

SKW/132

e-form No. S16-III
電子表格第 S16-III 號APPLICATION FOR PERMISSION
UNDER SECTION 16 OF

2025年 03月 18日 THE TOWN PLANNING ORDINANCE

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 18 MAR 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

(CAP. 131)

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期,應使用表格第S16-I號。

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-SKW/132
	Date Received 收到日期	10 MAR 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

WU Chi Man (胡志文) (Mr. 先生)

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot Nos. 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories
(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 2170 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 739.07 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) sq.m 平方米 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>"Village Type Development" ("V")</p>
<p>(f) Current use(s) 現時用途</p>	<p>Temporary Barbecue Area</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</p>	

<p>4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」</p>
<p>The applicant 申請人 –</p> <p><input type="checkbox"/> 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)。</p> <p><input type="checkbox"/> 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)。</p> <p><input checked="" type="checkbox"/> is not a "current land owner"[#]. 並不是「現行土地擁有人」[#]。</p>
<p><input type="checkbox"/> 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)。</p>

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 _____ (日/月/年) 的記錄，這宗申請共牽涉 _____ 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of _____ "current land owner(s)"[#].

已取得 _____ 名「現行土地擁有人」[#]的同意。

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

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

- ☐ has notified _____ "current land owner(s)"[#]

已通知 _____ 名「現行土地擁有人」[#]。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)"[#] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]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 07/03/2025 (DD/MM/YYYY)
於 07/03/2025 (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 05/03/2025 (DD/MM/YYYY)
於 05/03/2025 (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 or Regulated Areas

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

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

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

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

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

(b) Effective period of permission applied for
申請的許可有效期

☐ year(s) 年

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積 sq.m ☐ About 約

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

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

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

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

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

(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

☐ 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))

☐ 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)

No 否

☐

<p>(e) Impacts of Development Proposal 擬議發展計劃的影響</p> <p>(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>																																	
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/></p> <p>No 否 <input type="checkbox"/></p>	<p>Please provide details 請提供詳情</p> <p>.....</p>																															
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</p> <p>No 否 <input type="checkbox"/></p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘</p> <p>Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p>Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																															
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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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> <hr/>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/TM-SKW /114
(b) Date of approval 獲批給許可的日期	<u>20/05/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>31/05/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary Barbecue Area for a Period of 3 Years

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）。

Refer to Planning Statement at Appendix I

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 Signed with recognised
簽署 e-signature
 Signer: Tang Hui Ling

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

Assistant Town Planner

Name
姓名

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also 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。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories		
Site area 地盤面積	2170 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	Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15		
Zoning 地帶	"Village Type Development" ("V")		
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月 <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月		
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Barbecue Area for a Period of 3 Years		
(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	739.07 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.34 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	11
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3.6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		34.1 % <input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數 _____ Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 <u>1</u> Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u> 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		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Location Plan, Lot Index Plan, Swept Path Analysis, Approved Drainage Plan, Approved Tree Preservation Proposal</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Class a amendment letter under previous approval</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”/“the TPB”) on behalf of Mr. WU Chi Man (“the Applicant”) in support of the planning application for the renewal of planning approval for ‘Temporary Barbecue Area’ for a period of 3 years (“the Development”) at Lot Nos. 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories. The Site is accessible from Tai Lam Chung Road leading to the ingress to its south.
3. The site area is about 2,170 m². No Government Land is involved.
4. The Site is the subject of a previous application No. A/TM-SKW/114 for the same applied use submitted by the same applicant. All approval conditions were satisfactorily complied with by the Applicant.
5. After the previous planning approval has been granted, the Applicant decided to change the layout of the Development under Class A amendments of TPB PG-NO. 36C (**Annex I**). He has now removed all the existing structures on site and is obtaining relevant Short Term Waiver from the Lands Department for the erection of structures under the new layout.

Planning Context

6. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved So Kwun Wat Outline Zoning Plan (the “OZP”) No. S/TM-SKW/15.
7. The planning intention of the “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Other commercial, community and recreational uses may be permitted on application to the Board.

TPB Planning Guidelines

8. The TPB Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) is relevant to the application.

9. The application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application; all approval conditions of the previous approval were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.

Development Parameters

10. The following table summarises the details of the structures on site (**Plan 3**):

	Structures/Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	No. of Storey	Height (ab.) (m)
1	Reception	20	20	1	3.12
2	Open Shed	45	45		3.12
3	Open Shed	80	80		3.12
4	Lounge	160	160		3.6
5	Open Shed	160	160		3.12
6	Kitchen	20	20		3.12
7	Portable Toilets	40	40		3.12
8	Kiosk	50	50		3.12
9	Kitchen	40	40		3.12
10	Open Shed	116.07	116.07		3.12
11	Pump room	8	8		3.12
Total		<u>739.07</u>	<u>739.07</u>		
		Plot Ratio	Site Coverage		
		0.34	34.1%		

11. Operation hours are from 7 a.m. to 11 p.m. daily (including Sundays and public holidays).
12. About 60 visitors and 30 visitors are anticipated during weekends/holidays and weekdays respectively. The maximum number of visitors will be about 80 persons per day.
13. The Applicant will continue to restrict the number of patrons to 80 in order to minimize the environmental impact to the surrounding areas.
14. All structures are built of temporary material, including metal sheets and container-converted structures.

Previous Applications

15. The Site, in part or in whole, is the subject of 8 previous applications approved by the Committee:

Application No.	Applied Use	Date of Approval
A/TM-SKW/42	Temporary Barbecue Area with Structures for a Period of 3 Years	28.5.2005
A/TM-SKW/48	Temporary Barbecue Area for a period of 3 years	23.6.2006
A/TM-SKW/54	Temporary Barbecue Area for a Period of 3 Years	28.9.2007
A/TM-SKW/57	Temporary Barbecue Area for a Period of 3 Years	9.5.2008
A/TM-SKW/67	Temporary Barbecue Area For a Period of 3 Years	17.6.2011
A/TM-SKW/93	Temporary Barbecue Area (for a Period of 3 Years)	18.12.2015
A/TM-SKW/101	Temporary Barbecue Area for a Period of 3 Years	31.5.2019
A/TM-SKW/114	Renewal of Planning Approval for Temporary Barbecue Area for a Period of 3 Years	20.5.2022

16. The previous applications were approved mainly on considerations that approval of temporary uses would not frustrate the long-term use of the area; compatible with the surrounding areas; and the concerns of relevant government departments could be addressed by means of approval conditions.
17. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

18. The applied use is considered not incompatible with surrounding land uses comprising open storage uses and residential uses of three-storey. Adverse visual and landscape impacts to the surrounding areas are not anticipated.
19. The existing 43 trees will be properly maintained (**Plan 6**). Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial

measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail, but not limited to, removal of climbers and removal of dead trees. As such, there will be no adverse landscape impacts arising from the Development.

Environment

20. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
21. Potential adverse noise impacts to the surrounding areas are not anticipated under the restriction on operation hours.

Traffic

22. The Site is accessible via a local track connecting to Tai Lam Chung Road. No parking space is provided within the Site. Visitors are expected to travel to the Site by public transport or on foot.
23. One loading/unloading space of light goods vehicles is provided within the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). The loading/unloading activities is expected less than 30 minutes per week. No adverse traffic impact is anticipated.

