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類別: Internet Email

城規會/規劃處：

有關規劃許可：A/NE-TK/859 的申請，現附上排水建議書及污水建議書，請查收。

如有什麼問題，請隨時聯絡我。

謝謝。

Ms Chong
[REDACTED]

添比建設有限公司

Ratio Architecture & Construction Limited



**SUBMISSION REPORT
FOR
DRAINAGE PROPOSAL DESIGN
FOR
TEMPORARY EATING PLACE AND BARBECUE SITE WITH
ANCILLARY FACILITIES AND CARPARK
FOR A PERIOD OF 3 YEARS
AT VARIOUS LOTS IN D.D.17, TING KOK
TAI PO, NEW TERRITORIES**



Ratio Architecture & Construction Limited

Date : June 2026

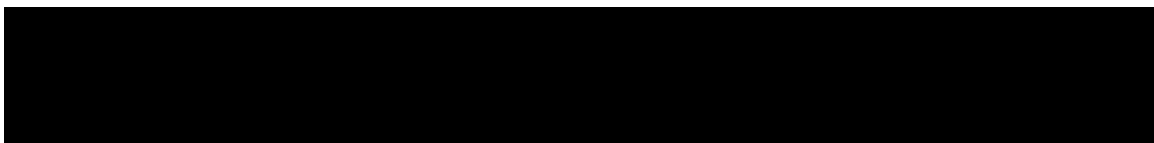


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| Appendix C | Geoinfo Map showing the existing watercourse |

REFERENCES

1. Stormwater Drainage Manual, Planning Design and Management by DSD
2. Geotechnical Manual for Slopes by GEO
3. Standard Drawings by DSD

1. Introduction

This proposal is prepared for the proposed stormwater drainage works for the temporary eating place and barbecue site with ancillary facilities and carpark for a period of 3 years at various lots in D.D.17, Ting Kok, Tai Po, N.T.

2. Existing Drainage Condition

A plan showing the existing catchments are enclosed in **Appendix B**. Currently, the surface runoff collected from the existing site and is discharging to the existing 525mm surface channel and terminates at the sea as shown in **Appendix A**. As per the existing site condition, additional peripheral U-channels area considered necessary for the proposed development. Drainage proposal is required to be carried out for the proposed development.

3. Design Parameters & Assumptions

The design criteria to be used for the modeling assessment are based on the standards set out in the Stormwater Drainage Manual, Fifth Edition (SDM). According to Section 6.6.1 of the SDM, the existing village drainage system in the vicinity of the development is classified as main rural catchment drainage system. Table 10 of the SDM recommends to be adopted a 50 year design return period storm event for the main rural drainage branch system.

Stormwater Runoff (Q)

The rate of stormwater runoff used in this assessment report is estimated by the “Rational method” in which the peak runoff is calculated from the formula:

$$Q = K \times i \times A / 3600$$

where	Q	=	maximum runoff (L/s)
	i	=	design mean intensity of rainfall (mm/hr)
	A	=	area of catchment (m ²)
	K	=	runoff coefficient

Time of Concentration (tc)

The time of concentration is defined as the time required for stormwater runoff to flow from the most remote part of the catchment area to the point in the drainage system under consideration. Based on the assumptions adopted in the Rational Method, this is the time taken for the peak runoff to become established at the considered section.

The time of concentration comprises the time for water flowing within natural catchments and along the man-made drainage pipes/channels. For natural catchments, the time of concentration is estimated by the modified form of the Brandsby William's equation.

$$t_o = \frac{0.14465L}{H^{0.2} A^{0.1}}$$

Where t_o = time of concentration of a natural catchment (min.)

A = catchment area (m^2)

H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

Mean Rainfall Intensity (i)

Mean rainfall intensity-duration curves attached in this report are based on the Statistical analysis of long term rainfall records from the Hong Kong Observatory. A return period of 50 years is adopted.

Runoff Coefficient (K)

The value of K is taken as 0.95 for paved area. For vegetated ground, the value of K is taken as 0.3.

4. Proposed Stormwater Drainage

The proposed stormwater drainage works include surface U-channels at the peripheral of the site collecting the runoff from catchments within the site. The U-channels will connect and discharge the surface runoff to the sea. Catchpits with 300mm sump are proposed at the discharged points of proposed U-Channel to desilt the surface water before discharging to the drainage outside. The proposed stormwater drainage layout plan is shown in **Appendix A**.

5. Effect on Drainage Characteristics and Potential Drainage Impact

The drainage design of the proposed U-channel are presented in **Appendix B**.

6. Conclusion

Peripheral channels are to be provided along the site boundary where necessary to intercept runoff from crossing the site. The drainage conditions of adjacent areas will not be adversely affected.

Appendix A

Stormwater Drainage Proposal Plan

Site Photos for Stormwater Drainage Proposal at Various Lots in D.D. 17, Ting Kok, Tai Po, N.T.

