

2023年 3月 2 3日

Appendix I of RNTPC  
Paper No. A/NE-TK/772B

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 **23 MAR 2023**  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
**適用於建議不涉及或不祇涉及:**

- (i) **Construction of "New Territories Exempted House(s)";**  
**興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**  
**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;及**
- (iii) **Renewal of permission for temporary use or development in rural areas**  
**位於鄉郊地區的臨時用途或發展的許可續期**

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

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

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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/NE-TK/772
	Date Received 收到日期	23 MAR 2023

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

### 1. Name of Applicant 申請人姓名/名稱

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

Sun Richway Limited 新富盈有限公司

### 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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

### 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)	Lots 1343 S.B ss.1 (Part), 1343 S.B RP, 1346 S.B ss.1 (Part), 1346 S.B RP, 1347 S.A (Part), 1347 RP, 1349, 1350, 1351 RP, 1352 S.A, 1355 RP, 1356 RP and 1361 RP (Part) in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, 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 ..... 1,607 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 367 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 81 ..... 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	Approved Ting Kok Outline Zoning Plan No.: S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Space" Zone
(f) Current use(s) 現時用途	Vacant  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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」#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  
8/3/2023 (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 8/3/2023 (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**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(ii) For Type (ii) application 供第(ii)類用途**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<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 <p>(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)          (請用圖則顯示有關土地/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>
(b) Intended use/development 有意進行的用途/發展	

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

**(iv) For Type (iv) application 供第(iv)類申請**

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

**(iv) For Type (iv) application 供第(iv)類申請**

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

Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... 367 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.23 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 16 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 4 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 - 2 ..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... 3.5 - 8 ..... m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

☒ eating place 食肆 ..... 349 ..... sq. m 平方米 ☒ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

政府、機構或社區設施 .....

☒ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARD ROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B4	METER ROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARD ROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B2 (G/F) (1/F)	RESTAURANT, KITCHEN & WASHROOM RESTAURANT & WASHROOM	50 m <sup>2</sup> (ABOUT) 45 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT) 45 m <sup>2</sup> (ABOUT)	8m (ABOUT)(2-STORY)
B3 (G/F) (1/F)	RESTAURANT, KITCHEN & WASHROOM RESTAURANT & WASHROOM	144 m <sup>2</sup> (ABOUT) 70 m <sup>2</sup> (ABOUT)	144 m <sup>2</sup> (ABOUT) 70 m <sup>2</sup> (ABOUT)	8m (ABOUT)(2-STORY)
B4	METER ROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
TOTAL		252 m <sup>2</sup> (ABOUT)	347 m <sup>2</sup> (ABOUT)	

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Parking and loading/unloading space, outdoor dining area and circulation space

## 7. Anticipated Completion Time of the Development Proposal

### 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2024

## 8. Vehicular Access Arrangement of the Development Proposal

### 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building?          是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" 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))</p> <p>Accessible from Ting Kok Road via a local access          .....  <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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)?          是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)          請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <span style="float: right;">7</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)?          是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)          請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <span style="float: right;">_____</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">1</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p><input type="checkbox"/></p>

9. 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。			
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 ..... ..... ..... ..... .....	
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	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	
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) ..... .....	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input checked="" type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	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) 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) Please refer to the attached supplementary statement ..... ..... ..... ..... .....



## 10. 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。

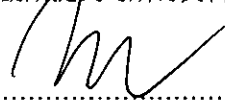
Please refer to the supplementary statement.

**11. 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



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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

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

R-Riches Property Consultants Limited



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

Date 日期

8/3/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>②</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

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	Lots 1343 S.B ss.1 (Part), 1343 S.B RP, 1346 S.B ss.1 (Part), 1346 S.B RP, 1347 S.A (Part), 1347 RP, 1349, 1350, 1351 RP, 1352 S.A, 1355 RP, 1356 RP and 1361 RP (Part) in D.D. 17 and adjoining Government Land, Ting Kok, Tai Po, New Territories		
Site area 地盤面積	1,607	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	81	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ting Kok Outline Zoning Plan No.: S/NE-TK/19		
Zoning 地帶	"Open Space" Zone		
Applied use/ development 申請用途／發展	Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 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	367 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.23 <input checked="" 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	4	
	Composite 綜合用途	/	

(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)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5 - 8 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	16 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	7
	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)	7 (PC) / / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	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)	/ / 1 (LGV) / / /

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Zoning plan, Plan showing the land status of the application site, Swept path analysis, Location of run-in/out, Sightline assessment		
<b>Reports 報告書</b>		
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 checked="" 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。

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## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use various lots in D.D. 17 and Adjoining Government Land (GL), Ting Kok, Tai Po, New Territories (the Site) for **'Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years' (Plan 1)**.
- 1.2 The Site is located in an area dominated by recreational activities, with Lung Mei Beach and Tai Mei Tuk Water Sports Centre within walking distance; a cycle lane connecting Tai Mei Tuk and Tai Po is located across Ting Kok Road, resulting in a high demand for 'eating place' use. In view of that, the applicant intends to operate a new eating place (restaurant) at the Site to meet the pressing demand to serve the visitors of the area.

### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Open Space ("O") on the Approved in Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19 (**Plan 2**). According to the Notes of the OZP, 'Eating Place' is column 2 use within the "O" zone, which requires permission from the Board.
- 2.2 As the proposed development intends to support the needs of the nearby recreational uses and the application is only on a temporary basis, approval of the application will not jeopardize the long term planning intention of the "O" zone. The building height of proposed structures (i.e. 3.5m to 8m) is also similar to the existing New Territories Exempted Houses (i.e. 8.23m) across Ting Kok Road, the proposed development is considered not incompatible with the surrounding area.

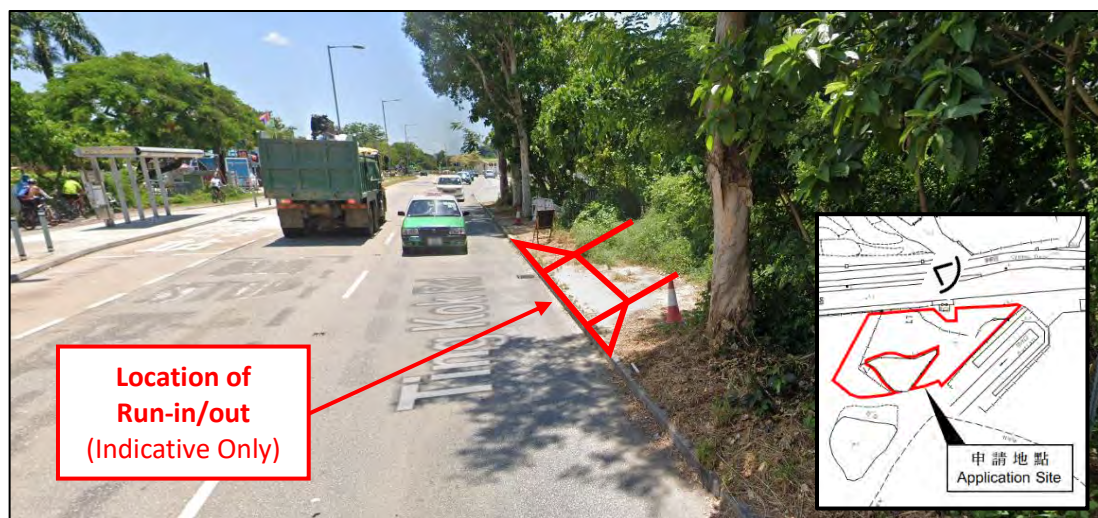
### **3) Development Proposal**

- 3.1 The Site occupied an area of 1,607 m<sup>2</sup> (about), including 81 m<sup>2</sup> of GL (**Plan 3**). 4 structures are proposed at the site for restaurants, kitchens, meter rooms and washrooms with total GFA of 367 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the proposed development are 09:00 - 21:00 daily, including public holiday. The estimated number of staff working at the Site are 10. It is estimated that the Site would be able to attract not more than 60 visitors per day. Details of development parameters are shown at **Table 1** below:

**Table 1 - Major Development Parameters**

<b>Application Site Area</b>	1,607 m <sup>2</sup> (about), including 81 m <sup>2</sup> of GL (about)
<b>Covered Area</b>	252 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,355 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.23 (about)
<b>Site Coverage</b>	16% (about)
<b>Number of Structure</b>	4
<b>Total GFA</b>	367 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	367 m <sup>2</sup> (about)
<b>Building Height</b>	3.5 m – 8 m (about)
<b>No. of Storey</b>	1 - 2

- 3.2 The Site is accessible from Ting Kok Road via a local access (**Plan 1**). As there is no existing run-in/out connecting the Site to Ting Kok Road, a 7.3m run-in/out and a 2m entrance/exit are proposed for vehicle and pedestrian respectively (**Plans 4 to 6**), details are as follows:



- 3.3 The design of the run-in/out will be in accordance with the latest version of Highway Standard Drawing Nos. H1113C and H1114B (**Plan 6**). 50m (about) sightline with no obstruction is provided for the proposed run-in/out of the Site (**Plan 7**). To avoid damage of the adjoining pavement, saw-cut method will be adopted for the construction of the run-in/out and any damage to pavement by the construction activities outside the construction area will be reinstated and made good.

- 3.4 7 private car parking spaces and 1 loading/unloading (L/UL) space for light goods vehicle (LGV) are provided for visitor to commute to the Site and transportation of goods to support the daily operation respectively (**Plan 4**), details are shown at **Table 2** below:

**Table 2** - Parking and L/UL Provisions

Type of Space	No. of Space
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	6
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	1
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	1

- 3.5 Advanced booking is required for the use of parking space by visitor, this is to regulate the number of visitor and vehicle at the Site and avoid affecting the public. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). No medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the Site at any time during the planning approval period. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

**Table 3** - Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	0.5	0.5	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	5	3	0.5	0.5	7
Traffic trip per hour (average)	3	3	0.5	0.5	7

- 3.6 According to the tree survey conducted on 19/1/2023, a total of 61 tree were recorded within the Site boundary (**Appendix I**). No old and valuable tree or protected species has been identified at the Site. Due to site preparation works for site formation of structures and circulation area, all existing trees will be affected and none of the existing tree is proposed to be retained at the Site.

- 3.7 The applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place for the site operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the outdoor environment, in order to fulfil the requirements of the Air Pollution Control Ordinance.
- 3.8 The applicant will also follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will implement good practices under ProPECC PN 5/93 when designing on-site drainage system within the Site, i.e. make connection to the nearest foul sewer.