Drainage

24. 300mm U-channels have been provided within the Site under the previously approved drainage proposal as accepted by the Chief Engineer/Mainland North, Drainage Services Department. Please refer to the Approved Drainage Plan (**Plan 5**).
25. The existing drainage facilities have been maintained in good conditions throughout the approval period of previous applications.
26. There is an existing discharge license for commercial trade effluent into the proposed septic tanks and soakaway system. The wastewater in the septic tanks is collected regularly. No wastewater will be discharged into the Tai Lam Chung Nullah. No adverse drainage impact is anticipated.

Sewerage

27. Wastewater from the barbecue operation will be treated by the existing septic tank and soakaway system which remains the same as the previously approved scheme. The mode of operation of the Development does not change. As accepted by the Director of Environmental Protection, the existing septic tank and soakaway system is capable of treating the expected volume of wastewater from the barbecue operation.

28. The Applicant will continue to adopt the mitigation measures, as stated in the previously approved scheme, to treat wastewater and preventing any adverse effect to the surrounding areas. 8 portable toilets (i.e. structure nos. 7), including 2 portable accessible toilets are provided within the Site. The suspended solid and human waste will be collected in a wastewater tank and pumped away by special commercial sewage collection vehicles regularly. Wastewater from these portable toilets will not be treated by the existing septic tank and soakaway system on the Site.

Fire Safety

29. The layout of the current application has been changed compared with the previous approval. The Applicant is obtaining a Short Term Waiver from the Lands Department for the erection of new structures on site. The Applicant will submit a revised layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Planning Gain

30. The Site is desirable for family and friends to spend quality time together with barbecue activity and it provides valuable employment opportunities in the local area.

- End -

Executive Summary

1. The application site is on Lot Nos. 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories.
2. The site area is about 2,170 m². No Government Land is involved.
3. The application site falls within an area zoned “Village Type Development” (“V”) on the Approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/15.
4. The application is for renewal of planning approval for ‘Temporary Barbecue Area’ for a period of 3 years.
5. A total of 11 temporary structures are provided for lounge, kitchen, kiosk, open shed and portable toilets use. The gross floor area is about 739.07 m².
6. Operation hours are from 7 a.m. to 11 p.m. daily (including Sundays and public holidays).
7. The Site is the subject of 8 approved applications for similar uses, of which all approval conditions were satisfactorily complied with by the applicant.

行政摘要

1. 申請地點位於新界屯門大欖涌丈量約份第 385 約地段第 263 號 B 分段（部分）及第 268 號（部分）。
2. 申請地點的面積約 2,170 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15》上劃為「鄉村式發展」地帶。
4. 規劃許可續期的申請用途為「臨時燒烤場」（為期 3 年）。
5. 申請地點提供 11 個臨時構築物作休息室、廚房、服務亭、開放式棚架及流動廁所用途，總樓面面積約 739.07 平方米。
6. 營運時間為每日上午 7 時至晚上 11 時（包括星期日及公眾假期）。
7. 申請地點曾獲城市規劃委員會批給 8 次規劃許可於申請地點作同類用途，申請人亦已完全履行所有規劃許可附帶條件。

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話:

Fax. 傳真:

E-mail 電郵:

Your Ref.: A/TM-SKW/114

Our Ref.: A9011/TL24450

27 August 2024

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

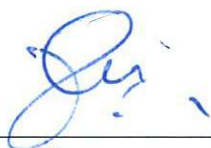
Notification of Class A Amendments

Renewal of Planning Approval for Temporary Barbecue Area for a Period of 3 Years
Lots 263 S.B (Part) and 268 (Part) in D.D. 385,
Tai Lam Chung, Tuen Mun, New Territories

We refer to our letter under reference A9011/TL24334 dated 16.8.2024. We would like to submit an updated Layout Plan (Plan 3a) for the captioned application for Class A Amendments.

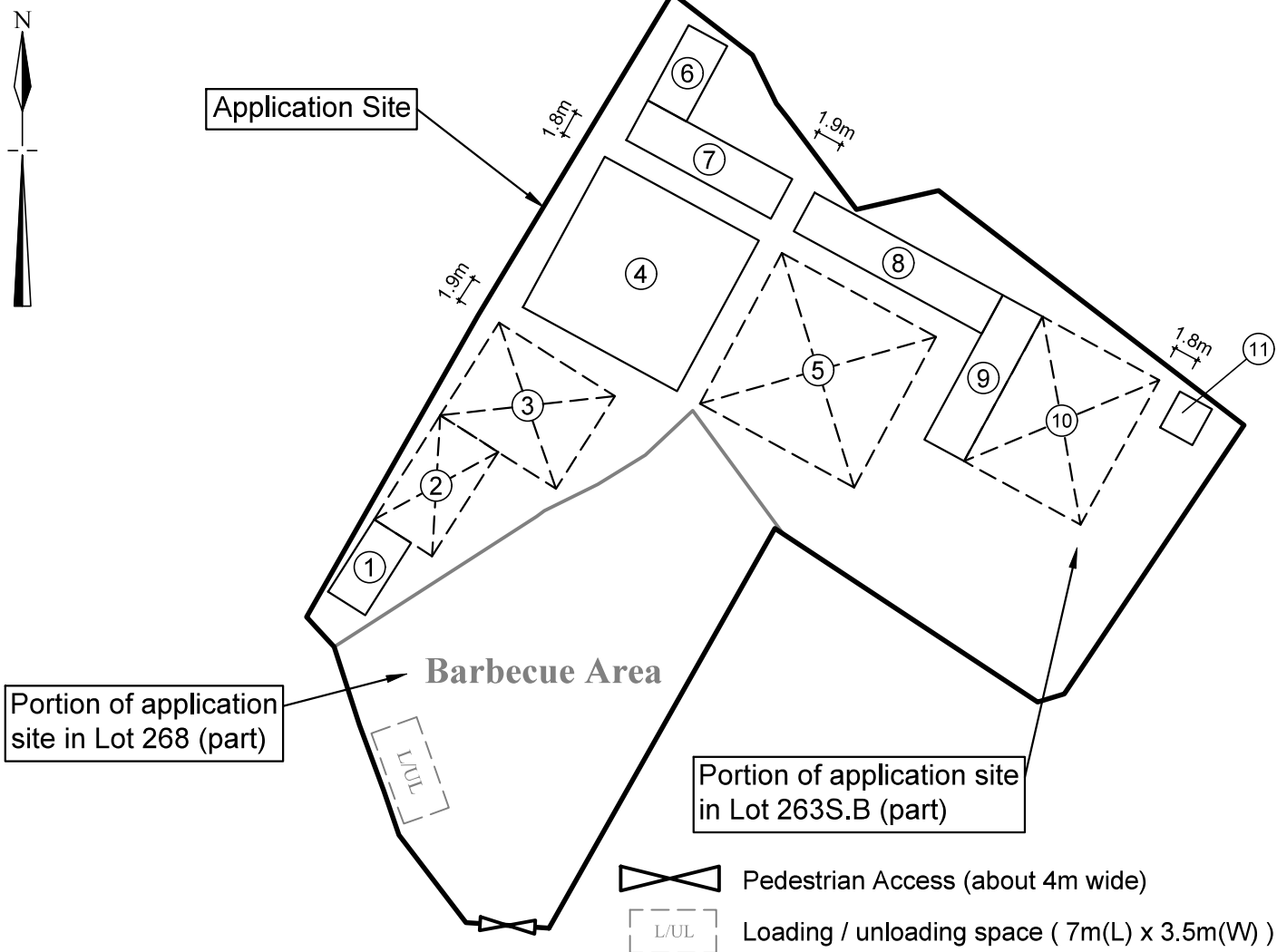
The height of some structures is revised to 3.12m. We clarify the toilets on site are portable toilets.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.



