02/2020	Yes	
(g) if any of the above planning conditions (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and	No		Yes	
(h) if any of the above planning conditions (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.	No		Yes	

From:
To: tpbpd@pland.gov.hk
Cc:
Date: 04/07/2022 11:09 AM
Subject: 續期申請編號:A/YL-KTN/846 SI 資料

城規會:

您好, 現補回 續期申請編號:A/YL-KTN/846 SI 資料 (見附件) 如下

- 1.) 排水示意圖 照片
- 2.) F.S. 251 Cert
- 3.) 車輛通道照片 Vehicular Access Photo

如有疑問請聯繫Hidy Lee (李小姐)

thanks & regards

Hidy Lee



駿豪管理服務有限公司 F.S. 251 Cert_2022.06.30-2023.06.29 - 20220704.pdf排水示意圖 照片.pdf



車輛通道照片 Vehicular Access Photo.pdf

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

Name of Client: 顧客姓名 **駿豪管理服務有限公司**

Name of Building: 樓宇名稱 **觀瀾湖停車場**

Street No./Town Lot: 門牌號數/市地段 **Lot No.3342 & 3343 in DD104** Street/Road/Estate Name: 街道/屋苑名稱 **新潭路 朗廈村**

Block: 座 _____ District: 分區 **元朗** Area: 地區 ☐ HK ☐ K ☒ NT
☐ 香港 ☐ 九龍 ☒ 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，擁有設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)
24	3 nos 5Kg CO2 F.E.	A 區停車場 小食部廚房 電掣房	Conforms with FSD requirements (See Part 3)	30-06-2022	29-06-2023
24	3 nos 5Kg Dry Powder F.E.	A 區停車場 泵房	Conforms with FSD requirements (See Part 3)	30-06-2022	29-06-2023
24	1 no 9LW/CO2 F.E.	A 區停車場 小食部	Conforms with FSD requirements (See Part 3)	30-06-2022	29-06-2023

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)
			NIL		

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
24	3 x 5Kg CO2 F.E.	A 區停車場 小食部廚房 電掣房	已過五年期	需更換
24	3 x 5Kg Dry Powder F.E.	A 區停車場 泵房	已過五年期	需更換
24	1 x 9LW/CO2 F.E.	A 區停車場 小食部	已過五年期	需更換

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/茲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 **Ng Wai Yin**

FSD/RC No.: 消防處註冊號碼 _____

Company Name: 公司名稱 **East Power Engineering Ltd 東力工程有限公司**

Telephone: 聯絡電話 _____

Date: 日期 **02-07-2022**

For FSD use only:

Inspected _____

Key-in _____

Verified _____

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
 消防(裝置及設備)規例
 (Regulation 9(1))
 (第九條(1)款)
 CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
 消防裝置及設備證書

FSD Ref.: _____
 消防處編號

A

Name of Client: 駿豪管理服務有限公司
 顧客姓名

Name of Building: 觀瀾湖停車場
 樓宇名稱

Street No./Town Lot: Lot No.3342 & 3343 in DD104 Street/Road/Estate Name: 新潭路 朗廈村
 門牌號數/市地段 街道/屋苑名稱

Block: 座 District: 元朗 Area: ☐ HK ☐ K ☒ NT
 座 分區 地區 香港 九龍 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(DDMMYY)
11	Emergency Light	A 區停車場	Conforms with FSD requirements	30-06-2022	29-06-2023
12	Exit Sign	A 區停車場	Conforms with FSD requirements (See Part 3)	30-06-2022	29-06-2023
13	Fire Alarm Systems	A 區停車場	Conforms with FSD requirements	30-06-2022	29-06-2023
16	Fire Hydrant/Hose Reel System	A 區停車場	Conforms with FSD requirements	30-06-2022	29-06-2023
30	Supply Tank	A 區停車場	Conforms with FSD requirements	30-06-2022	29-06-2023

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(DDMMYY)
			NIL		

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
12	1 no Exit Sign	A 區停車場 小食部	損壞	需更換

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

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

如證書涉及年檢事項，應張貼於大廈
 或處所當眼處以供消防處人員查核

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

Authorized Signature: 受權人簽署
 Name: Chan Ho Mei 姓名
 FSD/RC No.: 消防處註冊號碼
 Company Name: East Power Engineering Ltd 公司名稱
 東力工程有限公司
 Telephone: 聯絡電話
 Date: 02-07-2022 日期