#### **4) Conclusion**

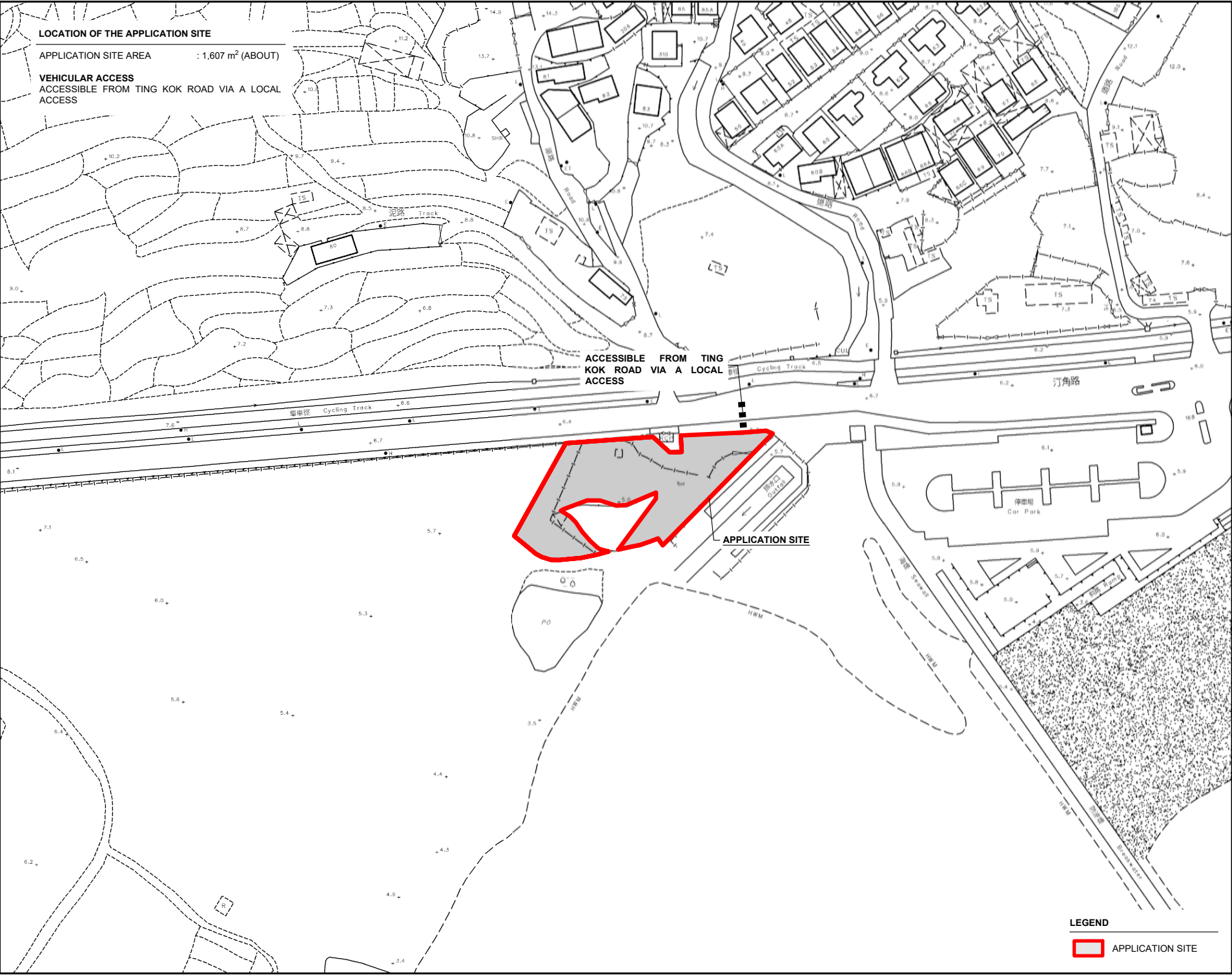
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years**'.

**R-riches Property Consultants Limited**

**March 2023**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis
<b>Plan 6</b>	Run-In/Out of the Application Site
<b>Plan 7</b>	Sightline Assessment

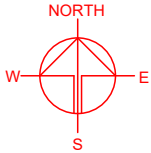


**LOCATION OF THE APPLICATION SITE**  
APPLICATION SITE AREA : 1,607 m<sup>2</sup> (ABOUT)  
**VEHICULAR ACCESS**  
ACCESSIBLE FROM TING KOK ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM TING KOK ROAD VIA A LOCAL ACCESS

APPLICATION SITE

**LEGEND**  
[Red Rectangle] APPLICATION SITE



PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
PROPOSED EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

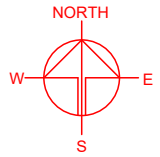
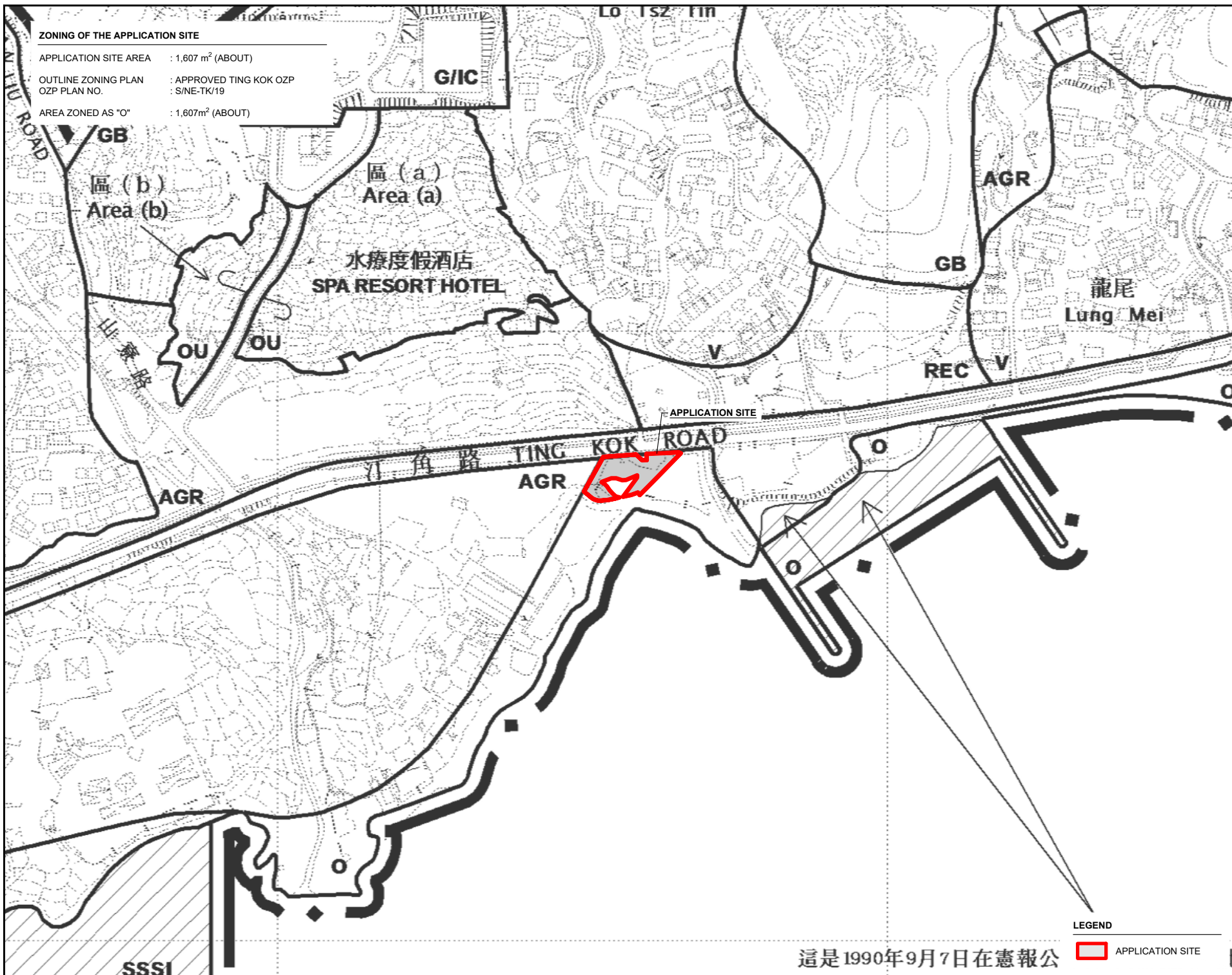
SITE LOCATION  
VARIOUS LOTS AND ADJOINING GOVERNMENT LAND IN D.D. 17, TING KOK, TAI PO, NEW TERRITORIES

SCALE 1 : 1500 @ A4	
DRAWN BY MN	DATE 7.3.2023
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG NO. PLAN 1	VER. 001



# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,607 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED TING KOK OZP  
 OZP PLAN NO. : S/NE-TK/19  
 AREA ZONED AS "O" : 1,607m<sup>2</sup> (ABOUT)



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PROJECT

PROPOSED TEMPORARY  
 EATING PLACE WITH  
 ANCILLARY FACILITIES FOR A  
 PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS AND ADJOINING  
 GOVERNMENT LAND IN D.D. 17,  
 TING KOK, TAI PO, NEW  
 TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

7.3.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

P02N 2

VER.

001

LEGEND

APPLICATION SITE

這是1990年9月7日在憲報公

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## PROJECT

PROPOSED TEMPORARY  
EATING PLACE WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 5 YEARS

## SITE LOCATION

VARIOUS LOTS AND ADJOINING  
GOVERNMENT LAND IN D.D. 17,  
TING KOK, TAI PO, NEW  
TERRITORIES

## SCALE

1 : 700 @ A4

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APPROVED BY \_\_\_\_\_

DATE \_\_\_\_\_

DWG. TITLE
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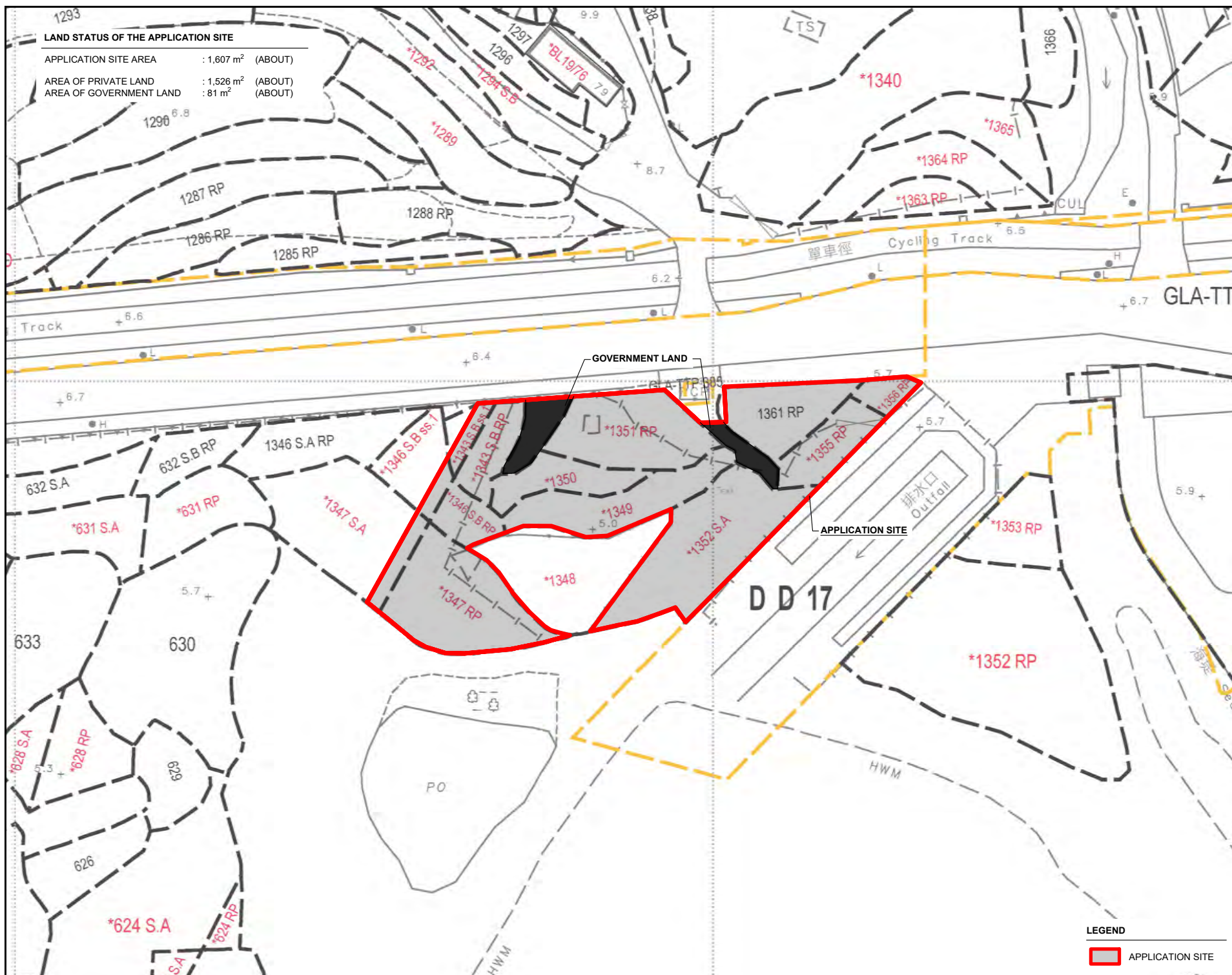
## LAND STATUS OF THE SITE