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

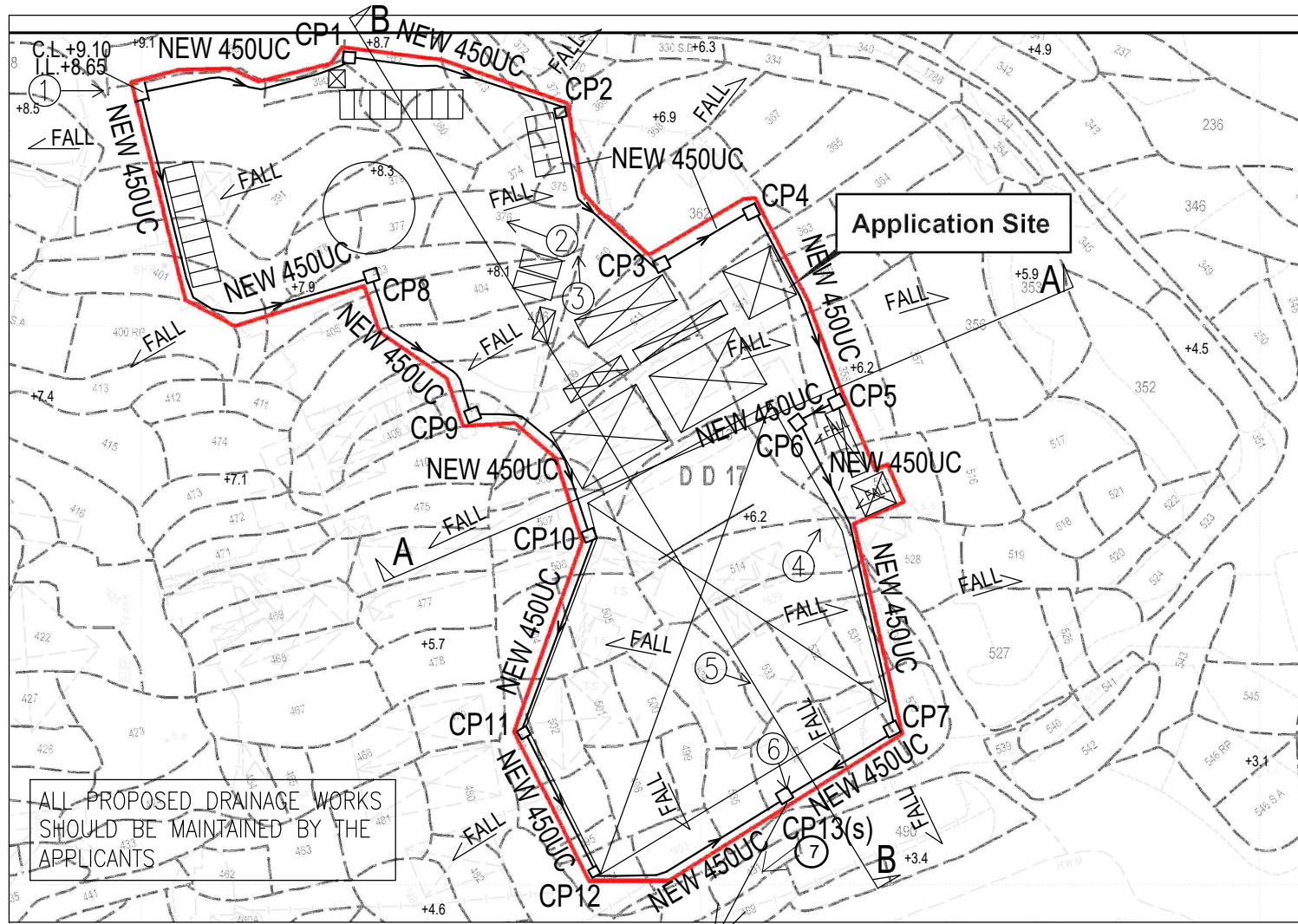


Photo 6



Photo 7





LEGEND:

- NEW 450UC
→ PROPOSED 450mm U-CHANNEL WITH GRATING AT FALL 1: 100 (MIN)
- CP13(s)
□ PROPOSED COVERED DESILTED CATCHPIT NO. CP13
- CP1
□ PROPOSED COVERED CATCHPIT NO. CP1
- +4.5
EXISTING GROUND LEVEL
- ⊠ PROPOSED STRUCTURES UNDER PLANNING APPLICATION (FOR REFERENCE ONLY)
- ① → PHOTO TAKING DIRECTION

PROPOSED CATCHPIT SCHEDULE GENERAL NOTE

CATCHPIT	C.L. (mPD)	I.L. (mPD)
CP1	8.70	8.15
CP2	7.50	6.95
CP3	7.50	6.61
CP4	6.90	6.35
CP5	6.20	5.65
CP6	6.20	5.59
CP7	4.0	3.45
CP8	7.90	7.35
CP9	7.10	6.55
CP10	6.20	5.65
CP11	5.70	5.15
CP12	4.60	4.05
CP13(s)	3.40	2.85

1. THE PROPOSED DRAINAGE WORK, WHETHER WITHIN OR OUTSIDE THE LOT BOUNDARY, SHOULD BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER AT HIS OWN EXPENSE. FOR WORKS TO BE UNDERTAKEN OUTSIDE THE LOT BOUNDARY, PRIOR CONSENT AND AGREEMENT FROM DLO AND/OR RELEVANT PRIVATE LOT OWNER SHOULD BE SOUGHT.

CONCRETE STRENGTH AND STEEL REINFORCEMENT SPECIFICATION FOR DRAINAGE DETAILS

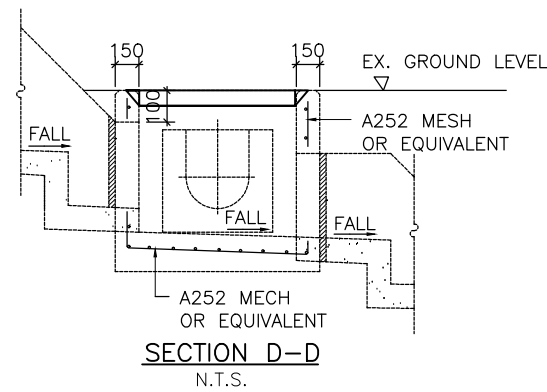
1. CONCRETE GRADE FOR CATCHPITS AND U-CHANNEL SHALL BE 30D DESIGN IN COMPLIANCE WITH CS1 : 2010 FOR BLINDING LAYER SHALL BE 15D, DESIGN COMPLY WITH CS1-2010.
2. ALL MAIN BARS TO BE HOT ROLLED HIGH YIELD STEEL DEFORMED BAR COMPLM WITH CS2 : 2012
Y - HIGH YIELD BAR 500 MPa
M - MILD STEEL BAR 250 MPa
3. CONCRETE COVER TO MAIN REINFORCEMENT TO BE 50mm.
4. LAP LENGTH FOR ALL BARS TO BE 46x DIAMETER OF LARGER BAR TO BE LAPPED.
5. REACTIVE ALKALI CONTENT EXPRESSED IN SODIUM OXIDE PER CUBIC METER OF CONCRETE SHOULD NOT EXCEED 3KG AS PER PNAP APP-74.