For FSD use only:
 Inspected
 Key-in
 Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處編號

A

Name of Client:
顧客姓名

駿豪管理服務有限公司

Name of Building:
樓宇名稱

觀瀾湖停車場

Street No./Town Lot
門牌號數/市地段

Lot No.3342 & 3343 in DD104

Street/Road/Estate Name:
街道/屋苑名稱

新潭路 朗廈村

Block:
座District:
分區

元朗

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)
24	2 x 5Kg Dry Powder F.E.	B 區停車場	Conforms with FSD requirements (See Part 3)	30-06-2022	29-06-2023
24	2 x 4 Kg Dry Powder F.E.	B 區停車場	Conforms with FSD requirements (See Part 3)	30-06-2022	29-06-2023

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)
			NIL		

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
24	2 x 5Kg Dry Powder F.E.	B 區停車場	已過五年期	需更換
24	2 x 4Kg Dry Powder F.E.	B 區停車場	已過五年期	需更換

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

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

**如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核**

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

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

Ng Wai Yin

East Power Engineering Ltd

東力工程有限公司

02-07-2022

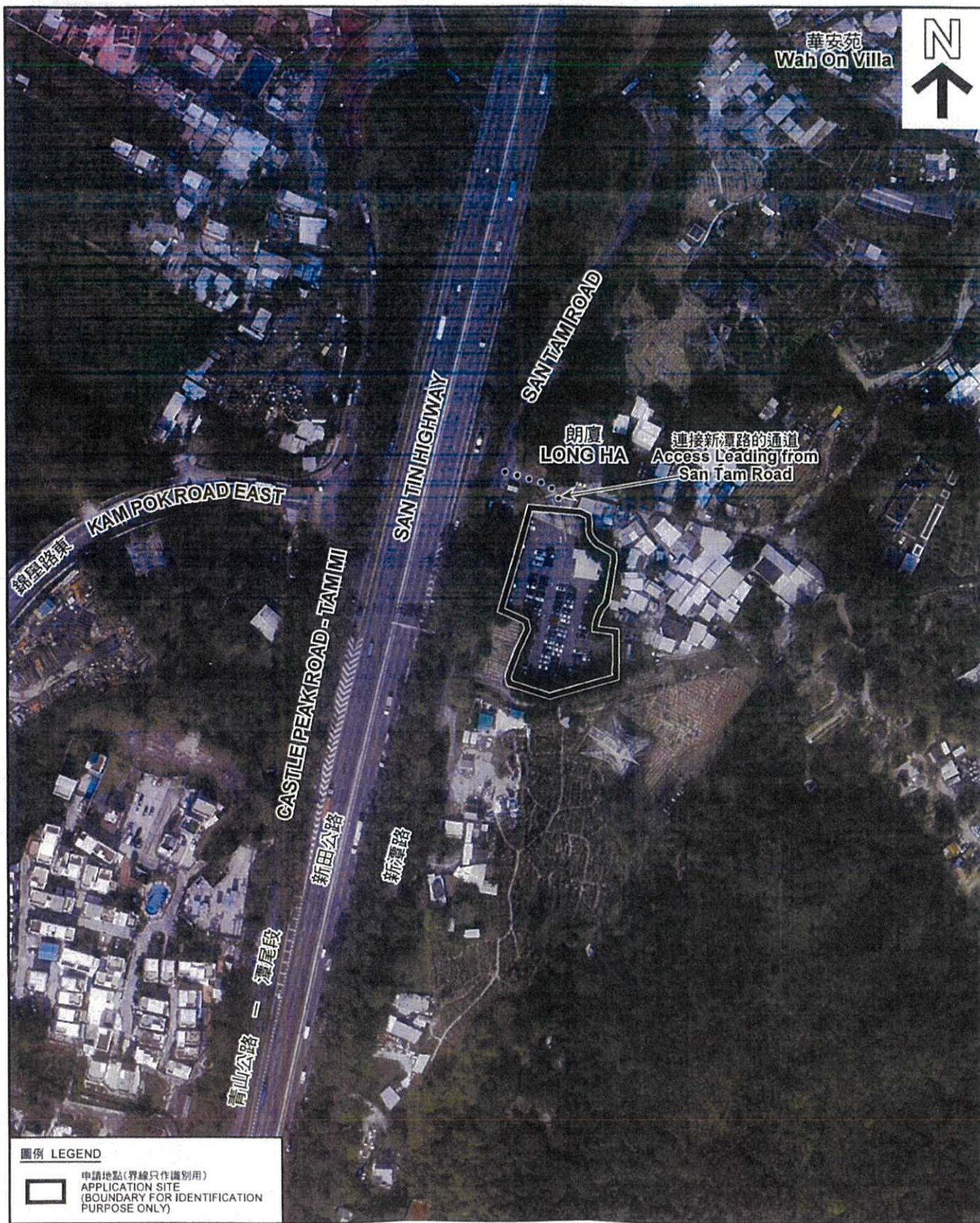
For FSD
use only.