DWG NO.

VER.	
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PLAN 3

001

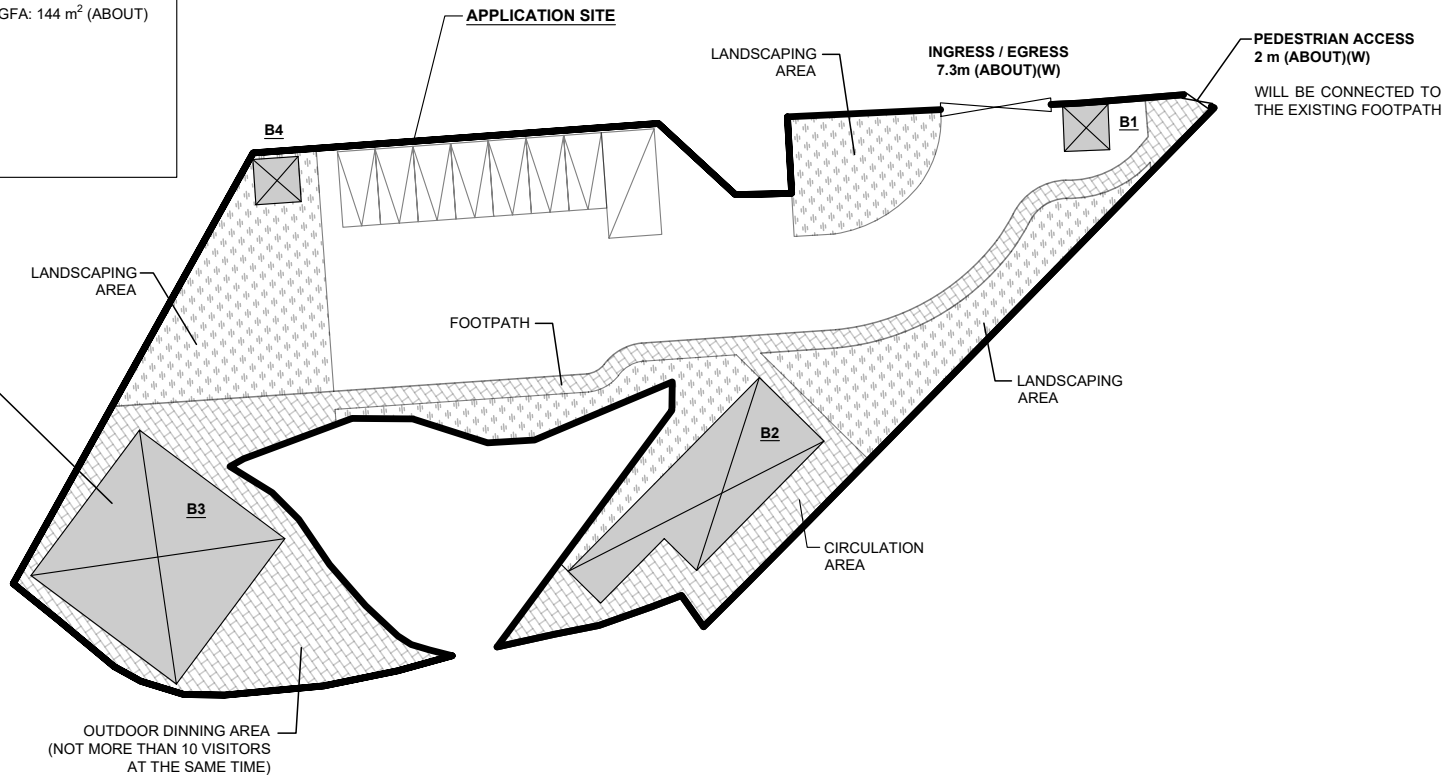
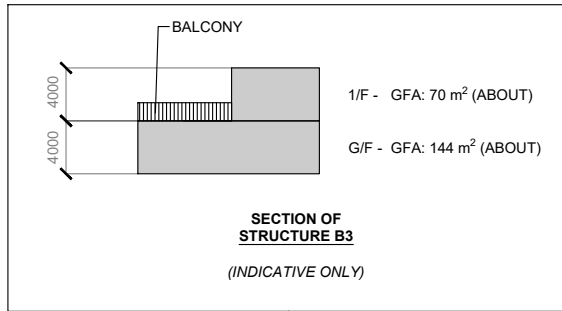
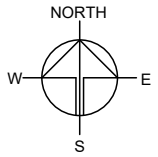




# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,607 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 252 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,355 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.23	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 367 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 367 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3.5 - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARD ROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2 (G/F) (1/F)	RESTAURANT, KITCHEN & WASHROOM RESTAURANT & WASHROOM	90 m <sup>2</sup> (ABOUT)	90 m <sup>2</sup> (ABOUT) 45 m <sup>2</sup> (ABOUT)	8m (ABOUT)(2-STOREY)
B3 (G/F) (1/F)	RESTAURANT, KITCHEN & WASHROOM RESTAURANT & WASHROOM	144 m <sup>2</sup> (ABOUT)	144 m <sup>2</sup> (ABOUT) 70 m <sup>2</sup> (ABOUT)	8m (ABOUT)(2-STOREY)
B4	METER ROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		252 m <sup>2</sup> (ABOUT)	367 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 7
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7m (L) X 3.5m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

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PROJECT

PROPOSED TEMPORARY  
EATING PLACE WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS AND ADJOINING  
GOVERNMENT LAND IN D.D. 17,  
TING KOK, TAI PO, NEW  
TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN	DATE 7.3.2023
CHECKED BY	DATE
APPROVED BY	DATE

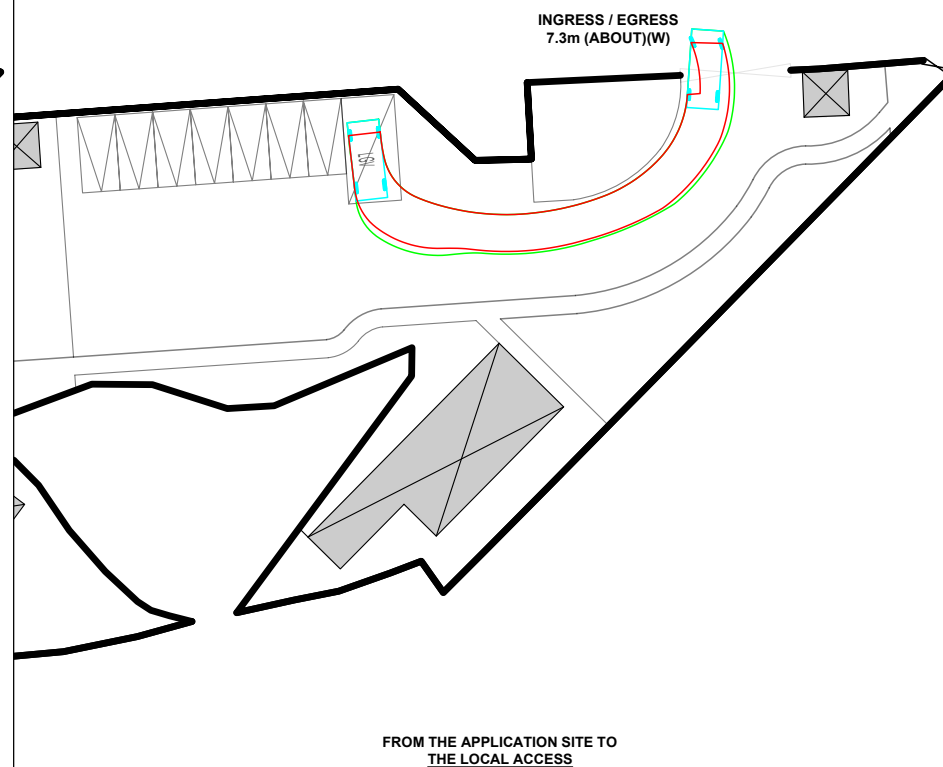
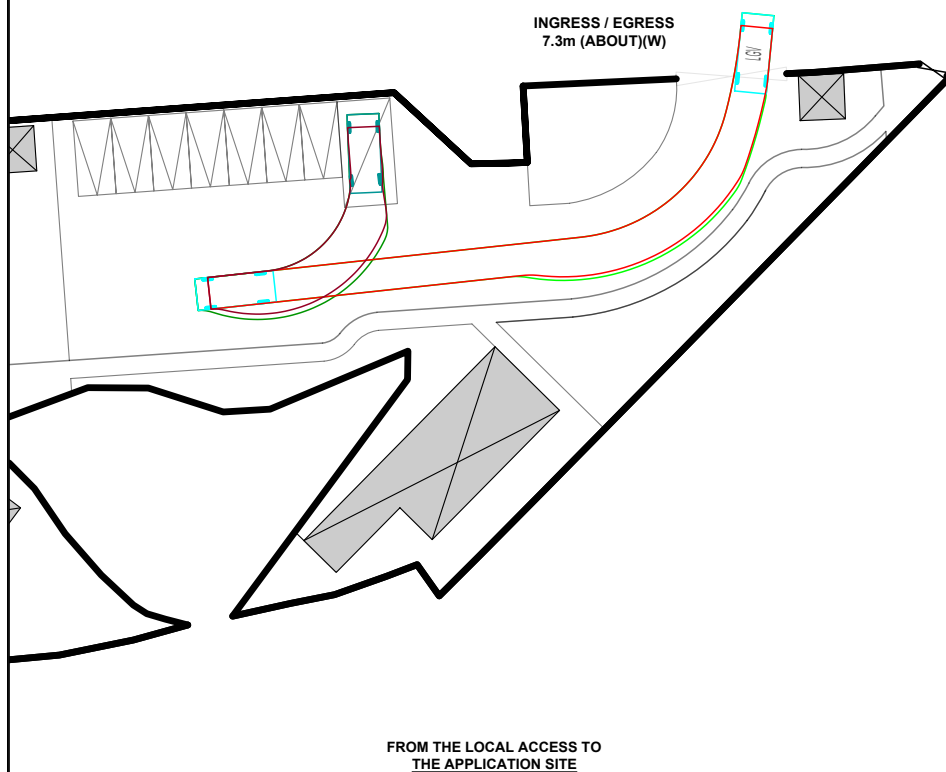
DWG. TITLE  
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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# SWEPT PATH ANALYSIS