HALF ROUND, U, AND STEPPED - CHANNELS

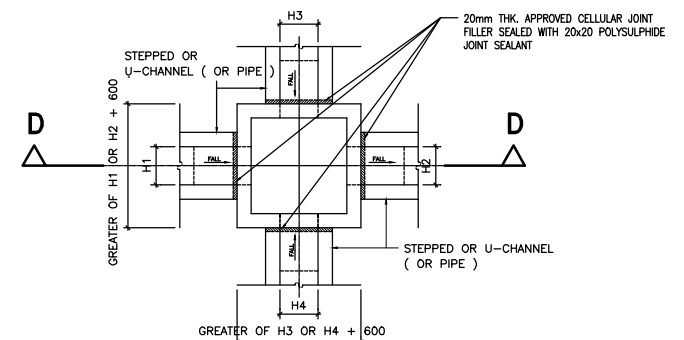
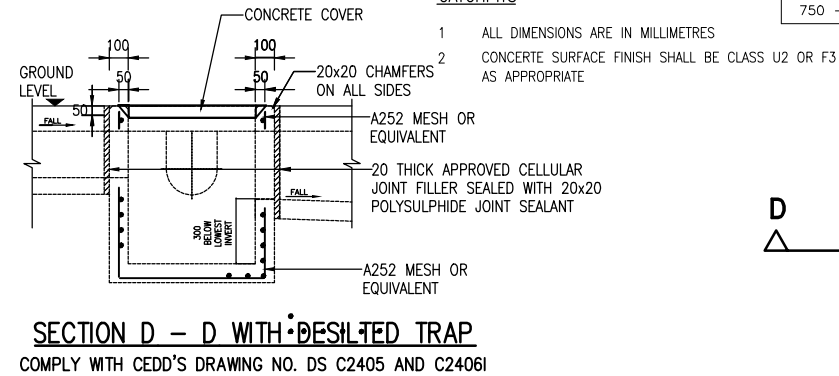
- 1 ALL DIMENSIONS ARE IN MILLIMETERS
- 2 CONCRETE SURFACE FINISHING SHALL BE CLASS U2 OR F2 AS APPROPRIATE
- 3 FOR HALF ROUND AND U - CHANNEL, SPACING OF EXPANSION JOINT IN CHANNELS, BERMS AND APRON TO BE 10m MAXIMUN. FOR STEPPED CHANNELS, EXPANSION JOINTS TO BE PROVIDED AT A MAXIMUN SPACING OF 10m.
- 4 DIMENSIONS FOR HALF ROUND AND U-CHANNELS SEE TABLE 1.
- 5 THE COVER FOR U-CHANNELS AND CATCHPIT SHALL COMPLY WITH CEDD'S STANDARD DRAWINGS NO. C2405 TO C2407 AND C2412.
- 6 ALL PROPOSED U-CHANNELS SHALL BE COVERED WITH GRATING

TABLE 1 : DIMENSION OF U-CHANNEL AND HALF-ROUND CHANNEL

NORMAL SIZE H	T	B	REINFORCING
<300	100	100	NIL
375 - 675	150	150	NIL
750 - 900	175	175	A252 MESH PLACED CENTRALLY



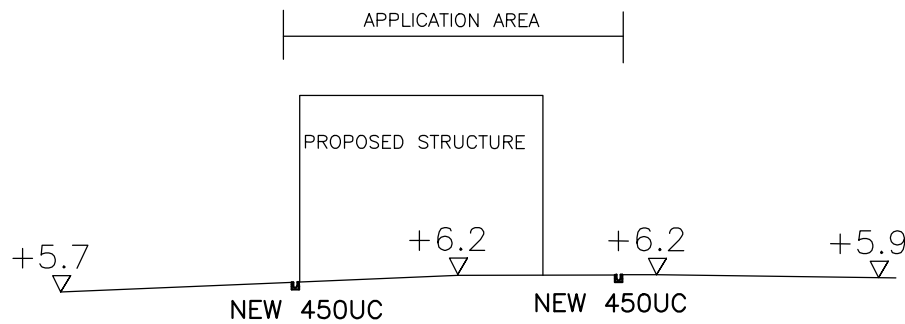
CATCHPITS



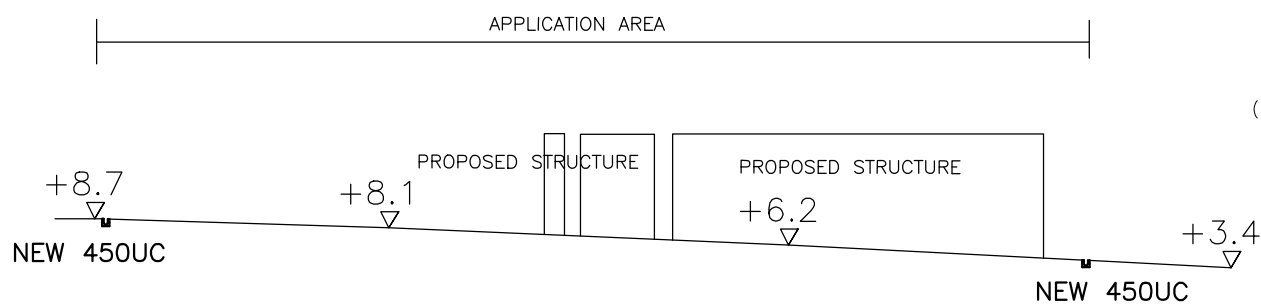
PLAN

TYPICAL DETAILS OF CATCHPIT

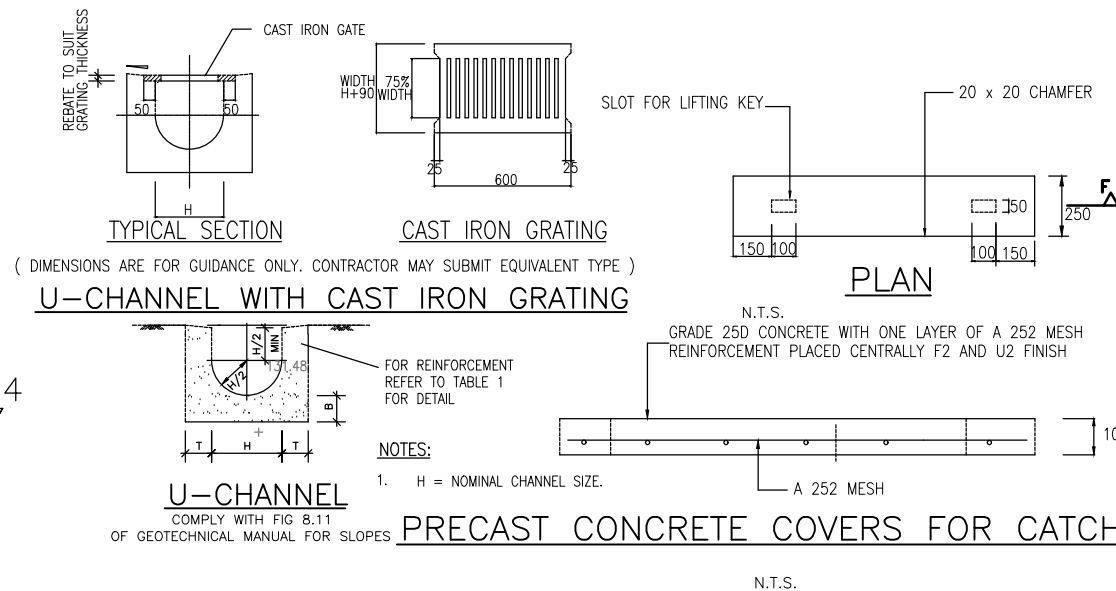
REV	DESCRIPTION	CHECKED	APPROVED	DWN	DATE
1	DLO SUBMIT	RC	AY	RY	JUNE 26
2	PROJECT TITLE:				
3	STORMWATER DRAINAGE PROPOSAL FOR VARIOUS LOT IN D.D.17				
4	TING KOK, TAI PO				
5	DRAWING TITLE:				
6	DRAINAGE PROPOSAL PLAN AND TYPICAL DETAILS				
7	SCALE :	1:1500			
8	CAD FILE:	CAD_REF			
9	DRAWN :	RY			
10	S.D :	RY			
11	DESIGNED :	RC			
12	CHECKED :	AY			
13	DRAWING NO.:				
14	SDP001				
15	B.D. REF. NO.:				