No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Reception	20 m ²	20 m ²	1	3.12m
2	Open Shed	45 m ²	45 m ²	1	3.12m
3	Open Shed	80 m ²	80 m ²	1	3.12m
4	Lounge	160 m ²	160 m ²	1	3.6m
5	Open Shed	160 m ²	160 m ²	1	3.12m
6	Kitchen	20 m ²	20 m ²	1	3.12m
7	Portable Toilets	40 m ²	40 m ²	1	3.12m
8	Kiosk	50 m ²	50 m ²	1	3.12m
9	Kitchen	40 m ²	40 m ²	1	3.12m
10	Open Shed	116.07 m ²	116.07 m ²	1	3.12m
11	Pump room	8 m ²	8 m ²	1	3.12m
Total		<u>739.07 m²</u>	<u>739.07 m²</u>		

1 : 500

Layout Plan

Goldrich Planners & Surveyors Ltd.

August 2024

**Lots 263 S.B (Part) and 268 (Part) in D. D. 385,
Tai Lam Chung, Tuen Mun, New Territories**

**Plan 3a
(A 9011)**



Planning Application No. A/TM-SKW/114 - Notification of Class A Amendments

Anson Pui Yan YING/PLAND <apyying@pland.gov.hk>

2024年10月9日 中午12:25

收件者:

副本: Ling Chi CHEUNG/PLAND <lccheung@pland.gov.hk>, tpbpd/PLAND <tpbpd@pland.gov.hk>

Dear Alan,

I refer to your pre-submission enquiry with updated layout plan forwarded to us on 28.8.2024 to seek our comments on the proposed Class A Amendments of the captioned application for renewal of planning approval of temporary barbeque area for a period of 3 years, which was approved by the Town Planning Board (the Board) on 20.5.2022. As spoken, we have the following observations on the updated proposal based on TPB PG-No. 36C (Town Planning Board Guidelines for Class A and Class B Amendments to Approved Development Proposals):

(a) According to your updated layout plan, there is no change to the application site boundary, total gross floor area, location of the L/UL space and pedestrian access;

(b) The current scheme involves a reduction in the number of structures and changes in the form and disposition of these temporary structures as well as the internal layout. While these changes are not the subject of environment mitigation measures as confirmed by Environmental Protection Department, the above could be considered as Class A Amendments; and

(c) The building heights (BH) of the structures under the approved scheme range from 2.6m to 3m (i.e. not exceeding 3m) while the BHs of the structures under the updated layout plan increase to range from 3.12m to 3.6m. Since the maximum BHs are not specified as approval condition and the increased BHs do not exceed the BH restriction on the extant Outline Zoning Plan, the changes in BH could be considered as Class A amendment.

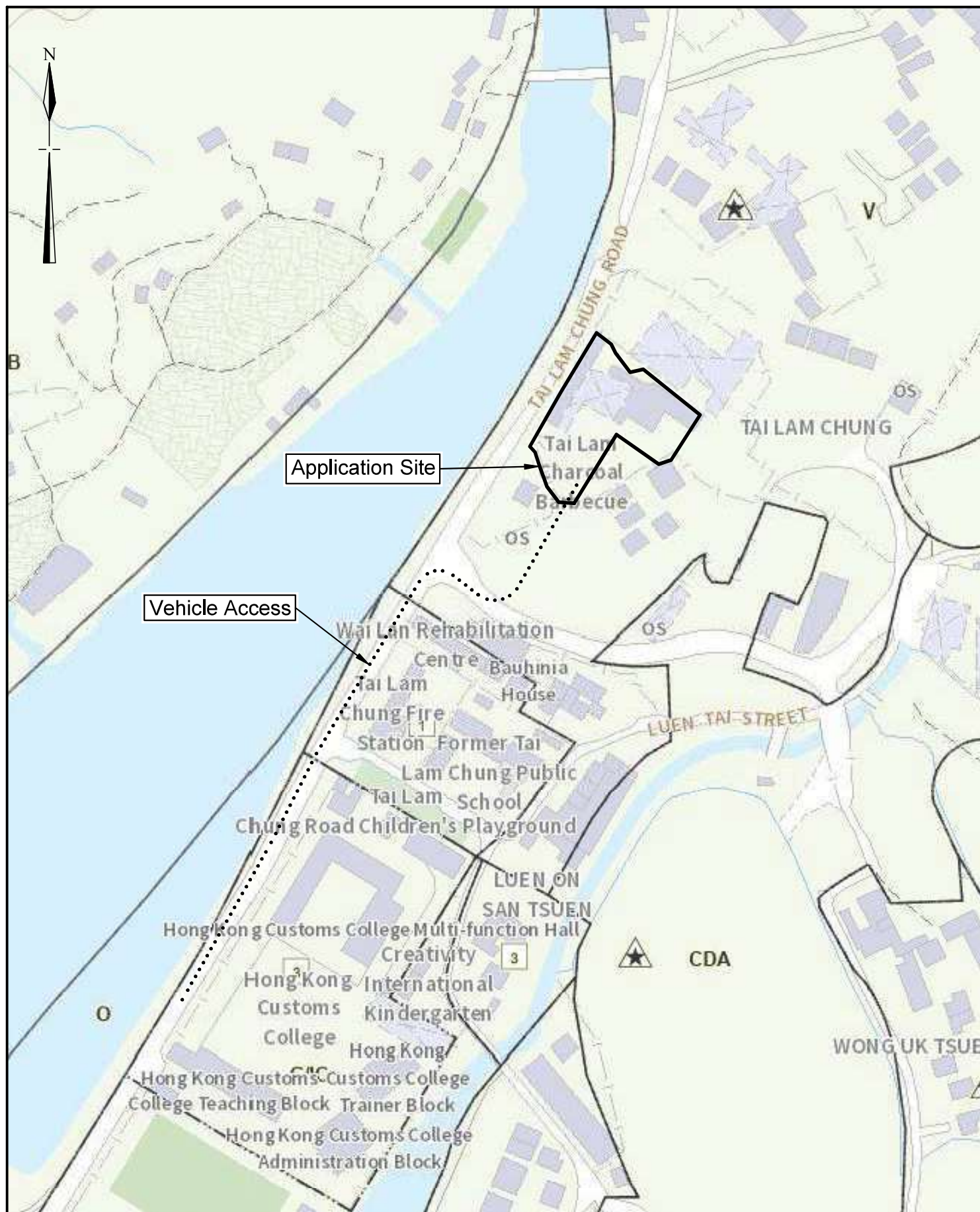
According to TPB PG-No. 36C, Class A Amendments do not require further planning application to the Town Planning Board. However, please consult Lands Department for relevant modification of the short term waiver.

Should you have any enquiries, please do not hesitate to contact the undersigned. Thank you.