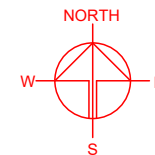
TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



## LEGEND

- PARKING SPACE
- LOADING / UNLOADING SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



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PROJECT

PROPOSED TEMPORARY  
EATING PLACE WITH  
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SITE LOCATION

VARIOUS LOTS AND ADJOINING  
GOVERNMENT LAND IN D.D. 17,  
TING KOK, TAI PO, NEW  
TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

7.3.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

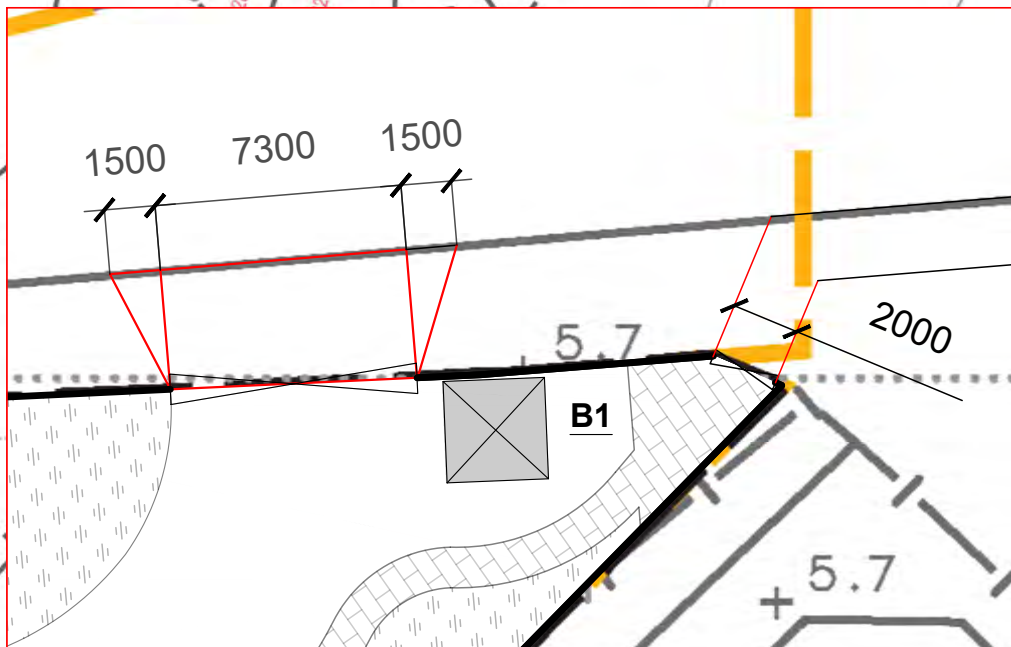
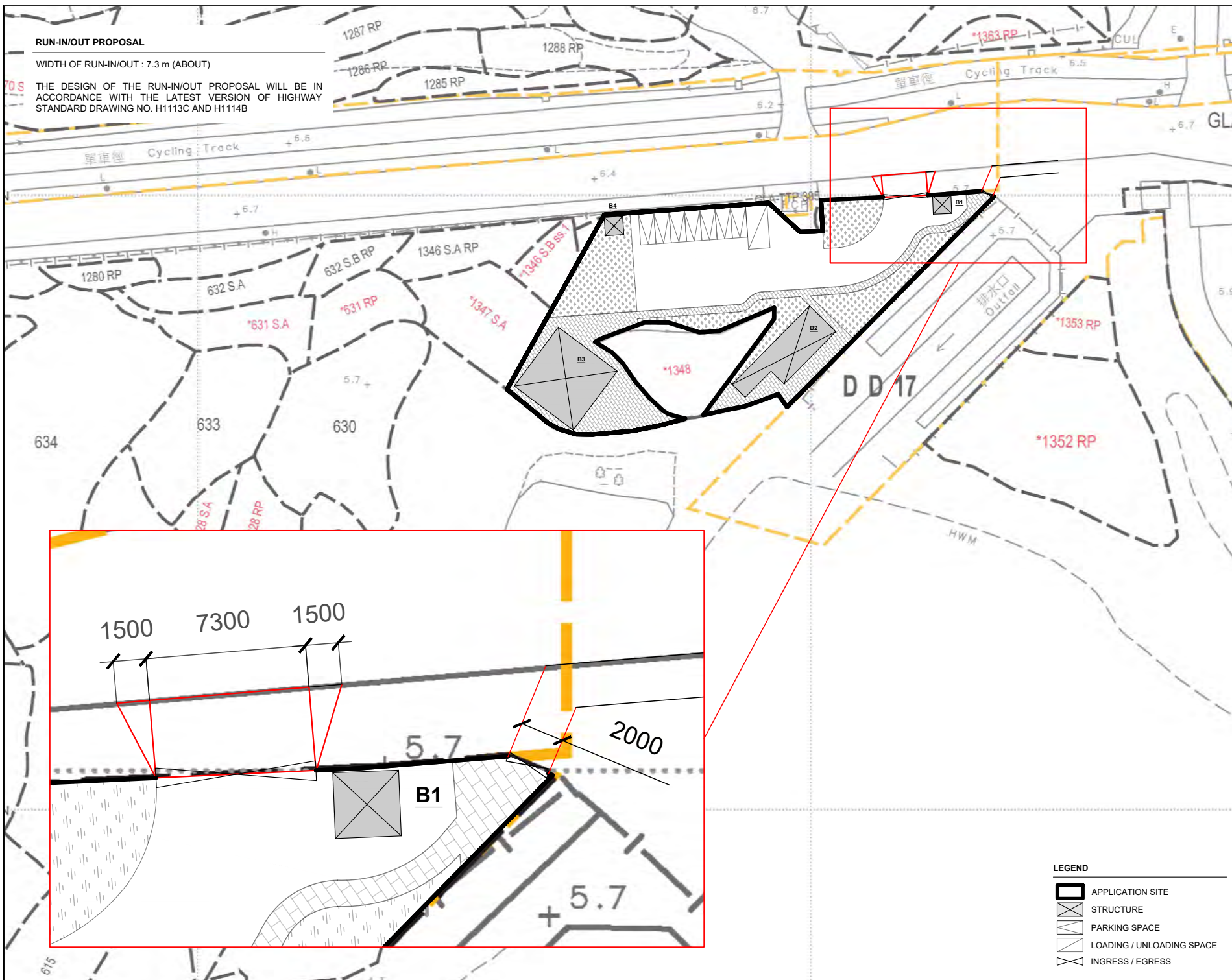
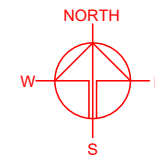
VER.

001

# RUN-IN/OUT PROPOSAL

WIDTH OF RUN-IN/OUT : 7.3 m (ABOUT)

THE DESIGN OF THE RUN-IN/OUT PROPOSAL WILL BE IN ACCORDANCE WITH THE LATEST VERSION OF HIGHWAY STANDARD DRAWING NO. H1113C AND H1114B



## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS AND ADJOINING GOVERNMENT LAND IN D.D. 17, TING KOK, TAI PO, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

7.3.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

RUN-IN/OUT

DWG NO.

PLAN 6

VER.

001







盈卓物業  
顧問有限公司

Our Ref.: DD17 Lot 1343 S.B RP & VL  
Your Ref.: TPB/A/NE-TK/772

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

By Email

19 July 2023

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years in "Open Space" Zone, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories**

**(S.16 Planning Application No. A/NE-TK/772)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Aileen CHENG

email: akycheng@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座  
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884  
(852)



(852) 2323 3662

## Responses-to-Comments

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years in “Open Space” Zone,  
Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories**

**(Application No. A/NE-TK/772)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses																							
1. Comments of Traffic Engineering (NTE) Division, Transport Department (Contact Person: Mr. Issac CHAN / Ms. Yanny LI; Tel: 2399 2406 / 2399 6936)																									
(a)	The applicant should provide operation details including but not limited to the number of seats in indoor and outdoor dining areas in order to substantiate the adequacy of private car parking spaces and the estimated generation and attraction trips. The applicant shall also justify the 0.5 trip for generation and attraction in line with the operation details.	<p>The application site (the Site) proposes to operate during 09:00 – 21:00 from Monday to Sunday, providing a number of 50 indoor seats and a maximum 10 outdoor seats.</p> <p>As stated in the planning statement, the GFA of the application site is about 367m<sup>2</sup>. As stipulated by the Hong Kong Planning Standards and Guidelines (HKPSG), the internal transport provision of retails is summarized in the Table as below:</p> <table><tr><th rowspan="2">Type</th><th rowspan="2">Vehicle Type</th><th colspan="2">HKPSG Requirements</th><th colspan="3">Proposed Provision (367 m<sup>2</sup>)</th></tr><tr><th>Criteria</th><th>Required</th><th>Number</th><th>Size</th><th>Headroom</th></tr><tr><td>Parking</td><td>Car / Accessible Car</td><td>1 space per 300 m<sup>2</sup>/ Minimum 1 space with total 1-50 parking spaces</td><td>2 spaces + 1 disabled space</td><td>6 spaces +1 disabled space</td><td>5m x 2.5m / 5m x 3.5m</td><td>&gt;2.4m</td></tr></table>					Type	Vehicle Type	HKPSG Requirements		Proposed Provision (367 m <sup>2</sup> )			Criteria	Required	Number	Size	Headroom	Parking	Car / Accessible Car	1 space per 300 m <sup>2</sup> / Minimum 1 space with total 1-50 parking spaces	2 spaces + 1 disabled space	6 spaces +1 disabled space	5m x 2.5m / 5m x 3.5m	>2.4m
Type	Vehicle Type	HKPSG Requirements		Proposed Provision (367 m <sup>2</sup> )																					
		Criteria	Required	Number	Size	Headroom																			
Parking	Car / Accessible Car	1 space per 300 m <sup>2</sup> / Minimum 1 space with total 1-50 parking spaces	2 spaces + 1 disabled space	6 spaces +1 disabled space	5m x 2.5m / 5m x 3.5m	>2.4m																			