SECTION A-A
(NO EXCAVATIONA AND FILLING WORKS
WOULD BE PROPOSED IN THIS APPLICATION)



SECTION B-B
(NO EXCAVATIONA AND FILLING WORKS
WOULD BE PROPOSED IN THE APPLICATION)



U-CHANNEL
COMPLY WITH FIG 8.11
OF GEOTECHNICAL MANUAL FOR SLOPES

PRECAST CONCRETE COVERS FOR CATCHPIT

Appendix B

Surface Drainage Design

Project No.: Drainage Design at Various lot in D.D.17 Date: 9-Jun-26
 Prepared by: Ray Cheng

Check for the drainage capacity of proposed 450UC

Catchment area, A1 = 4985 m² Assume k = 0.95 for paved surface

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

A = Total catchment area (m²)

Longest distance from summit point to outlet, CP13(s) (Ld) = 247.00 m

Shortest distance from summit point to outlet, CP13(s) (Ls) = 172.00 m

Elevation of remote point (Pt A) = 9.10 mPD

Elevation of outlet point CP13(s) = 2.850 mPD

Average fall, H = (z₁-z₂)/L_s x 100
 = 3.63 m per 100m

T_c = 0.14465 x L_d / (H^{0.2} x A^{0.1})
 = 11.78 min

Assume a 1 in 50 year design rainfall return period for rural area
 From Table 3d of SDM Corrigendum No. 1/2024

i = 175 mm/hr
 Q = kiA/60 x 1.16
 16038 lit/min

rainfall increase

From TGN 43A1

For proposed 450 UC with 1 in 100 gradient

Maximum capacity = 24500 lit/min > 16038 o.k.

The corresponding velocity = 2.25 m/s < 4 o.k.

Project No.: Drainage Design at Various lot in D.D.17 Date: 9-Jun-26
 Prepared by: Ray Cheng

Check for the drainage capacity of proposed 450UC

Catchment area, A2 = 4872 m² Assume k = 0.95 for paved surface

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

A = Total catchment area (m²)

Longest distance from summit point to outlet, CP13(s) (Ld) = 260.00 m

Shortest distance from summit point to outlet, CP13(s) (Ls) = 172.00 m

Elevation of remote point (Pt A) = 9.10 mPD

Elevation of outlet point CP13(s) = 2.850 mPD

Average fall, H = (z₁-z₂)/L_s x 100
 = 3.63 m per 100m

T_c = 0.14465 x L_d / (H^{0.2} x A^{0.1})
 = 12.43 min

Assume a 1 in 50 year design rainfall return period for rural area
 From Table 3d of SDM Corrigendum No. 1/2024

i = 172 mm/hr
 Q = kiA/60 x 1.16
 15425 lit/min

rainfall increase

From TGN 43A1

For proposed 450 UC with 1 in 100 gradient

Maximum capacity = 24500 lit/min > 15425 o.k.

The corresponding velocity = 2.25 m/s < 4 o.k.

Project No.: Drainage Design at Various lot in D.D.17 Date: 9-Jun-26
 Prepared by: Ray Cheng

Check for the drainage capacity of existing 525UC

Catchment area,	A1	=	4985	m ²	Assume k = 0.95 for paved surface
	A2	=	4872	m ²	
Total catchment area, A1+A2		=	9857	m ²	

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

A = Total catchment area (m²)

Longest distance from summit point to outlet, CP13(s)	(Ld) =	260.00	m
Shortest distance from summit point to outlet, CP13(s)	(Ls) =	172.00	m

Elevation of remote point (Pt A)	=	9.10	mPD
Elevation of outlet point CP13(s)	=	2.850	mPD
Average fall, H	=	(z ₁ -z ₂)/L _s x 100	
	=	3.63	m per 100m

$$T_c = 0.14465 \times L_d / (H^{0.2} \times A^{0.1})$$

$$= 11.58 \text{ min}$$

Assume a 1 in 50 year design rainfall return period for rural area
 From Table 3d of SDM Corrigendum No. 1/2024

$$i = 176 \text{ mm/hr}$$

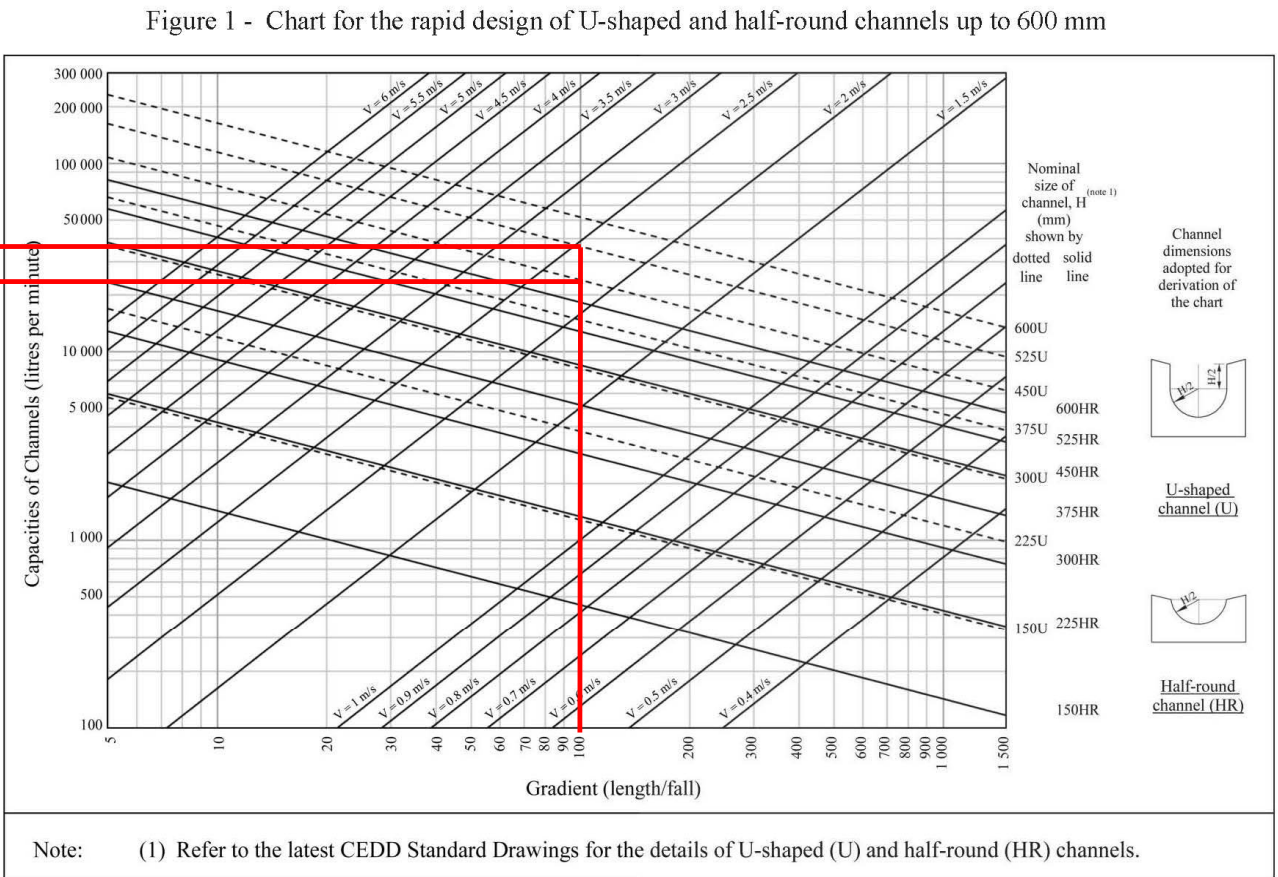
$$Q = \frac{kiA}{60} = \frac{31873}{1.16} \text{ lit/min}$$