Regards,
Anson Ying
ATP/TM1, PlanD

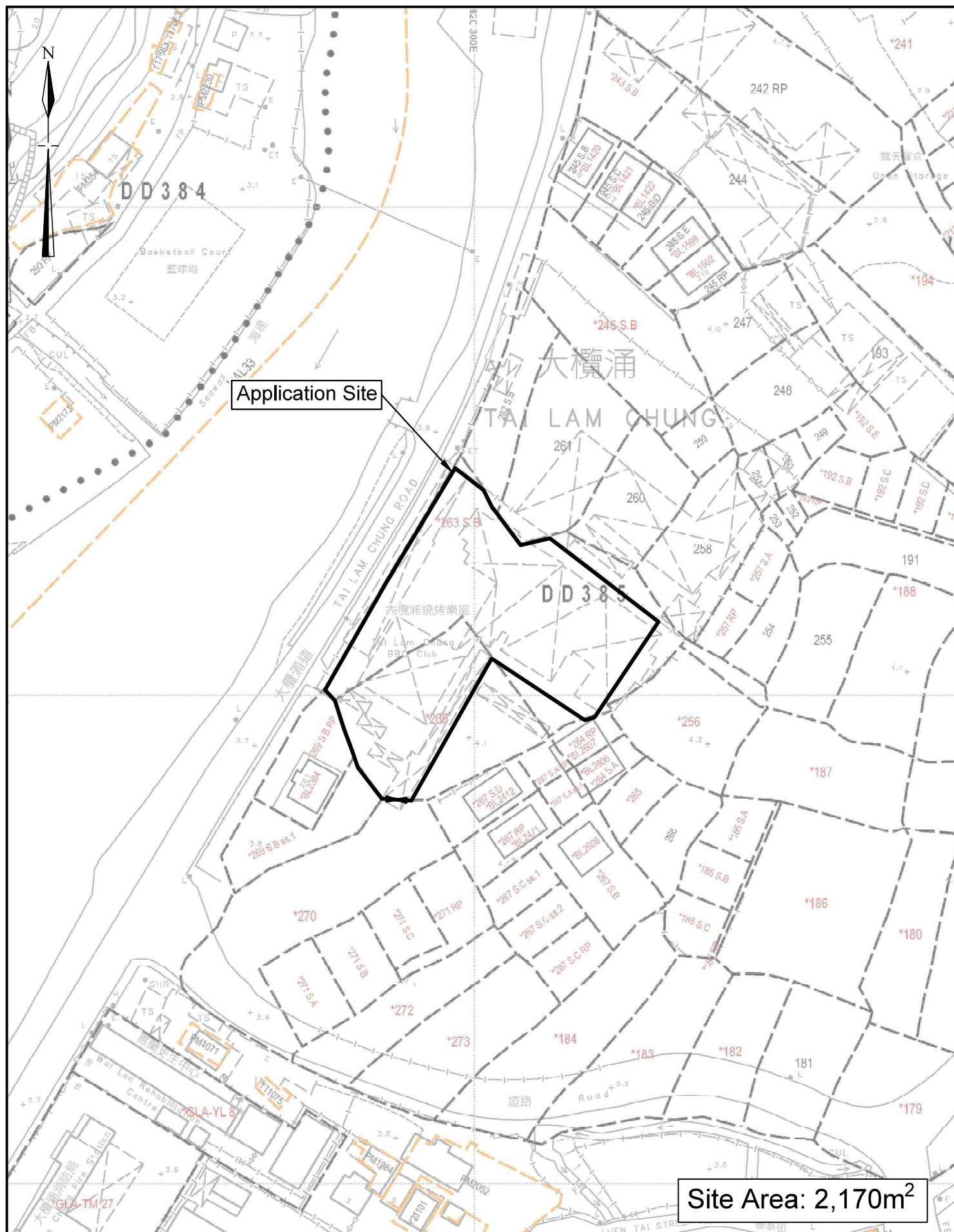
Tel.:2158 6298

[隱藏引用文字]



Extracted from Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15

Not to scale	Location Plan Lots 263 S.B (Part) and 268 (Part) in D. D. 385, Tai Lam Chung, Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
March 2025		Plan 1 (A 9011)



Site Area: 2,170m²

1 : 1000

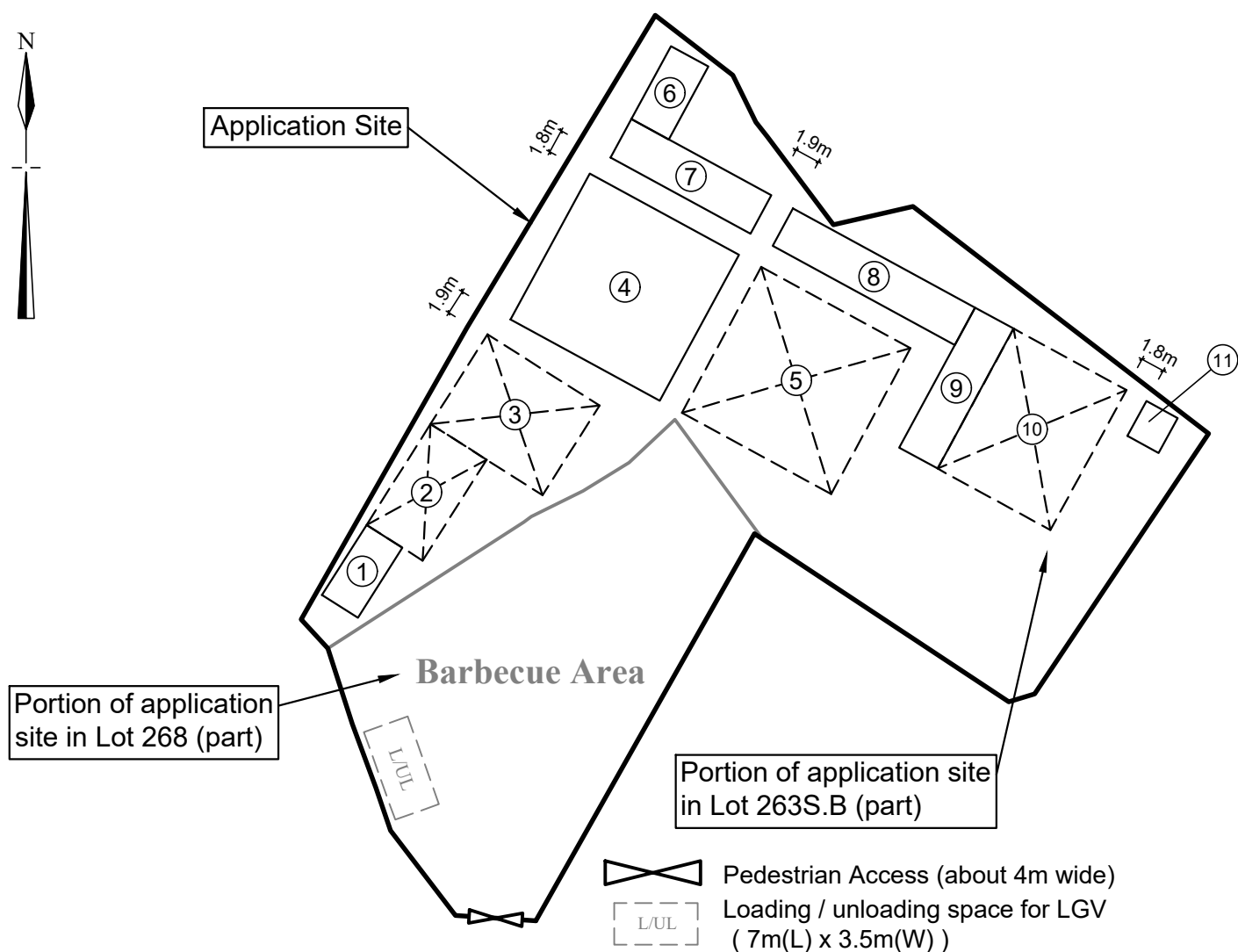
Lot Index Plan

Goldrich Planners &
Surveyors Ltd.