		<table><tr><td>Loading/ Unloading</td><td>Goods Vehicle</td><td>1 layby for goods vehicle for every 800 to 1200 m<sup>2</sup></td><td>1</td><td>1</td><td>7m x 3.5m</td><td>&gt;4.7m</td></tr></table> <p>As shown in the above table, the Site provides 6 private car spaces with 1 disabled parking space and 1 loading / unloading bay. The provision meets the requirement of HKPSG, which is considered as with adequate provision.</p> <p>As for the trips, it is anticipated that the Site would generate about 1 - 2 transportation trips by goods van during the operation hours for goods delivery or waste collection in support for daily operation needs. In general, the goods vehicles may come during the non-peak operation hours. For conservative estimation, 0.5 trips / hour of goods vehicle of In &amp; Out was estimated during the peak hour.</p> <p>In total <u>6</u> private car (PC) spaces are provided within site, while one is for staff use. Thus, a maximum of <u>5</u> trips of PC of visitors for one way is estimated during the peak hour. In addition, to regulate the number of visitors and vehicles to minimize the impact to the public, advanced booking is required for the use of parking space by visitors. Whenever the parking spaces are fully parking / booked, no further reservations for driving visitors would be available.</p>	Loading/ Unloading	Goods Vehicle	1 layby for goods vehicle for every 800 to 1200 m <sup>2</sup>	1	1	7m x 3.5m	>4.7m
Loading/ Unloading	Goods Vehicle	1 layby for goods vehicle for every 800 to 1200 m <sup>2</sup>	1	1	7m x 3.5m	>4.7m			
(b)	The sightline assessment shall cater for the existing obstruction, such as the trees and roadside furniture. In addition, the methodology to determine the sightline of a run-in does not comply with the TPDM requirement. Please review.	<p>Noted, trees and roadside furniture are illustrated in <b>Figure 1</b>. According to TPDM Volume 2 Chapter 3 section 3.6.3, the sightline is updated and is shown in <b>Figure 1</b>.</p> <p>In addition, if necessary, the branches of tree 1, 3 and 4 and the bushes outside the Site will be pruned to ensure clear visibility for the drivers.</p>							
(c)	For the proposed access from Ting Kok Road,								

	<p>a) the proposed access from Ting Kok Road to the Site is not a proper access road and the applicant shall submit a vehicular access proposal with run-in/out for review.</p> <p>b) please provide full swept path analysis for review. The current analysis stops at the run-in and does not show the vehicular paths along Ting Kok Road.</p> <p>c) there will be a possibility that the right turn vehicles from Ting Kok Road eastbound will block the traffic while waiting for entering the premises. The applicant shall devise measures to avoid queuing of vehicles on public road.</p>	<p>The vehicular access is proposed as is shown in <b>Figure 1</b>.</p> <p>Swept path is supplemented is <b>Figure 2</b>.</p> <p>Right turn from Ting Kok Road eastbound will be prohibited, and traffic signs will be added accordingly. Right turn from the Site also will not be allowed. The proposed traffic sign is shown in <b>Figure 1</b>. The major vehicular route is also shown in <b>Figure 3</b>. The detour route will be given to the driving visitors while they are making the reservation.</p>
(d)	The proposed pedestrian access is not connecting to a proper pedestrian footpath. The pedestrian access proposal to the site shall be submitted for review.	Proper footpath will be proposed to connect from the Site to the existing footpath near the Bus Stop of Lo Tsz Tin (Lung Mei Beach) at Ting Kong Road eastbound. The proposed footpath is shown in <b>Figure 1</b> . The Major pedestrian routing is shown in <b>Figure 4</b> .
(e)	For the abovementioned local access connecting Ting Kok Road, it is not under Transport Department's management. It is suggested that the land status, management and maintenance responsibilities of the access should be clarified with the relevant lands and maintenance	Noted. Comments will be sought from relevant authorities.



	authorities accordingly in order to avoid potential land disputes.	
<b>2. Comments of Chief Town Planner/Urban Design and Landscape Section, Planning Department</b> <b>(Contact Person: Mr. Chak Man NGAI; Tel: 3565 3955)</b>		
	<u>Landscape Observations and Comments</u>	
(a)	<p>The site is covered by trees and vegetation. According to the applicant's Tree Survey Report dated January 2023, 61 nos. existing trees of common species were surveyed within the site, including 3 nos. dead trees. No Old and Valuable Tree (OVT) or protected species were found within the site. Dominant tree species include Leucaena leucocephala (33 nos.) and Macaranga tanarius var. tomentosa (15 nos.). According to para. 3.6 of the main text, all existing trees within the site will be affected and no existing trees are proposed to be retained at the site due to site preparation works for site formation of structure and circulation area. According to Plan 4 - Layout Plan, some areas within the site are proposed as "Landscaping Area", however, no specific landscape mitigation measures such as compensatory tree/new tree/shrub planting proposal is provided.</p>	<p>According to the revised Tree Survey Report, a total of 61 nos. of trees (T1 to T61) were recorded within the site boundary (<b>Annex I</b>). No OVT or protected species has been identified in accordance with the DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance respectively. After reviewing the feasibility of preserving existing trees within the Site, 51 out of total 61 nos. identified existing trees are proposed to be felled while the remaining 10 nos. (T4 to T8, T18, T48, T52 to T54) are proposed to be preserved (<b>Plan 1</b>).</p>

	<u>Detailed Comments</u>	
(b)	The applicant should provide further information on proposed landscape areas and landscape mitigation measures for the impact of existing trees (e.g. new/compensatory tree planting) for further consideration.	Due to the felling of existing trees within the Site, 14 new trees (i.e. <i>Bauhinia Blakeana</i> ) (N1 to N14) are proposed to be planted to compensate the loss of the existing trees. They will be planted at the tent camping area within the Site ( <b>Plan 1</b> ). All these new trees within the Site will all be maintained by the applicant.
(c)	It is noted that no existing trees are proposed to be retained while the proposed structures/hard paved areas are not entirely in conflict with all existing trees. The applicant is advised to review the proposed site formation works/layout to minimize the felling of existing trees (except undesirable species) as far as practicable.	Majority of trees recorded at the Site are in conflict with the proposed structures and areas designated for circulation purpose. The applicant proposed to preserve existing trees which are currently located within the landscaping area of the Site, in order to minimize the felling of existing trees ( <b>Plan 1</b> ).
(d)	Some trees such as T15, T23 and T24 in the Tree Survey Schedule cannot be found on the Tree Location Plan. Please clarify.	The locations of trees T15, T23 and T24 are provided at the revised Tree Survey Schedule ( <b>Annex I</b> ).
(e)	Please review the scientific name "Magnolia x alba" for T48, which should read as "Michelia x alba".	Noted and the scientific name has been revised accordingly.
(f)	The applicant should be advised 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	Noted.

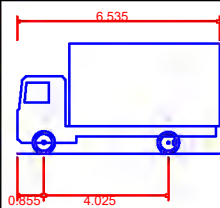
	approval for any proposed tree works from relevant departments prior to commencement of the works.	
<b>3. Comments of Director of Agriculture, Fisheries and Conservation (Contact Person: Dr. June LEUNG; Tel: 2150 6953)</b>		
(a)	It appears from the Tree Survey Report at Appendix I that tree felling on government land may be required, the applicant should be advised to apply to District Lands Office (Tai Po) should any tree felling/trimming on government land be required.	Noted. The applicant will submit relevant proposal to LandsD for tree felling/trimming on Government Land portion of the Site after planning approval has been granted from the Town Planning Board.
<b>4. Comments of NTE Tree Team, Leisure and Culture Services Department (Contact Person: Ms. Yvonne CHEUNG; Tel: 3167 7754)</b>		
(a)	We have no objection in principle to the proposed run-in/out subject to the proposed run-in/ out would not encroach on the tree protection zone (TPZ) of the adjacent trees. The applicant should strictly follow the <i>Guidelines on Tree Preservation during Development</i> promulgated by the Development Bureau to preserve the TPZ to protect the existing roadside tree.	Noted. The applicant will strictly follow the Guidelines on Tree Preservation during Development promulgated by the Development Bureau to preserve the Tree Protection Zone to protect the existing roadside tree at any time during the planning approval period.