Inspected

Key-in

Verified

華安苑
Wah On Villa



圖例 LEGEND

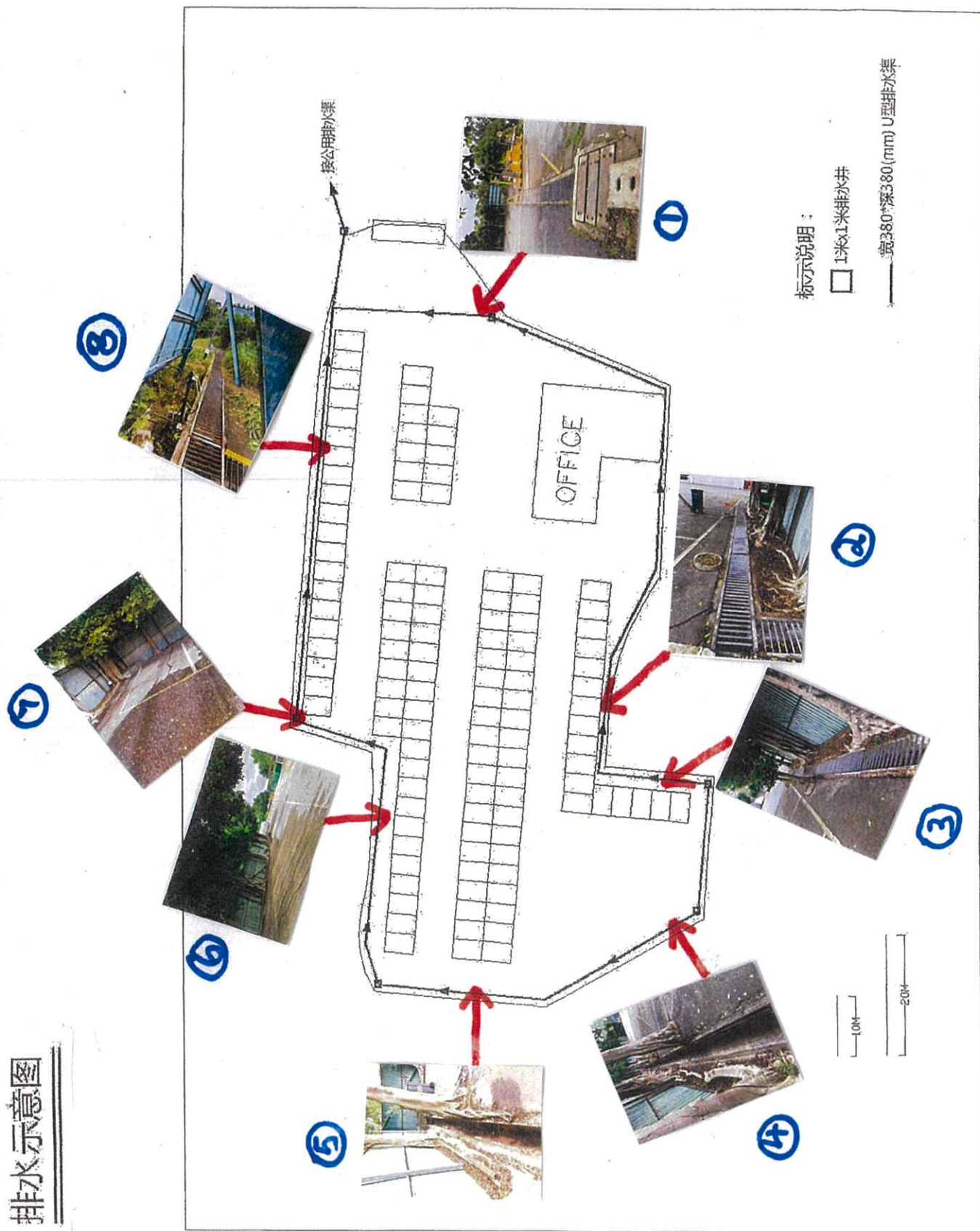


申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

車輛通道照片 VEHICULAR ACCESS PHOTO

臨時「私人停車場(私家車)」用途的規劃許可證期(為期3年)
元朗新田朗屋文景約份第104約地段第3316號地段(部分)、第3331號地段(部分)、
第3337號地段、第3338號地段(部分)、第3339號、第3340號地段(部分)、
第3341號地段(部分)、第3342號(部分)、第3343號至第3346號、
第3347號(部分)、第3348號(部分)、第3349號地段(部分)、第3350號、
第3351號(部分)、第3359號地段及第3360號地段和毗連政府土地
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY
"PRIVATE CAR PARK (PRIVATE CARS)" FOR A PERIOD OF 3 YEARS
LOTS 3316 RP (PART), 3331 RP (PART), 3337 RP, 3338 RP (PART), 3339, 3340 RP (PART),
3341 RP (PART), 3342 (PART), 3343 TO 3346, 3347 (PART), 3348 (PART), 3349 RP (PART),
3350, 3351 (PART), 3359 RP AND 3360 RP IN D.D.104
AND ADJOINING GOVERNMENT LAND, LONG HA, SAN TIN, YUEN LONG

排水示意图



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



Re: Planning Application No. A/YL-KTN/846_Departmental Comments

03/08/2022 12:09

From:

To: tpbpd@pland.gov.hk

Cc:

Sent by:

File Ref:

城規會:

RE: 續期申請編號:A/YL-KTN/846 SI

您好, 現回覆下列問題如下:

a.) 有關連接新潭道的通道, 上述位置是政府土地, 已聯絡相關部門不反對在這位置作出入用途

- (a) The subject site is connected to San Tam Road via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

b.) 已聯絡相關部門及不反對進出

- (b) As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access.

c.) 請參考附件“停車場車輛出入架次流量分析”

- (c) The applicant should provide details of trip generation and attraction rates during operation hours to justify the provision 107 parking spaces for private car within the subject site.