March 2025

Lots 263 S.B (Part) and 268 (Part) in D. D. 385,
Tai Lam Chung, Tuen Mun, New Territories

Plan 2
(A 9011)



No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Reception	20 m ²	20 m ²	1	3.12m
2	Open Shed	45 m ²	45 m ²	1	3.12m
3	Open Shed	80 m ²	80 m ²	1	3.12m
4	Lounge	160 m ²	160 m ²	1	3.6m
5	Open Shed	160 m ²	160 m ²	1	3.12m
6	Kitchen	20 m ²	20 m ²	1	3.12m
7	Portable Toilets	40 m ²	40 m ²	1	3.12m
8	Kiosk	50 m ²	50 m ²	1	3.12m
9	Kitchen	40 m ²	40 m ²	1	3.12m
10	Open Shed	116.07 m ²	116.07 m ²	1	3.12m
11	Pump room	8 m ²	8 m ²	1	3.12m
Total		<u>739.07 m²</u>	<u>739.07 m²</u>		

1 : 500

Layout Plan

Goldrich Planners & Surveyors Ltd.

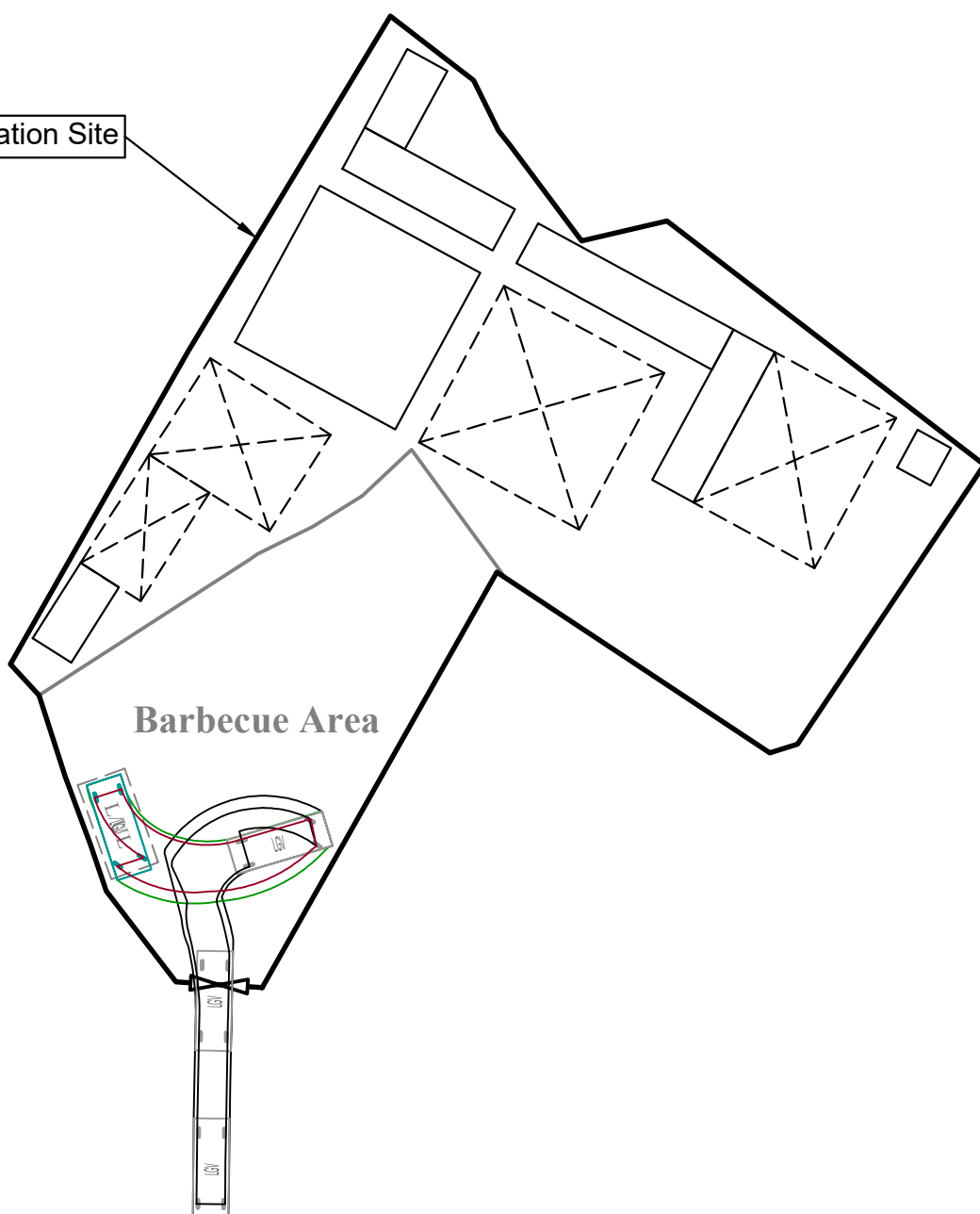
March 2025

Lots 263 S.B (Part) and 268 (Part) in D. D. 385,
Tai Lam Chung, Tuen Mun, New Territories

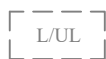
Plan 3
(A 9011)



Application Site



Pedestrian Access (about 4m wide)



Loading / unloading space for LGV
(7m(L) x 3.5m(W))



Light good vehicle (7m(L) x 2.5m(W))