rainfall increase

From TGN 43A1

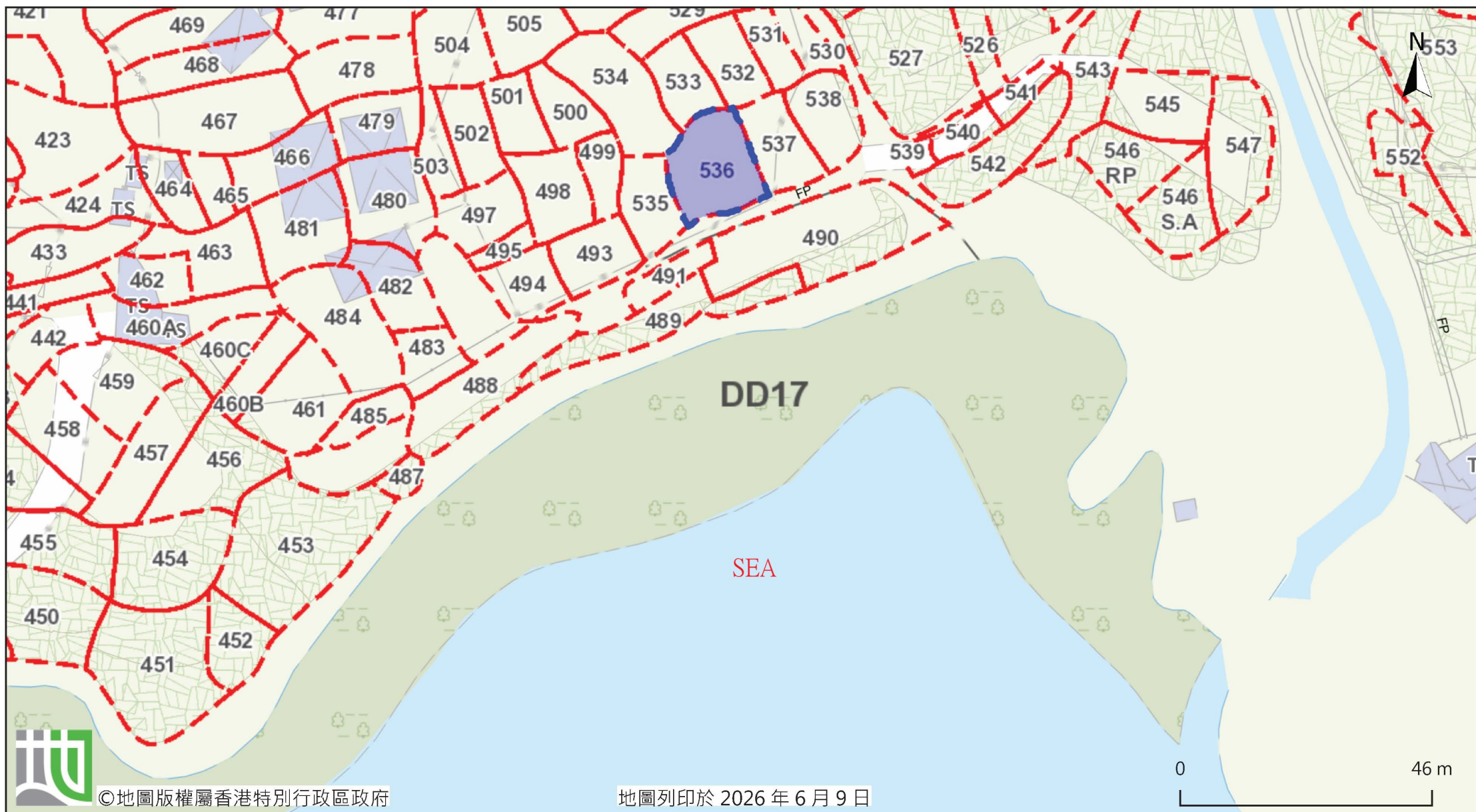
For existing 525 UC with 1 in 100 gradient

Maximum capacity	=	39000	lit/min	>	31873	o.k.
The corresponding velocity	=	2.50	m/s	<	4	o.k.



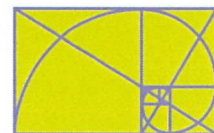
Appendix C

Geoinfo Map Showing the Existing Watercourse



添比建設有限公司

Ratio Architecture & Construction Limited



RATIO 添比

**SUBMISSION REPORT
FOR
SEWERAGE IMPACT ASSESSMENT
FOR
TEMPORARY EATING PLACE AND BARBECUE SITE WITH
ANCILLARY FACILITIES AND CARPARK
FOR A PERIOD OF 3 YEARS
AT VARIOUS LOTS IN D.D.17, TING KOK
TAI PO, NEW TERRITORIES**



Ratio Architecture & Construction Limited

Date : June 2026



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1. Introduction
2. Existing Sewerage Drainage Condition
3. Proposed Septic Tank and Soakaway Pit System
4. Proposed Grease Trap
5. Assessment on Sewerage Impact
6. Conclusions

APPENDIX

Appendix A	Sewerage Drainage Information Map
Appendix B	Design of Proposed Septic Tank and Soakaway Pit System
Appendix C	Design of Grease Trap
Appendix D	Water Gathering Ground Map

1. Introduction

This proposal is prepared for the sewerage impact assessment for the temporary eating place and barbecue site with ancillary facilities and carpark for a period of 3 years at various lots in D.D.17, Ting Kok, Tai Po, New Territories.