d.) 清楚明白

- (d) No vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period.

如有疑問請聯繫Hidy Lee (李小姐) 電話:

錦田停車場
停車場車輛出入架次統計

停車場單位： 107 個

平日 - 日平均數

Time Month	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	0:00
2019年車輛出入架次	0	0	0	0	0	1	3	4	5	7	8	0	0	1	2	1	3	4	2	2	2	1	1	0
車輛出入架次流量							3%	4%	5%	7%	7%	0%	0%	1%	2%	1%	3%	4%	2%	2%				

假日及公眾假期 - 日平均數

Time Month	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	0:00
2019年車輛出入架次	0	0	0	0	1	2	7	9	8	5	3	2	2	2	3	7	5	7	5	3	3	2	2	1
車輛出入架次流量							7%	8%	7%	5%	3%	2%	2%	2%	3%	7%	5%	7%	5%	3%				

** 由2020年 新冠疫情開始至今停車場使用量平均0架次

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



續期申請編號:A/YL-KTN/846 SI 補充資料
04/08/2022 10:12

From:
To: tpbpd@pland.gov.hk
Cc:
Sent by:
File Ref:

城規會:

RE: 續期申請編號:A/YL-KTN/846 SI

補充資料

有關停車場使用者為高爾夫球會會員，他們會將車輛停泊於停車場後轉乘高爾夫球會接駁車往黃崗過關。

如有疑問請聯繫Hidy Lee (李小姐) 電話:

thanks & regards

Hidy Lee

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



Re: Planning Application No. A/YL-KTN/846_Departmental Comments

04/08/2022 16:47

From:

To: tpbpd@pland.gov.hk

Cc:

Sent by:

File Ref:

城規會:

RE: 續期申請編號:A/YL-KTN/846 SI

您好, 現回覆下列問題如下:

a.) 佈局及用途不變 (請參考附件 “致 城市規劃委員會, 規劃署, 消防署 (佈局及用途) ”)

a. Statement/ undertaking to confirm that there is no change in the layout and proposed uses as compared with the previous application; and

b.) 請參考附件 “FS251 - 2022.07.08_REV”

b. Full set of valid FS251 covering all the FSIs implemented on the application site.

