

寄件者: [REDACTED]  
寄件日期: 2026年06月11日星期四 10:12  
收件者: tpbpd/PLAND  
副本:  
主旨: s16 No. A/NE-TK/859 : 回應部門意見  
附件: A\_NE-TK\_859\_回應部門意見.pdf; 附件1 : Layout\_Plan\_updated.pdf; 附件2 : 預計車輛進出流量報告.pdf  
類別: Internet Email

城規會/規劃處 :

有關規劃許可：A/NE-TK/859 的申請，現附上回應部門意見，請查收。

如有什麼問題，請隨時聯絡我。

謝謝。

Ms Chong  
[REDACTED]

## Planning Application No. A/NE-TK/859

	Departmental Comments	Responses
	<b>Transport Department</b>	
1	We note that the site area increases from 6,600m <sup>2</sup> in the previous approved planning application (No. A/NE-TK/796) to 9,600m <sup>2</sup> in this application. The BBQ area on layout plan is similar to the previous application. We note from the layout plan that there are vacant open spaces within the site, the applicant should consider to provide sufficient parking spaces to meet the operation need in order not to burden the adjacent public parking facilities.	為避免對周邊公共泊車設施造成負擔，申請人已調整及增加停車位的數量至 35 個。請看附件 1：Updated Layout Plan。
2	We note from the forecasted private car ingress and egress traffic flow that, at 13:00-14:00 time, the cumulative number of egress vehicles (11) is higher than the cumulative number of ingress vehicles (10). Please clarify.	申請人已修正相關文件，請查看附件 2。
3	We received complaints regarding traffic congestion at Ting Kok Road eastbound due to vehicles waiting for right-turning to the access road connecting to the subject site. The applicant shall provide a management plan to mitigate the potential queuing problem on the public road accordingly.	申請人會在出入口設置告示牌告知不得右轉，並會安排職員在汀角路的出入口實時指揮交通，告知駕駛者不得轉右，需繼續駕駛向前至合適地點調頭，禁止在汀角路等待，並在停車場滿時進行流量管制，限制車輛進入。
4	For the village access road, it is not under TD's management. It is suggested that 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	申請人知悉。 申請人已和相關地主協商道路使用權和維修責任等，能正常出入申請地點。

	Departmental Comments	Responses
1	<p>The application site ("the Site") comprises of (i) 66 Old Schedule Agricultural Lots all in D.D. 17 which are held under the Block Government Lease ("the BGL") and (ii) adjoining Government land. The BGL contains the restriction that no structures are allowed to be erected without the prior approval of the Government. As regards the Government land, neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD.</p>	<p>申請人知悉。 如申請獲城規會批准，申請人會移除和 Layout 不吻合的構築物，並會按照批准的 Layout 擺放構築物，並會向地政處申請短期豁免書（STW），和短期租約（STT），也會繳交相關費用。</p>
2	<p>There are unauthorized structures on the private land. Warning letters were registered against Lots Nos. 362, 406, 407, 495, 497, 506 and 507 all in D.D. 17 in the Land Registry. The lot owners should immediately rectify / regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	
3	<p>There is no guarantee to the grant of a right of way to the Site or approval of the EVA thereto.</p>	

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主旨: s16 No. A/NE-TK/859 : 回應部門意見  
附件: A\_NE-TK\_859\_回應部門意見.pdf; A\_NE-TK\_859\_Layout\_Plan20260612.pdf  
類別: Internet Email

城規會/規劃處：

有關規劃許可：A/NE-TK/859 的申請，現附上回應部門意見，請查收。

附件的 Layout Plan 將取代 2026 年 6 月 11 日交的圖，請以今天這份圖則為準。

如有什麼問題，請隨時聯絡我。

謝謝。

Ms Chong  
[REDACTED]

## Planning Application No. A/NE-TK/859

	Departmental Comments	Responses
	<b>Planning Department</b>	
1	It is noted the application site is currently fenced-off, however, the fenced-off area does not tally with the site boundary under the current application.  Please clarify.	現有的圍網範圍和是次規劃申請的界線並非完全一致，申請人承諾如規劃申請批出後，申請人將會按照申請範圍設置圍網，以確保圍網範圍與申請界線完全吻合。
2	Please confirm whether majority of the application site is covered by artificial grass, with bare ground underneath.	申請人確認現時申請地點的大部分範圍被人造草皮覆蓋，而草皮下方則為硬泥面。
3	Please advise the size of barbecue area.	申請地點的 BBQ Area 約 2800 平方米。
4	Please advise whether the existing septic tank at the application site is located at underground level.	申請地點現存的化糞池是藏在地底的。
5	Please advise if there will be any ad-hoc activities occasionally held at the Site.	擬議申請發展的燒烤場間中會有臨時活動，包括市集、攤位遊戲及嘉年華等。