2. Existing Sewerage Drainage Condition

According to sewerage drainage information as shown in the Geoinfo Map enclosed in **Appendix A**, there is no public sewerage network is available in the vicinity of the application site. As such, there is an existing septic tank and soakaway pit system under the toilet to collect all the effluent and wastewater generated from the applied use.

3. Proposed Septic Tank and Soakaway Pit System

The existing septic tank and soakaway pit system will be upgraded in accordance with Environmental Protection Department (“EPD”)’s ProPECC PN1/23 under supervision of an Authorized Person/Registered Structural Engineer/Registered Professional Engineer. Details of the design of such septic tank and soakaway pit system are given at in **Appendix B** for general reference. The proposed septic tank and soakaway pit system will be under proper cleaning and maintenance at regular interval.

Discharge to the septic tank and soakaway pit system will be kept to a minimum in order not to unduly overload the septic tank and soakaway pit system while preventing pollution to the storm water systems. Any overflow pipes from the proposed septic tank to the stormwater drainage system is prohibited. Surface runoff from the application site will be discharged to proposed stormwater drainage system, which will be discharged to the sea eventually.

4. Proposed Grease Trap

All wastewater collected from a kitchen, including that from basins, sinks and floor drains, should be discharged via a grease trap capable of providing at least 20 minutes retention during peak flow. A separate grease trap should be provided for each kitchen. Details of the design of a typical grease trap are given at in **Appendix C** for general reference.

5. Assessment on Sewerage Impact

The proposed septic tank and soakaway pit system is more than 30m away from existing stream/river/sea, which will not impose water pollution to the existing stream/river/sea. The application site is not located within Water Gathering Ground (Water Gathering Ground Map from Water Supplies Department (“WSD”) is shown in **Appendix D**) and is not located in environmentally sensitive zoning.

6. Conclusion

Existing septic tank and soakaway pit system will be upgraded in accordance with Environmental Protection Department (“EPD”)’s ProPECC PN1/23 standard and grease trap will be proposed to collect waste from toilet and kitchen respectively. Given the assessment above, it is considered that the applied use will not create adverse sewerage impact on the application site and its adjacent area.

Appendix A

Sewerage Drainage Information Map



Drainage Pipes and Manholes 渠務管道及沙井

Legend 圖示

	Combined Manhole	沙井 (混合)
	Overflow (Combined)	溢流 (混合)
	Pipe (Combined)	渠管 (混合)
	Interface Valve Chamber	界面閥室
	Sewer Manhole	沙井 (污水)
	Oil / Petrol Interceptor	油污截流井
	Overflow (Sewer)	溢流 (污水)
	Pipe (Sewer)	渠管 (污水)
	Tapping Point (Sewer)	接駁點 (污水)
	Sewer Terminal Manhole	終端沙井 (污水)
	Catchpit	集水井
	Inlet	入水口
	Storm Water Manhole	沙井 (雨水)
	Outlet	出水口
	Pipe (Storm)	渠管 (雨水)
	Sand Trap	隔沙器

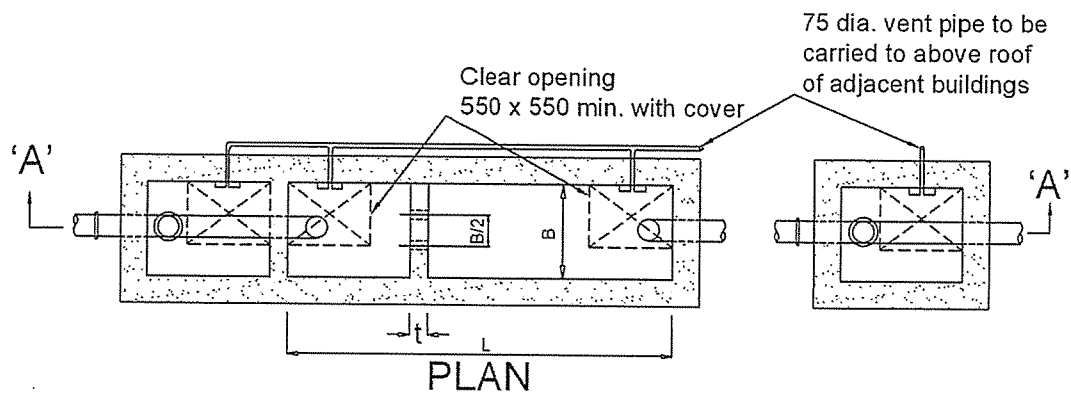
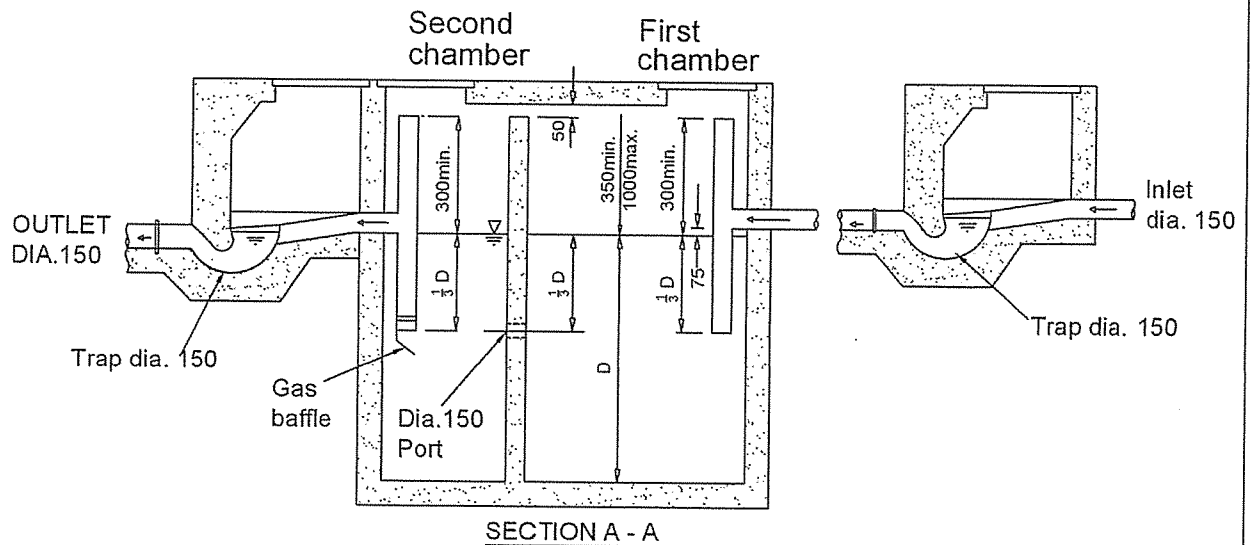
Drainage Pipes and Manholes 渠務管道及沙井