如有疑問請聯繫Hidy Lee (李小姐)

thanks & regards

Hidy Lee

FSD Ref.: _____
消防處編號

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

AName of Client: 顧客姓名
駿豪管理服務有限公司Name of Building: 樓宇名稱
觀瀾湖停車場Street No./Town Lot: 門牌號數/市地段
Lot No.3342 & 3343 in DD104Street/Road/Estate Name: 街道/屋苑名稱
新潭路 朗廈村Block: 座
座District: 分區
元朗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 9(1) 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9(1)條，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 (1-15)	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)
12	1 no Exit Sign	A 區停車場 小食部	更換	Conforms with FSD requirements	05-07-2022

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

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

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

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

F.S. 251 (Rev. 1/2016)

Authorized Signature: 受權人簽署

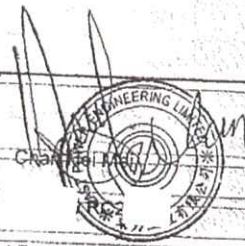
Name: 姓名

FSD/RC No.: 消防處註冊號碼

Company Name: 公司名稱

Telephone: 聯絡電話

Date: 日期

East Power Engineering Ltd
東力工程有限公司

06-07-2022

For FSD use only:

Inspected

Key-in

Verified

FSD Ref.:
消防處檔號

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

Name of Client:
顧客姓名

駿豪管理服務有限公司

Name of Building:
樓宇名稱

觀瀾湖停車場

Street No./Town Lot:
門牌號數/市地段

Lot No. 3342 & 3343 in DD104

Street/Road/Estate Name:
街道/屋苑名稱

新潭路 朗廈村

Block:
座District:
分區

元朗

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)
			NIL		

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	3 x 5Kg CO2 F.E.	A 區停車場 小食部廚房 電機房	更換	Conforms with FSD requirements	05-07-2022
24	3 x 5Kg Dry Powder F.E.	A 區停車場 泵房	更換	Conforms with FSD requirements	05-07-2022
24	1 x 9LW/CO2 F.E.	A 區停車場 小食部	更換	Conforms with FSD requirements	05-07-2022

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
			NIL	

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.

本人特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

Ng War Yin

FSD/RC No.:

消防處註冊號碼

Company Name:
公司名稱East Power Engineering Ltd
東力工程有限公司Telephone:
聯絡電話Date:
日期

06-07-2022

For FSD
use only:

Inspected

Key-in

Verified

**Relevant Extract of the 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 s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/233	Temporary storage of second-hand vehicles for sale for a period of 3 years	18.11.2005 for 1 year (on review) [revoked on 18.2.2006]
A/YL-KTN/249	Temporary second-hand vehicles for sale and parking of private cars for a period of 3 years	7.4.2006 for 1 year
A/YL-KTN/291	Temporary private car park for a period of 3 years	28.3.2008 [revoked on 28.9.2008]
A/YL-KTN/325	Temporary private car park for a period of 3 years	5.6.2009
A/YL-KTN/385	Temporary private car park for a period of 3 years	5.10.2012
A/YL-KTN/479	Temporary private car park for a period of 3 years	18.9.2015 [revoked on 6.1.2016]
A/YL-KTN/533	Temporary private car park (private cars) for a period of 3 years	12.8.2016
A/YL-KTN/661	Renewal of Planning Approval for Temporary Private Car Park (Private Cars) for a Period of 3 Years	21.6.2019

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-KTN/216	Temporary open storage of construction materials and construction machineries for a period of 3 years	6.5.2005 (on review)	(1) and (2)

Rejection Reasons

- (1) The development is not in line with the planning intention for the area.
- (2) The development did not comply with the TPB PG-No. 13C in that no previous approval had been granted to the site and there was insufficient information in the submission to demonstrate that the development would not generate adverse environmental impacts.

Similar s.16 Applications within the same “CDA” Zone

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/634	Proposed temporary private car park for a period of 3 years	16.11.2018

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD):

- no objection to the application.