1 : 500

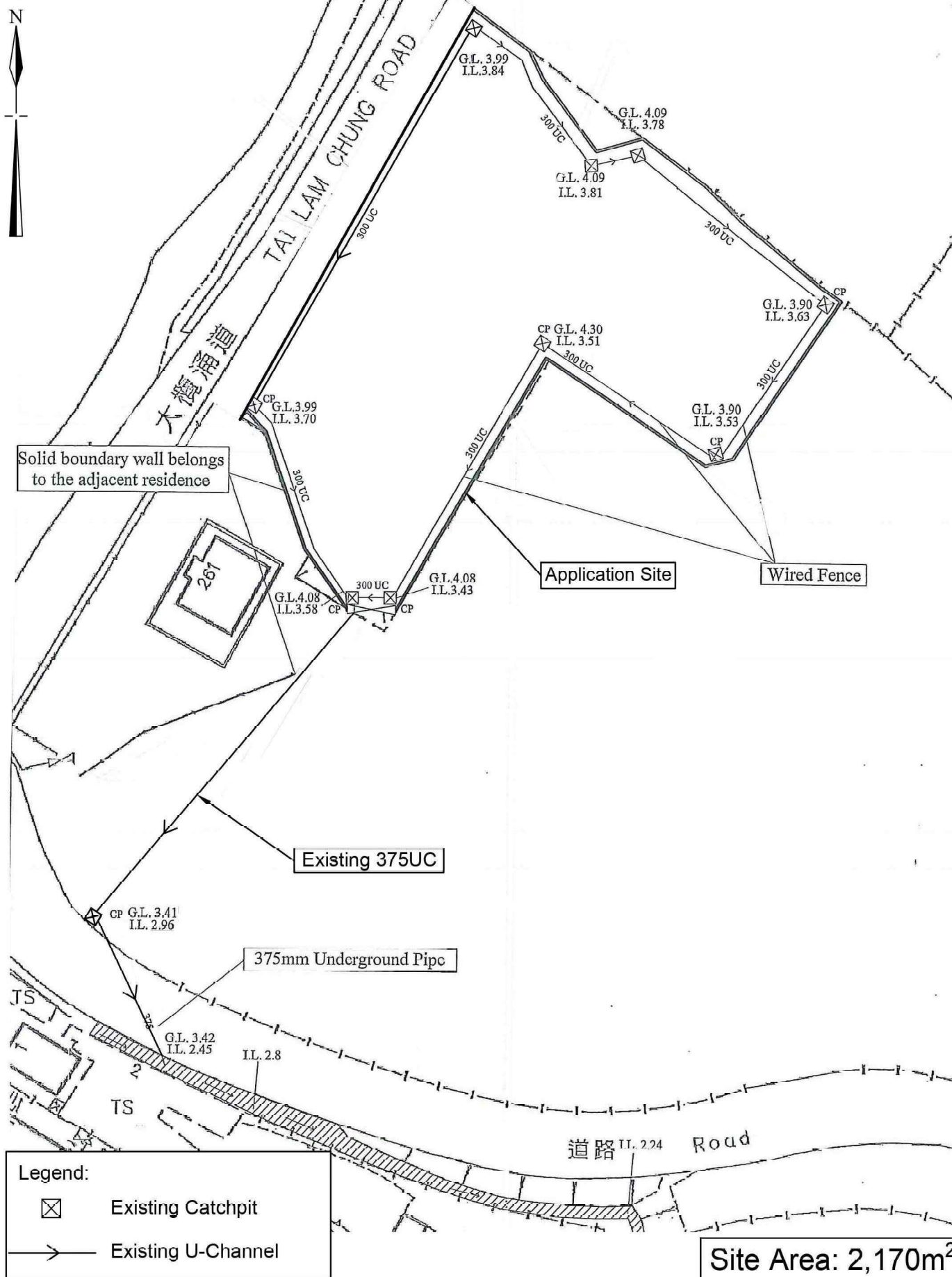
Swept Path Analysis

Goldrich Planners &
Surveyors Ltd.

March 2025

Lots 263 S.B (Part) and 268 (Part) in D. D. 385,
Tai Lam Chung, Tuen Mun, New Territories

Plan 4
(A 9011)



1 : 600

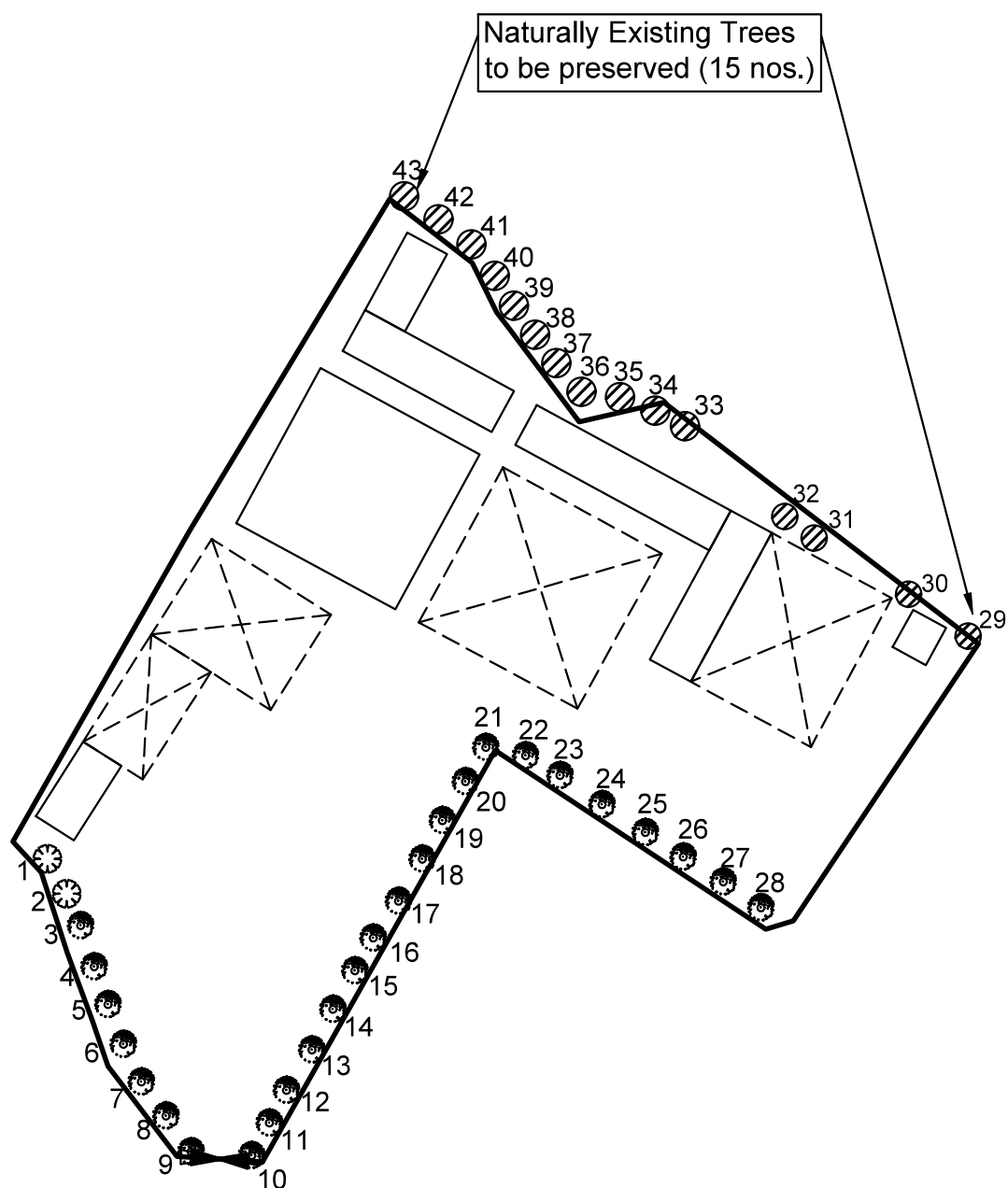
March 2025




Approved Drainage Plan

Lots 263 S.B (Part) and 268 (Part) in D. D. 385,
Tai Lam Chung, Tuen Mun, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 5
(A 9011)



Nos	Tree Schedule	Species	Size (Height)	Quantity
1-2	Existing trees to be preserved	Other species 	2.75m	2
3-28	Existing trees to be preserved	Ficus Microcarpa (細葉榕) 	2.75m	26
29-43	Existing trees to be preserved	Naturally Existing Trees 	-	<u>15</u>
			Total:	<u>43</u>

1 : 500	Approved Tree Preservation Proposal Lots 263 S.B (Part) and 268 (Part) in D. D. 385, Tai Lam Chung, Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
March 2025		Plan 6 (A 9011)

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話:

Fax. 傳真:

E-mail 電郵:

Your Ref.: A/TM-SKW/132

Our Ref.: A9011/TL25131

15 April 2025

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Renewal of Planning Approval for Temporary Barbecue Area for a Period of 3 Years
in "Village Type Development" Zone, Lots 263 S.B (Part) and 268 (Part) in D.D. 385,
Tai Lam Chung, Tuen Mun, New Territories
(Application No. A/TM-SKW/132)**

We would like to submit FI in response to the comment(s) from the Planning Department for the captioned application, which serves to supersede our previous submission under our reference A9011/TL25125 dated 11.4.2025.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

C.C.