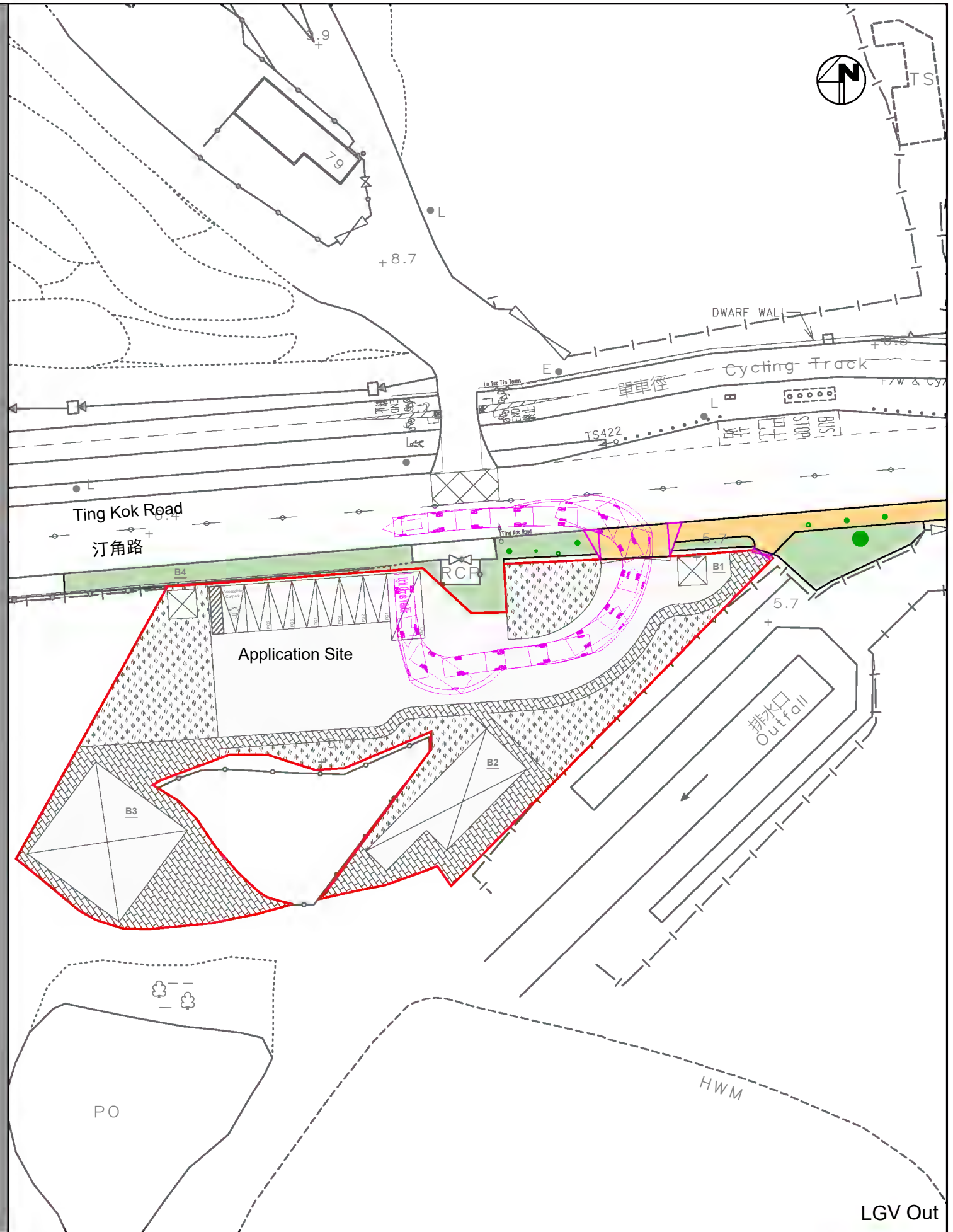
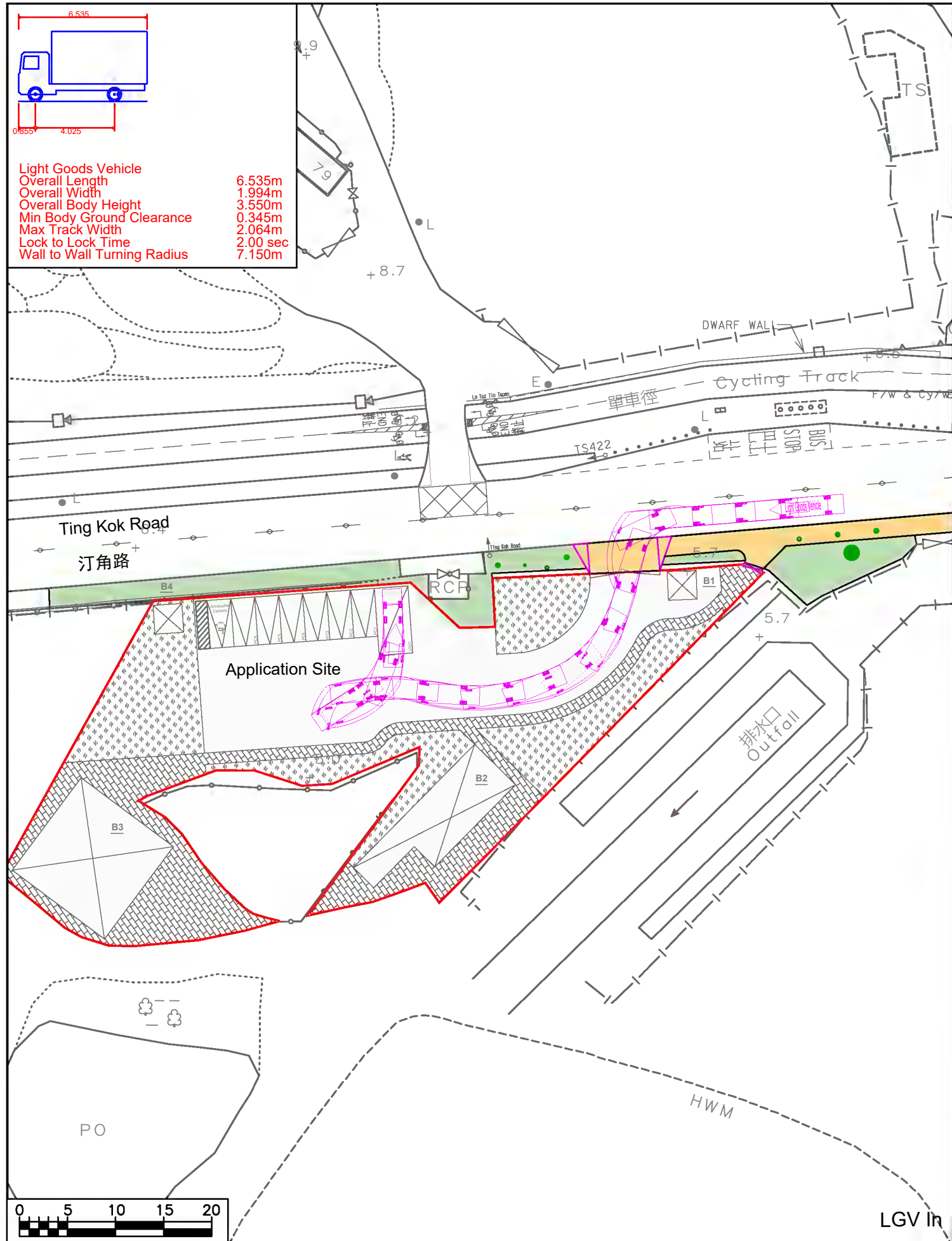




X:\Ozzo\82752\_Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories\Drawings\82752-Figure 1\_20230626.dwg 2023/06/29



Light Goods Vehicle  
Overall Length 6.535m  
Overall Width 1.994m  
Overall Body Height 3.550m  
Min Body Ground Clearance 0.345m  
Max Track Width 2.064m  
Lock to Lock Time 2.00 sec  
Wall to Wall Turning Radius 7.150m



Project Title

Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

Light Goods Vehicle Swept Path Demonstration



Project No. 82752

Rev.

Dwg No. Figure 2

-

Date  
28/06/2023

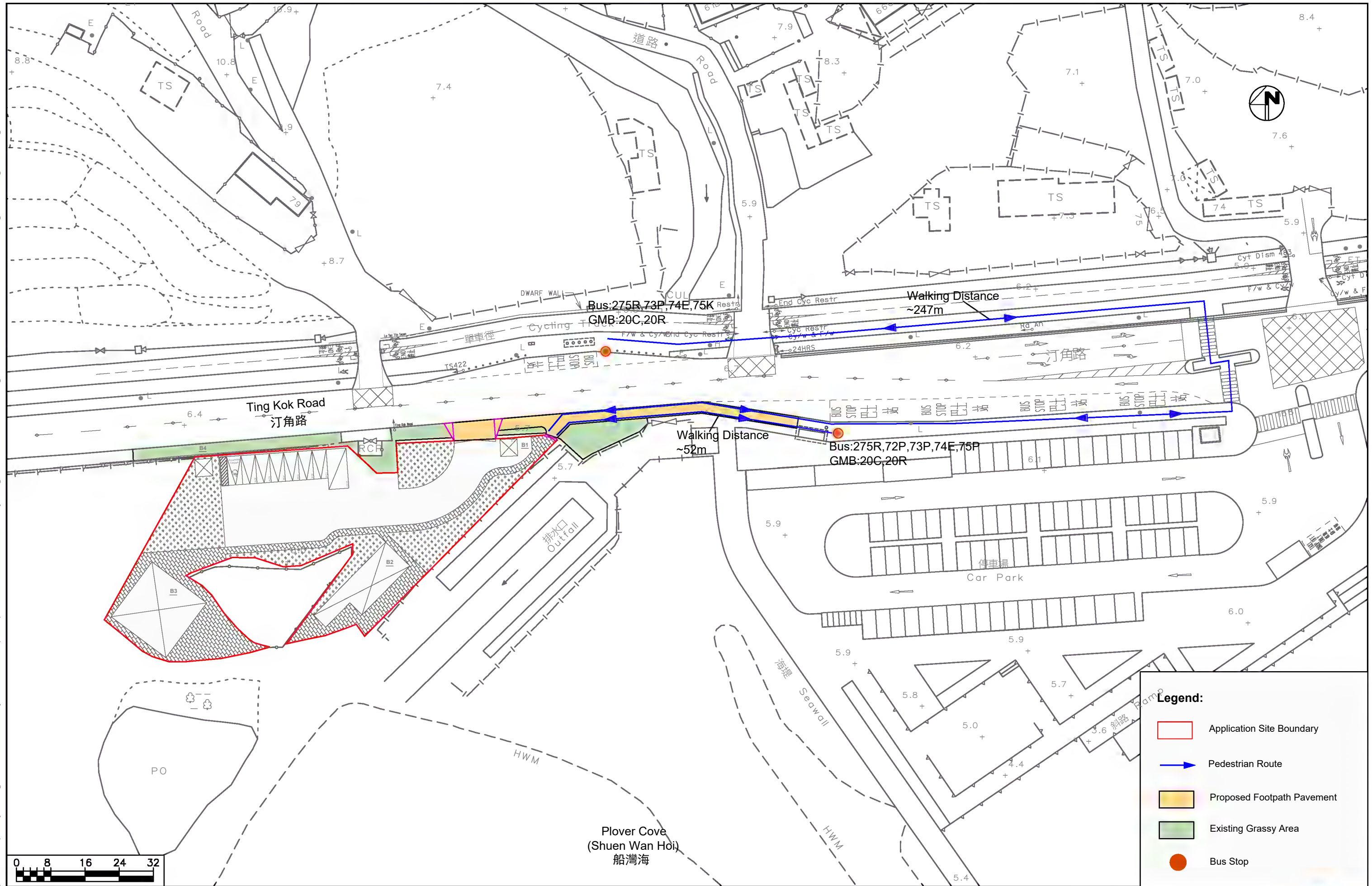
Scale  
1:500 & 1:1000



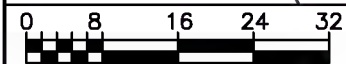
Scale  
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X:\Ozzo\82752\_Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories\Figure 4.dwg 2023/07/03 16:50:17



- Legend:**
- Application Site Boundary
  - Pedestrian Route
  - Proposed Footpath Pavement
  - Existing Grassy Area
  - Bus Stop



Project Title

Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

Date  
28/06/2023

Scale  
1:800

Major Pedestrian Access to/from the Application Site

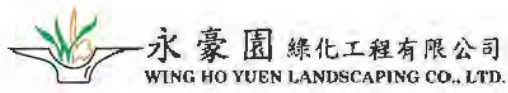


Project No. 82752

Rev.

Dwg No. Figure 4

-



## **Tree Survey Report**

**Date of Survey: 19<sup>th</sup> January 2023**

**Location:**

**Private Area, Tik Kok Road, Tai Po**

Prepared by:

A handwritten signature in black ink, appearing to read 'Hei', is written over a horizontal line.

Mak Ka Hei

Date: 20<sup>th</sup> January 2023



## **Table of contents**

1. Introduction	3
2. Summary of Existing Trees	4

### Appendix:

- I. Tree Survey Schedule
- II. Tree Survey Plan
- III. Photo Records

### Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

## **1. Introduction**

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 19<sup>th</sup> January 2023. Plants with DBH less than 95mm were not recorded in the survey.