2. Traffic

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

- based on the FI submitted (**Appendix Ia**), he has no further comment on the renewal application from traffic engineering perspective; and
- should the application be approved, the approval condition that no vehicle is allowed to queue back to or reverse onto/ from public road at any time during the planning approval period should be included.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- there is no environmental complaint concerning the Site received by DEP in the past three years; and
- no objection to the application.

4. Drainage

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

- no objection in-principle to the renewal application from public drainage point of view; and
- should the application be approved, approval conditions requiring the applicant to maintain the drainage facilities implemented under application No. A/YL-KTN/661 and to submit records of the existing drainage facilities on the Site should be included in the planning permission.

5. **Fire Safety**

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

- no in-principle objection to the renewal application subject to the existing FSIs implemented at the Site being maintained in efficient working order at all times.

6. **Building Matters**

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

- no objection to the application.

7. **Landscape**

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

- no objection to the application from landscape planning perspective; and
- based on the aerial photo of 2021, the Site is located in a miscellaneous rural fringe landscape character comprising of car park, temporary structures, farmland and scattered tree groups. Comparing the aerial photos of 2018 and 2021, there is no significant change to the landscape character of the surrounding area since the last planning application was approved. According to site photos taken in July 2022, car parking is in operation. Some existing trees of common species are observed along the site boundary. According to the site layout plan, there is no significant change in the development layout. Further significant adverse landscape impact arising from the continuous use is not anticipated.

8. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no comment on the application from the nature conservation point of view noting that the Site falls within "CDA" zone and similar uses have been approved by the Board in the past.

9. **Electric Safety**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no objection to the application.

10. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- his office has not received any local's comment on the application and he has no comment on the application.

11. Other Departments

- *the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD); the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); the Director of Food and Environmental Hygiene (DFEH) and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the renewal application.*

Recommended Advisory Clauses

- (a) a minor portion of the site may be affected by the proposed Northern Link (NOL) Project. The Site may be resumed by the Government at any time during the planning approval period for the implementation of the NOL project;
- (b) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises an Old Schedule Agricultural Lots (OSALs) and Government land. The OSALs are 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;
 - Lots 3342 and 3343 in D.D. 104 are covered by Short Term Waiver (STW) No. 1184 for the purposes of 'Furniture and Iron Workshop and Temporary Private Car Park (Private Cars)';
 - the Government Land (GL) of the Site is covered by Short Term Tenancy (STT) No.2869 for the purpose of 'Temporary Private Car Park'; and
 - should planning approval be given to the subject planning application, the STT/STW holders will need to immediately apply to his office for modification of the STT/STW conditions where appropriate. The lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such applications will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the San Tam Road via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
 - as there is no information about the vehicular access at the private lot(s) to the Site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
- his department does not and will not maintain any access connecting the Site and San Tam Road; and

- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
- (f) to note the comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- there is no public sewer connection available in the vicinity, the applicant shall seek views and comments from the DEP regarding the sewage disposal arrangement of the proposed development;
- (g) to note the comments of the Director of Electrical and Mechanical Services (DEMS):
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (h) to note the comments of the Chief Town Planner/ Urban Design and Landscape (CTP/UD&L of PlanD) that:
- approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) 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 (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by 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 construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building

(Planning) Regulations [B(P)R] respectively; and

- the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage.

Appendix VI

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

參考編號

220708-154552-18631

Reference Number:

提交限期

29/07/2022

Deadline for submission:

提交日期及時間

08/07/2022 15:45:52

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/846

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

意見詳情

Details of the Comment :

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

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



A/YL-KTN/846 DD 104 Mission Hill Car Park Long Ha
27/07/2022 03:03

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

Dear TPB Members,

Who is going to Mission Hills these days? Members should question the daily usage.

Members should also question why so much land is being dedicated to such an inefficient land use. The same number of vehicles could be parked in stacked facilities, after all even the police have now adopted this technology, TST and MKK stations are two examples.