DPO/TMYLW, PlanD (Attn.: Ms. Anson YING / Mr. Tommy MA)

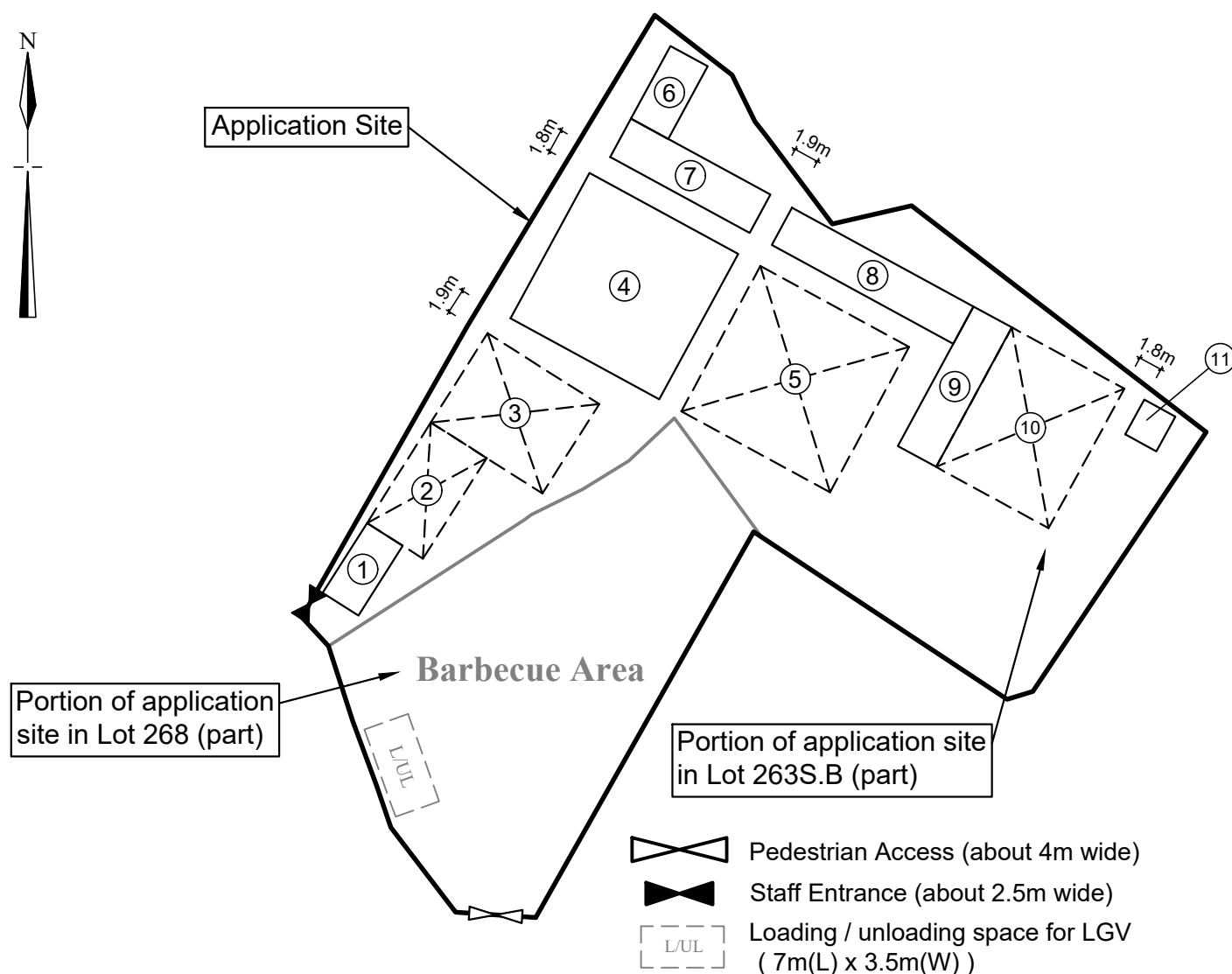
By E-mail only

Further Information for Planning Application No. A/TM-SKW/132**Response-to-Comments****Comments from the Planning Department**

Contact person: Ms. Anson YING (Tel.: 2158 6298)

I.	Comments	Responses
1.	Plans 1 and 2 - Please confirm whether the application site boundary under the current application is identical to the previously approved application no. A/TM-SKW/114.	The application site boundary under the current application is identical to the previously approved application no. A/TM-SKW/114.
2.	Plan 3 - The location of the main entrance for the barbeque (BBQ) area is relocated to the south-western tip that abuts Tai Lam Chung Road, please rectify the Plan accordingly.	The applicant would like to clarify that there are two entrances within the Site. The main entrance for the BBQ area is located on the southern side of the Site and the second entrance is located on the south-western side that abuts Tai Lam Chung Road, which will be used by staff only. Please refer to the revised layout plan (Plan 3a) for details.
3.	Para. 10 of the Planning Statement (PS) and Plan 3 – There are discrepancies in the disposition and arrangement of the temporary structures as shown on plan and the existing condition on site. Please review the proposed layout and update the summary table and Plan 3 as appropriate, if any.	The applicant is obtaining a Short-Term Waiver from the Lands Department for the erection of structures as shown on the previously submitted Layout Plan (Plan 3) under the current application. The proposed structures as shown on plan will be erected once relevant STW is granted.
4.	Para. 11 of the PS - Please confirm if the operation hours of the BBQ area are from 7 a.m. to 11 p.m. daily (including Sundays and public holidays).	The operation hours of the BBQ area are from 7 a.m. to 11 p.m. daily (including Sundays and public holidays), which is the same as the previously approved application no. A/TM-SKW/114.

- END -



No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Reception	20 m ²	20 m ²	1	3.12m
2	Open Shed	45 m ²	45 m ²	1	3.12m
3	Open Shed	80 m ²	80 m ²	1	3.12m
4	Lounge	160 m ²	160 m ²	1	3.6m
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6	Kitchen	20 m ²	20 m ²	1	3.12m
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8	Kiosk	50 m ²	50 m ²	1	3.12m
9	Kitchen	40 m ²	40 m ²	1	3.12m
10	Open Shed	116.07 m ²	116.07 m ²	1	3.12m
11	Pump room	8 m ²	8 m ²	1	3.12m
Total		<u>739.07 m²</u>	<u>739.07 m²</u>		

1 : 500

Layout Plan

Goldrich Planners & Surveyors Ltd.