## **2. Summary of Existing Trees**

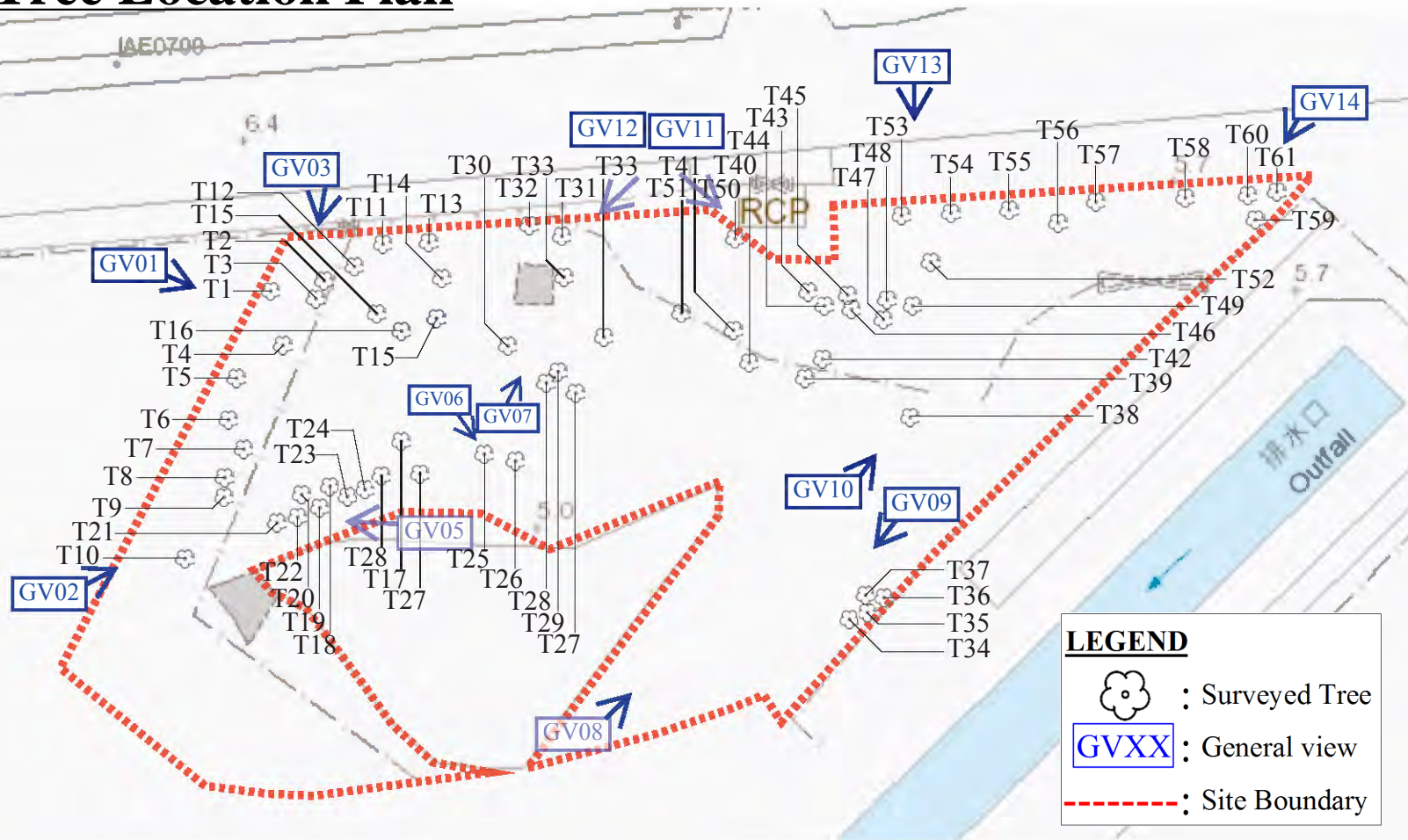
The surveyed site is located at Private Area, Tik Kok Road, Tai Po.

At the time of inspection on 19<sup>th</sup> January 2023, **61 nos.** tree were found within the Site. **3 nos.** dead trees were recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

## Appendix I – Tree Survey Plan

## Tree Location Plan



## Appendix II –Tree Survey Schedule

# Tree Survey Schedule

Location: Private Area, Tik Kok Road, Tai Po  
Tree surveyor(s): Mak Ka Hei  
Field Survey was conducted on: 19 January 2023



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Leucaena leucocephala</i>	銀合歡	7.0	170	4.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk, dead stub
T2	<i>Leucaena leucocephala</i>	銀合歡	7.0	100	3.0	Low	Poor	Poor	Poor	Low	invasive species
T3	<i>Leucaena leucocephala</i>	銀合歡	7.0	120	3.0	Low	Poor	Poor	Poor	Low	invasive species
T4	<i>Leucaena leucocephala</i>	銀合歡	7.0	170	4.0	Low	Poor	Poor	Poor	Low	invasive species, exposed root
T5	<i>Leucaena leucocephala</i>	銀合歡	7.0	150	3.0	Low	Poor	Poor	Poor	Low	invasive species
T6	<i>Leucaena leucocephala</i>	銀合歡	3.0	110	3.0	Low	Poor	Poor	Poor	Low	invasive species
T7	<i>Leucaena leucocephala</i>	銀合歡	3.0	130	3.0	Low	Poor	Poor	Poor	Low	invasive species, broken trunk
T8	<i>Leucaena leucocephala</i>	銀合歡	7.0	130	3.0	Low	Poor	Poor	Poor	Low	invasive species
T9	<i>Leucaena leucocephala</i>	銀合歡	7.0	100	4.0	Low	Poor	Poor	Poor	Low	invasive species
T10	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	130	4.0	Low	Poor	Poor	Poor	Low	
T11	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	2.0	110	1.0	Low	Poor	Poor	Poor	Low	topped
T12	<i>Leucaena leucocephala</i>	銀合歡	8.0	130	4.0	Low	Poor	Poor	Poor	Low	invasive species
T13	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5.0	120	4.0	Low	Poor	Poor	Poor	Low	uprooted
T14	<i>Leucaena leucocephala</i>	銀合歡	8.0	180	3.0	Low	Poor	Poor	Poor	Low	invasive species, cavity at root
T15	<i>Leucaena leucocephala</i>	銀合歡	7.0	165	3.0	Low	Poor	Poor	Poor	Low	invasive species, uprooted
T16	<i>Leucaena leucocephala</i>	銀合歡	8.0	130	4.0	Low	Poor	Poor	Poor	Low	invasive species
T17	<i>Leucaena leucocephala</i>	銀合歡	8.0	200	4.0	Low	Poor	Poor	Poor	Low	invasive species
T18	Dead tree	死樹	4.0	212	4.0	-	-	Dead	-	-	dead tree
T19	<i>Celtis sinensis</i>	朴樹	8.0	440	6.0	Low	Poor	Poor	Poor	Low	wound on root
T20	<i>Celtis sinensis</i>	朴樹	8.0	420	6.0	Low	Poor	Poor	Poor	Low	
T21	<i>Celtis sinensis</i>	朴樹	8.0	350	6.0	Low	Poor	Poor	Poor	Low	
T22	Dead tree	死樹	6.0	150	1.0	-	-	Dead	-	-	dead tree, broken trunk
T23	<i>Celtis sinensis</i>	朴樹	8.0	250	3.0	Low	Poor	Poor	Poor	Low	
T24	<i>Celtis sinensis</i>	朴樹	8.0	355	10.0	Low	Poor	Poor	Poor	Low	
T25	<i>Leucaena leucocephala</i>	銀合歡	3.0	95	1.0	Low	Poor	Poor	Poor	Low	invasive species, dead stub
T26	<i>Leucaena leucocephala</i>	銀合歡	4.0	110	1.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T27	<i>Leucaena leucocephala</i>	銀合歡	8.0	280	6.0	Low	Poor	Poor	Poor	Low	invasive species
T28	<i>Leucaena leucocephala</i>	銀合歡	6.0	150	4.0	Low	Poor	Poor	Poor	Low	invasive species
T29	<i>Leucaena leucocephala</i>	銀合歡	6.0	160	4.0	Low	Poor	Poor	Poor	Low	invasive species, vine on tree
T30	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	130	4.0	Low	Poor	Poor	Poor	Low	
T31	<i>Leucaena leucocephala</i>	銀合歡	6.0	100	1.0	Low	Poor	Poor	Poor	Low	invasive species, vine on tree
T32	<i>Leucaena leucocephala</i>	銀合歡	6.0	110	1.0	Low	Poor	Poor	Poor	Low	invasive species, vine on tree

## Tree Survey Schedule

Location: Private Area, Tik Kok Road, Tai Po  
 Tree surveyor(s): Mak Ka Hei  
 Field Survey was conducted on: 19 January 2023



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T33	<i>Leucaena leucocephala</i>	銀合歡	8.0	180	4.0	Low	Poor	Poor	Poor	Low	invasive species, vine on tree
T34	<i>Leucaena leucocephala</i>	銀合歡	8.0	220	4.0	Low	Poor	Poor	Poor	Low	invasive species
T35	<i>Leucaena leucocephala</i>	銀合歡	7.0	95	1.0	Low	Poor	Poor	Poor	Low	invasive species
T36	<i>Carica papaya</i>	番木瓜	6.0	120	1.0	Low	Poor	Poor	Poor	Low	
T37	<i>Leucaena leucocephala</i>	銀合歡	5.0	180	6.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T38	<i>Leucaena leucocephala</i>	銀合歡	7.0	240	4.0	Low	Poor	Poor	Poor	Low	invasive species
T39	<i>Leucaena leucocephala</i>	銀合歡	4.0	120	1.0	Low	Poor	Poor	Poor	Low	invasive species, broken trunk
T40	<i>Leucaena leucocephala</i>	銀合歡	4.0	120	3.0	Low	Poor	Poor	Poor	Low	invasive species
T41	<i>Macaranga tanarius var. tomentosa</i>	血桐	3.0	180	5.0	Low	Poor	Poor	Poor	Low	uprooted
T42	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	180	5.0	Low	Poor	Poor	Poor	Low	exposed deadwood on root
T43	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	110	3.0	Low	Poor	Poor	Poor	Low	
T44	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	100	3.0	Low	Poor	Poor	Poor	Low	
T45	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	200	4.0	Low	Poor	Poor	Poor	Low	
T46	<i>Leucaena leucocephala</i>	銀合歡	8.0	380	3.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks
T47	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	180	4.0	Low	Poor	Poor	Poor	Low	
T48	<i>Michelia x alba</i>	白蘭	4.0	160	2.0	Low	Poor	Poor	Poor	Low	
T49	<i>Macaranga tanarius var. tomentosa</i>	血桐	8.0	200	10.0	Low	Poor	Poor	Poor	Low	
T50	<i>Bischofia javanica</i>	秋楓	3.0	120	1.0	Low	Poor	Poor	Poor	Low	
T51	Dead tree	死樹	3.0	280	4.0	-	-	Dead	-	-	dead tree, vine on tree
T52	<i>Leucaena leucocephala</i>	銀合歡	7.0	110	2.0	Low	Poor	Poor	Poor	Low	invasive species
T53	<i>Leucaena leucocephala</i>	銀合歡	8.0	280	4.0	Low	Poor	Poor	Poor	Low	invasive species
T54	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	200	3.0	Low	Poor	Poor	Poor	Low	multi-trunks
T55	<i>Ficus variegata var. chlorocarpa</i>	青果榕	6.0	150	4.0	Low	Poor	Poor	Poor	Low	
T56	<i>Macaranga tanarius var. tomentosa</i>	血桐	6.0	120	2.0	Low	Poor	Poor	Poor	Low	
T57	<i>Leucaena leucocephala</i>	銀合歡	8.0	220	5.0	Low	Poor	Poor	Poor	Low	invasive species
T58	<i>Leucaena leucocephala</i>	銀合歡	7.0	100	1.0	Low	Poor	Poor	Poor	Low	invasive species, uprooted
T59	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	100	2.0	Low	Poor	Poor	Poor	Low	
T60	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	130	3.0	Low	Poor	Poor	Poor	Low	
T61	<i>Leucaena leucocephala</i>	銀合歡	8.0	163	5.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.