The remainder of the land could then be used for transitional housing or other community uses.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 27 May 2019 3:10 AM CST
Subject: A/YL-KTN/661 DD 104 Mission Hill Car Park Long Ha

A/YL-KTN/661

ots 3316 RP (Part), 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339, 3340 RP (Part), 3341 RP (Part), 3342 (Part), 3343 to 3346, 3347 (Part), 3348 (Part), 3349 RP (Part), 3350, 3351 (Part), 3359 RP and 3360 RP in D.D.104 and Adjoining Government Land, Long Ha, San Tin
Site area : About 4,000m² Includes Government Land of about 220m²
Zoning : "Comprehensive Development Area"
Applied Use : 107 Vehicle Parking

Dear TPB Members,

Instead of rolling over this application for another 3 years as has been done since 2005 how about asking some questions?

There are not many residences close by but the car park is well used as it appears to be the one operated by Mission Hills. There are shuttle buses to take golfers over the border.

Now question is if land is so scarce, why is almost 40sqmts, the now size of a family 2-bed unit, per vehicle being allocated for PARKING???? Surely land should be used for the benefit of HK people and not for the benefit of a golf club in

China?

And if you consider this to be an urgent community need, then why not stacked facilities, the vehicles are left there for hours so an attendant could operate such a facility. See ATTACHED

No wonder there is a shortage of land for housing when so much at grade space is given over to frivolous uses.

Members remember your duty is to ensure efficient use of scarce resources.

Mary Mulvihill

第25屆執委會

委員名單

主席

文美桂

首副主席

黎志超

副主席

文貴旗

執行委員

文中慶

文燕華

文志良

馮應祥

黃廣寧

周興華

周振勳

尹順利

潘家樂

張桂芳

郭庭容

郭海賢

委員

文慶龍

文耀全

文志全

文添發

文好義

文國基

文貴壽

文達立

文添福

文天雄

文安平

文耀星 MH

文富財

文有福

文泰山

文成立

文銀新

文鏡鈞

文炳南 MH

文金穩

文志雙

文錦濤

文錦洪

鄺偉強

尹偉傑

周貴賢

黎志文

馮錦仔

馮日柱

黃福安

陳冠盛

潘啟芬

張炳容



新田鄉鄉事委員會

SAN TIN RURAL COMMITTEE

地址：

3

敬啟者：

(傳真及郵遞文件)

反對元朗壘圍朗廈丈量約份第104約多個地段和毗連政府土地
臨時私人停車場(私家車)的規劃許可續期(為期3年)
(申請編號:A/YL-KTN/846)

就上述規劃申請A/YL-KTN/846續期,本鄉反對上述申請,理據如下:

1. 查該申請地點位於錦繡迴旋處轉往新潭路往元朗方向不遠處,而申請地點車輛出口右邊新潭路較隱藏,加上申請地點出新潭路路口右方多雜草及樹木阻擋視線,非常容易發生意外,故本鄉認為有關申請地點不適宜作如此大型停車場用途。
2. 查申請地點元朗朗廈一帶居民,都是以申請地點前一段村路作車輛出入,而該段村路出新潭路的出口較狹窄,只能容納一輛車輛出入,本鄉亦收到村民投訴該車場設立後對附近村民出入構成危險及不便,故本鄉反對批准延續有關許可。

此致

城市規劃委員會

新田鄉鄉事委員會

首副主席：黎志超

副主席：文貴旗 謹啟



2022年7月27日

新 界 元 朗

4

敬啟者：

反對元朗壘圍朗廈丈量約份第 104 約多個地段和毗連政府土地
臨時私人停車場(私家車)的規劃許可續期 (為期 3 年)
(申請編號：A/YL-KTN/846)

就上述規劃申請 A/YL-KTN/846 續期，本村反對上述申請，理據如下：

- (1) 查該申請地點位於錦繡迴旋處轉往新潭路往元朗方向不遠處，而申請地點車輛出口右邊新潭路較隱藏，加上申請地點出新潭路路口右方多雜草及樹木阻擋視線，非常容易發生意外，故本村認為有關申請地點不適宜作如此大型停車場用途。
- (2) 查申請地點元朗朗廈一帶居民，都是以申請地點前一段村路作車輛出入，而該段村路出新潭路的出口較狹窄，只能容納一輛車輛出入，本村亦收到村民投訴該車場設立後對村民出入構成危險及不便，故本村反對批准延續有關許可。

此致

規劃委員會

壘圍村代表



馮應祥

文燕華

二零二二年七月二十七日

醫事顧問：鄧兆棠醫生