April 2025

**Lots 263 S.B (Part) and 268 (Part) in D. D. 385,
Tai Lam Chung, Tuen Mun, New Territories**

**Plan 3a
(A 9011)**

Relevant extracts of the Town Planning Board Guidelines 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 Application covering the Application Site

Approved Applications

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/TM-SKW/42	Temporary Barbecue Area with Structures for a Period of 3 Years	28.5.2004 [Revoked on 28.2.2005]
2	A/TM-SKW/48	Temporary Barbecue Area for a Period of 3 years	23.6.2006 (Approved on Review) [Revoked on 23.3.2007]
3	A/TM-SKW/54	Temporary Barbecue Area for a Period of 3 years	28.9.2007 (Approved for 1 year) [Revoked on 18.12.2007]
4	A/TM-SKW/57	Temporary Barbecue Area for a Period of 3 years	9.5.2008 [Revoked on 9.1.2009]
5	A/TM-SKW/67	Temporary Barbecue Area for a Period of 3 years	17.6.2011
6	A/TM-SKW/93	Temporary Barbecue Area for a Period of 3 years	18.12.2015
7	A/TM-SKW/101	Temporary Barbecue Area for a Period of 3 years	31.5.2019
8	A/TM-SKW/114	Renewal of Planning Approval for Temporary Barbecue Area for a Period of 3 Years	20.5.2022

Rejected Applications

	Application No.	Applied Use(s)/Development(s)	Date of Consideration	Rejection Reason(s)
1	A/TM-SKW/61	Temporary Barbecue Area for a Period of 3 Years	8.5.2009	(1) to (4)
2	A/TM-SKW/90	Temporary Barbecue Area for a Period of 3 Years	19.6.2015	(5)

Rejection Reason(s):

- (1) The development was not in line with the planning intention of the “Village Type Development” (“V”) zone, which was to designate both existing recognised villages and areas of land considered suitable for village expansion, even on a temporary basis.

- (2) The development was not compatible with the surrounding areas.
- (3) There was insufficient information to demonstrate that the development would not generate adverse environmental and drainage impacts on the surrounding areas.
- (4) The approval of the application, even on a temporary basis, would set an undesirable precedent for similar application within the “V” zone.
- (5) The applicant fails to demonstrate that the wastewater generated from the development could be properly treated and disposed of.

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport:

No comment on the application.

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

No comment on the application.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application; and
- the application site was subject to three non-substantiated environmental complaints in the past three years.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

No objection in principle to the application.

4. Fire Safety

Comments of the Director of Fire Services:

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

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

No objection to the application.

6. Food and Environmental Hygiene

Comments of the Director of Food and Environment Hygiene:

No adverse comment on the application.

7. District Officer's Comments

Comments of the District Officer (Tuen Mun), Home Affairs Department:

His office has not received any comment from the locals.

8. Other Departments

The following government departments have no comment on the application:

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and
- Director of Agriculture, Fisheries and Conservation.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with concerned owner(s) of the application site (the Site).
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) his office reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extensions/alternations of the structures erected or to be erected within the subject lots or any unauthorised occupation of Government land at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by his office or be in breach of the approval given; and
 - (ii) according to the Land Registry records, whilst Lots 263 S.B and 270 in D.D.385 are both under the same ownership. Lot 268 in D.D.385 is owned by other party. As such, the applicant is reminded to make his own access arrangement over the above three lots;
- (c) to note the comments of the Commissioner for Transport (C of T) that:
 - (i) no vehicle is allowed to queue back to or reverse onto/from public roads; and
 - (ii) no pedestrian induced by the Site is allowed to assemble and obstruct the footpath of Tai Lam Chung Road;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) his department shall not be responsible for the maintenance of any access connecting between the Site and Tai Lam Chung Road;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application by the Town Planning Board does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The Applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works, where appropriate;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant should avoid the use of public announcement system or any form of audio amplification system on the Site to minimise the potential noise nuisance on the surrounding area;
 - (ii) the applicant should follow the recommendations in relevant guidelines, including the

“Control of Oily Fume and Cooking Odour from Restaurants and Food Business” to minimize any potential oily fume and cooking odour emissions;

- (iii) the applicant should observe and comply with the statutory requirements under relevant environmental pollution control ordinances; and
 - (iv) the applicant is reminded to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental nuisances on the surrounding areas;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Service Department (CE/MN, DSD) that:
- (i) the applicant is required to maintain his drainage facilities/system properly and rectify them 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 any damage and/or nuisance caused by failure of his facilities/system;
 - (ii) the existing drainage facilities, watercourse, river, channel and the like should not be affected and obstructed by the construction materials, waste or debris from the proposed development; and
 - (iii) the drainage facilities located outside the Site and the proposed connections to existing drainage facilities are not being maintained by his Department. The applicant shall seek agreement from the relevant owners or parties who are responsible for the maintenance of these drainage facilities;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the latest fire service installations (FSIs) proposal should be submitted as supplementary information to his department for consideration;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (iii) the location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iv) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the application;
 - (ii) before any new building works (including containers/open sheds as temporary

buildings) are to be carried out on the Site, the prior approval and consent of BD should be obtained, otherwise, they are Unauthorized Building Works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO;

- (iii) all drainage works for the proposed toilets shall be carried out to satisfaction of the Building Authority and in compliance with regulations;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (vi) 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;
 - (vii) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
 - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments will be provided at the building plan submission stage; and
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) proper licence/permit issued by his Department is required if there is any food business/ catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
 - (ii) the associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the operations and works, the applicant should arrange its proper disposal at his own expenses.

From:
Sent: 2025-04-10 星期四 02:39:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/TM-SKW/132 DD 385 Tai Lam Cheung BBQ

A/TM-SKW/122

Lots 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun

Site area : About 2,170sq.m

Zoning : "VTD"

Applied use : BBQ / 1 Vehicle Parking

Dear TPB Members,

122 withdrawn and back with the original site.

According to applicant all conditions were fulfilled but the data indicates otherwise.

Members must verify this.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 11 July 2023 2:24 AM HKT
Subject: A/TM-SKW/122 DD 385 Tai Lam Cheung BBQ

A/TM-SKW/122

Lots 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun

Site area : About 2,670sq.m

Zoning : "VTD"

Applied use : BBQ / 1 Vehicle Parking

Dear TPB Members,

Conditions for 114 not fulfilled but applicant is back with a larger footprint.

Surely members should ensure that original operation is abiding by regulations before approving a larger operation?

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 2 May 2022 2:48 AM CST
Subject: A/TM-SKW/114 DD 385 Tai Lam Cheung BBQ

A/TM-SKW/114

Lots 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun

Site area : About 2,170sq.m

Zoning : "VTD"

Applied use : BBQ / 1 Vehicle Parking

Dear TPB Members,

The Applicant has a history of non-compliance with conditions.

The 2015 Application 93 recording a whopping 9 extensions of time.

However this is not mentioned in the 31 May 2019 meeting minutes and members asked no questions.

However the approved renewal 101 has also recorded 9 extensions. How come approval was not revoked?

This time around members have a duty to ask questions as a judge decreed some years ago that there is an obligation on the part of the members to inquire into matters pertaining to approvals.

Mary Mulvihill