Legend 圖示

	Tapping Point (Storm)	接駁點 (雨水)
	Storm Water Terminal Manhole	終端沙井 (雨水)
	Tunnel Protection Zone (100m / 200m)	隧道保護區 (100 米 / 200 米)
	Tunnel Protection Zone (General Range)	隧道保護區 (一般範圍)
	Tunnel / Box Culvert (Sewer)	隧道 / 箱形暗渠 (污水)
	Tunnel / Box Culvert (Storm)	隧道 / 箱形暗渠 (雨水)

Appendix B

Design of Proposed Septic Tank and Soakaway Pit System



Notes:-

1. All dimensions in millimetres (mm) unless otherwise stated.
2. Size
 - (a) $4B \geq L > 3B$
 - (b) $1800 \text{ mm} \geq D > 1200 \text{ mm}$
 - (c) Ratio of volumes of first and second chambers = 2 : 1
3. Capacity (Subject to note 2)
 - (a) Capacity, $C = (L - t) \times B \times D$
 - (b) Not less than 2.3 m^3 but not more than 41 m^3
 - (c) Not less than QN where N is the number of persons served and Q is the estimated ultimate per capita daily water consumption.
 - (d) Surface water must not be connected to the tank
 - (e) Tank to be desludged every 6 months
4. No overflow or bypass pipe is allowed.
5. Please refer to the booklet "Guidance Notes on Discharges from Village Houses" published by EPD for further guidelines on operation and maintenance of septic tank system.

SEPTIC TANK

DRAWING NO.:
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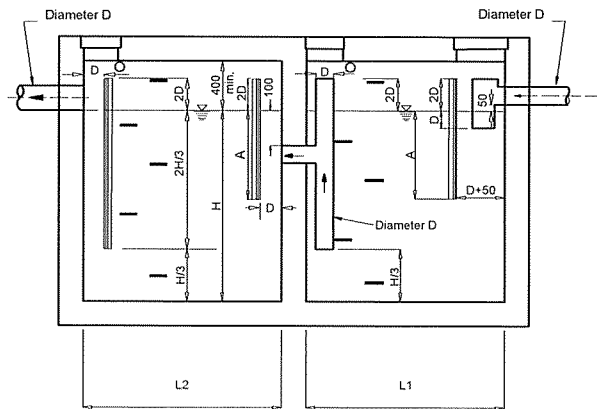
SCALE
NTS

ENVIRONMENTAL
PROTECTION
DEPARTMENT
HONG KONG

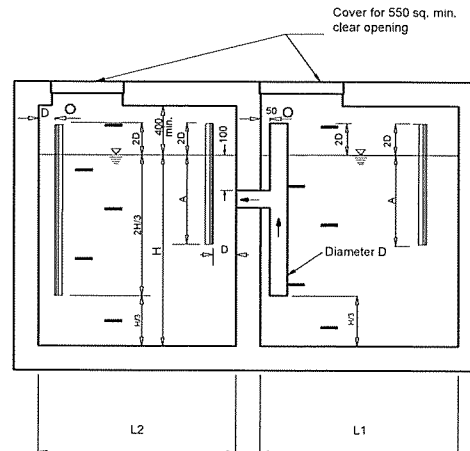


Appendix C

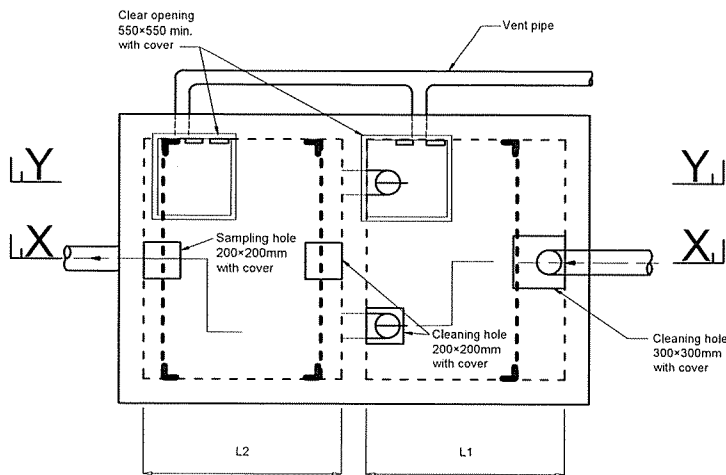
Design of Grease Trap



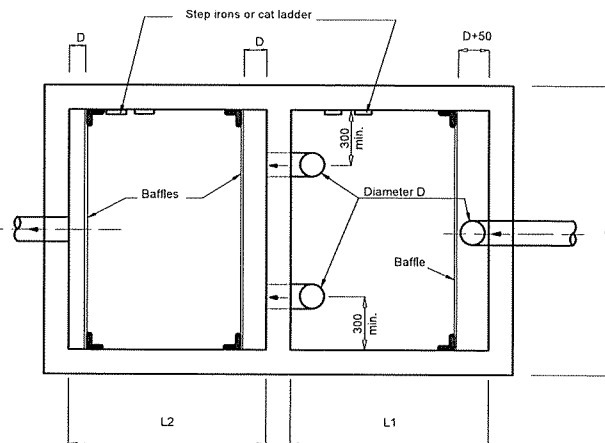
SECTION X-X



SECTION Y-Y



PLAN



SECTIONAL PLAN

TYPICAL DETAILS OF A GREASE TRAP

Notes:

- All dimensions are in millimeters unless otherwise stated
- $\text{Volume} = B (L_1 + L_2) H$
- $750 \leq B \leq L_1 \leq L_2 \leq 1800$
- $600 \leq H \leq 1200$
For kitchen floor areas $\geq 50\text{m}^2$, H should be 900 minimum
- $L_1 + L_2 = L_T$
 $2.0 \leq L_T / H \leq 3.0$
 $1500 \leq B \times L_T / H \leq 4000$
- $A = H/2$ but not greater than 450
- No. of pipes through the middle partition wall should be such that the velocity inside the pipes is not greater than 0.2 m/s
- Gradient of inlet pipe > 1 in 10
- Horizontal pipe between the last drainage fitment and the grease trap should not be longer than 10m. Where this cannot be achieved, the gradient of the pipe should be increased and rodding eyes should also be provided
- Minimum diameter of inlet pipes 100mm
- Minimum diameter of vent pipes 75mm
- Reinforced concrete grease traps should be designed as liquid retaining structure with maximum surface crack widths 0.2 mm
- Grease traps should be easily accessible, allowing covers to be lifted and accumulated materials removed
- A prominent sign should be erected adjacent to the grease trap to signify the location of the grease trap and should also contain the following information:
 - overall depth of the grease trap
 - liquid depth of the grease trap
 - the grease trap needs cleaning when the top 200mm of liquid depth is occupied by grease
 - warning signs and safety barriers should be erected around the manhole openings during cleaning and maintenance of the grease trap

DRAWING NO.
EP50/L1/1/01A

DATE
1/23

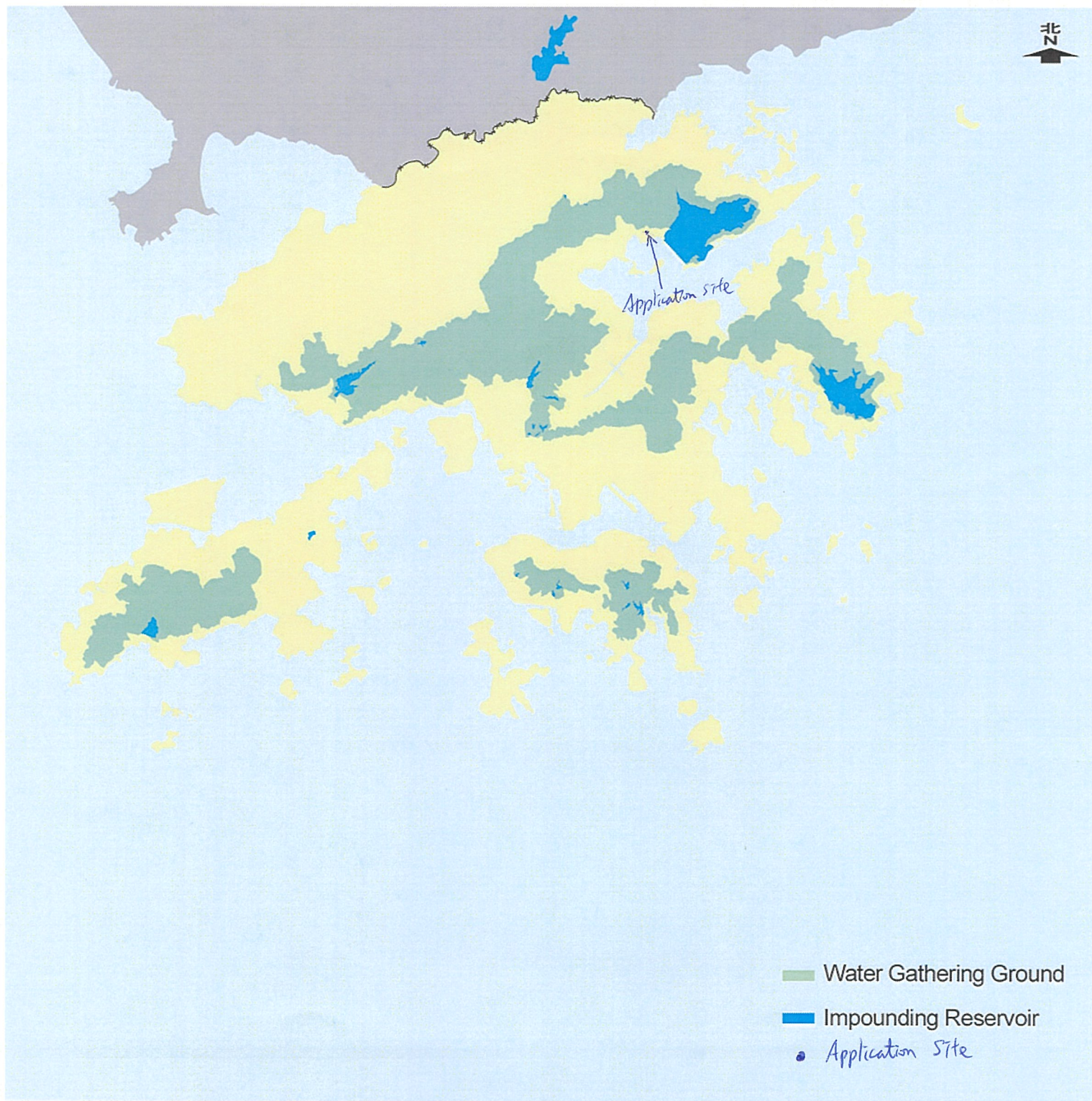
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Environmental
Protection
Department
Hong Kong



Appendix D

Water Gathering Ground Map



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寄件日期: 2026年06月11日星期四 10:12
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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
	Transport Department	
1	We note that the site area increases from 6,600m ² in the previous approved planning application (No. A/NE-TK/796) to 9,600m ² 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	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.	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。
2	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.	
3	There is no guarantee to the grant of a right of way to the Site or approval of the EVA thereto.	

有關第 16 條規劃申請編號

擬議申請用途：臨時食肆和燒烤場及附屬設施和停車場

丈量和地段編號：新界大埔汀角丈量約份第 17 約多個地段及毗連政府土地

預計 輕型貨車 進出流量報告 (星期一至星期日，包括公眾假期)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	0	1
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	1	0
15 : 00 - 16 : 00	0	1
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	0
19 : 00 - 20 : 00	0	0
20 : 00 - 21 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

有關第 16 條規劃申請編號

擬議申請用途：臨時食肆和燒烤場及附屬設施和停車場

丈量和地段編號：新界大埔汀角丈量約份第 17 約多個地段及毗連政府土地

預計 私家車 進出流量報告 (星期一至星期日，包括公眾假期)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	2	0
10 : 00 - 11 : 00	1	0
11 : 00 - 12 : 00	2	2
12 : 00 - 13 : 00	2	2
13 : 00 - 14 : 00	5	4
14 : 00 - 15 : 00	5	4
15 : 00 - 16 : 00	5	5
16 : 00 - 17 : 00	4	5
17 : 00 - 18 : 00	3	4
18 : 00 - 19 : 00	3	4
19 : 00 - 20 : 00	2	3
20 : 00 - 21 : 00	1	2

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

寄件者: [REDACTED]
寄件日期: 2026年06月12日星期五 11:47
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; 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
	Planning Department	
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。