## Appendix III – Photo Records



# General View



General view 01



General view 02



# General View



General view 03



General view 04



# General View



General view 05



General view 06



# General View



General view 07



General view 08



# General View



General view 09



General view 10



# General View



General view 11



General view 12



# General View



General view 13



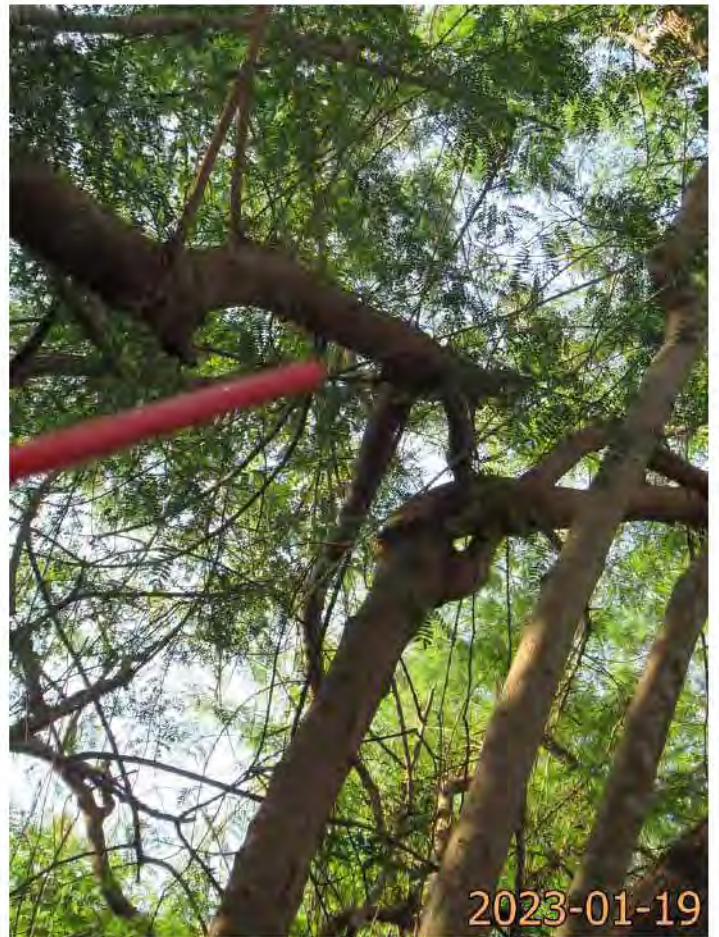
General view 14



# Photo Records



T1 (Overview)



T1 Crown condition



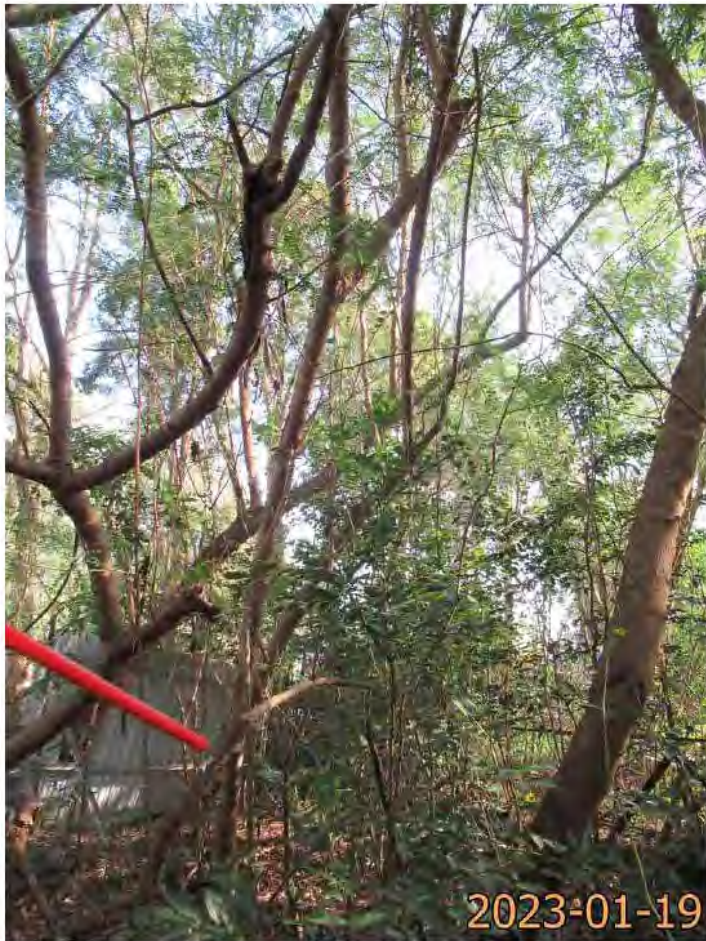
T1 Root condition



T1 Trunk condition



# Photo Records



T2 (Overview)



T2 Crown condition



T2 Root condition



T2 Trunk condition



# Photo Records



T3 (Overview)



T3 Crown condition



T3 Root condition



T3 Trunk condition



# Photo Records



T4 (Overview)



T4 Crown condition



T4 Root condition



T4 Trunk condition



# Photo Records



T5 (Overview)



T5 Crown condition



T5 Root condition



T5 Trunk condition



# Photo Records



T6 (Overview)



T6 Crown condition



T6 Root condition



T6 Trunk condition



# Photo Records



T7 (Overview)



T7 Crown condition



T7 Root condition



T7 Trunk condition



# Photo Records



T8 (Overview)



T8 Crown condition



T8 Root condition



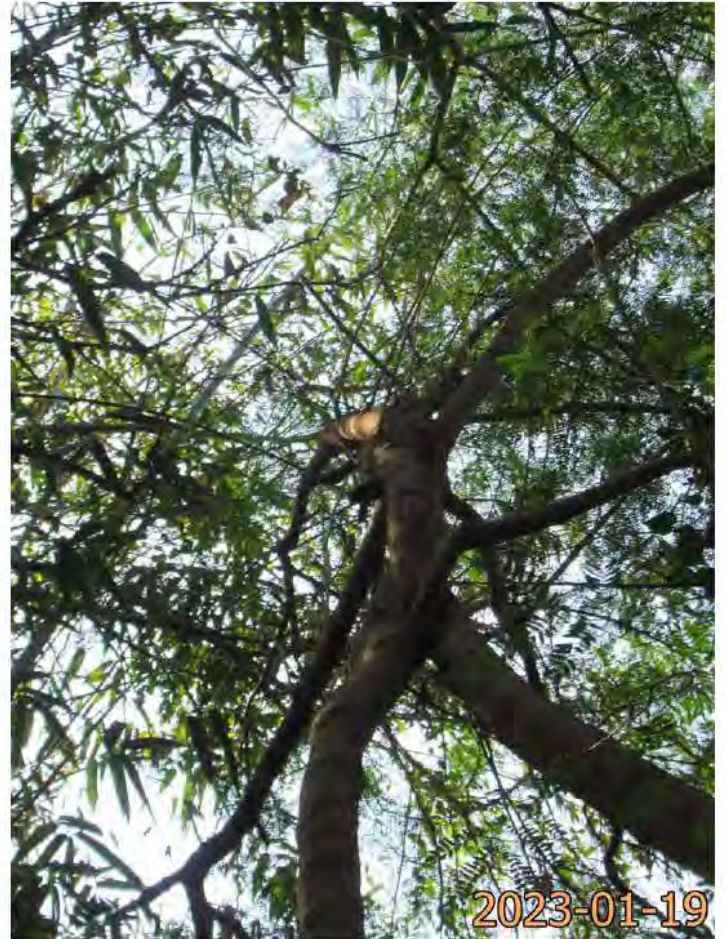
T8 Trunk condition



# Photo Records



T9 (Overview)



T9 Crown condition



T9 Root condition



T9 Trunk condition



# Photo Records



T10 (Overview)



T10 Crown condition



T10 Root condition



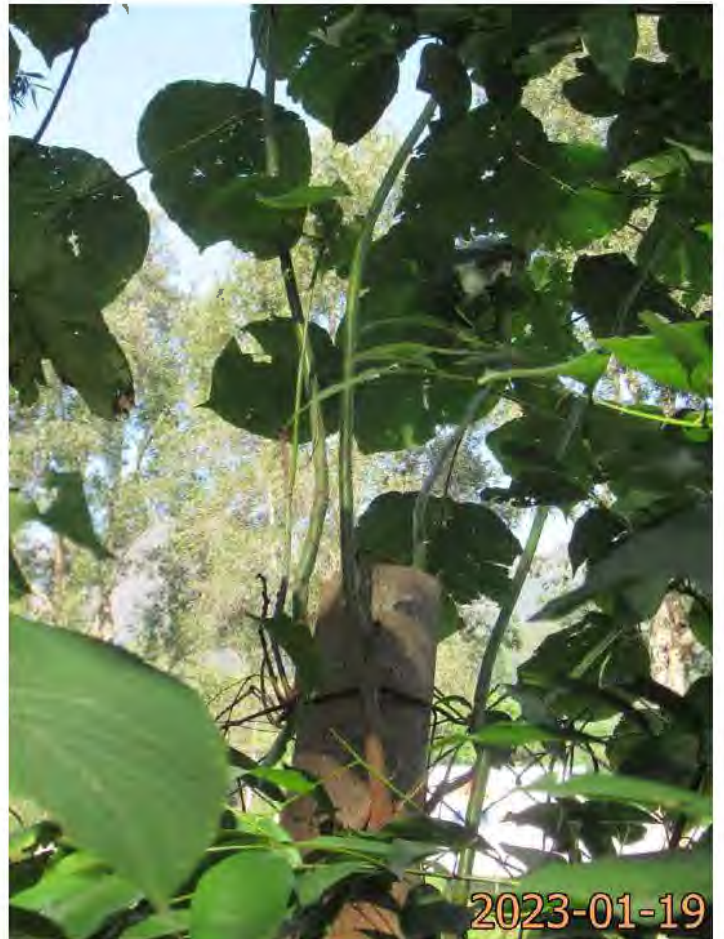
T10 Trunk condition



# Photo Records



T11 (Overview)



T11 Crown condition



T11 Root condition



T11 Trunk condition



# Photo Records



T12 (Overview)



T12 Crown condition



T12 Root condition



T12 Trunk condition



# Photo Records



T13 (Overview)



T13 Crown condition



T13 Root condition



T13 Trunk condition



# Photo Records



T14 (Overview)



T14 Crown condition



T14 Root condition



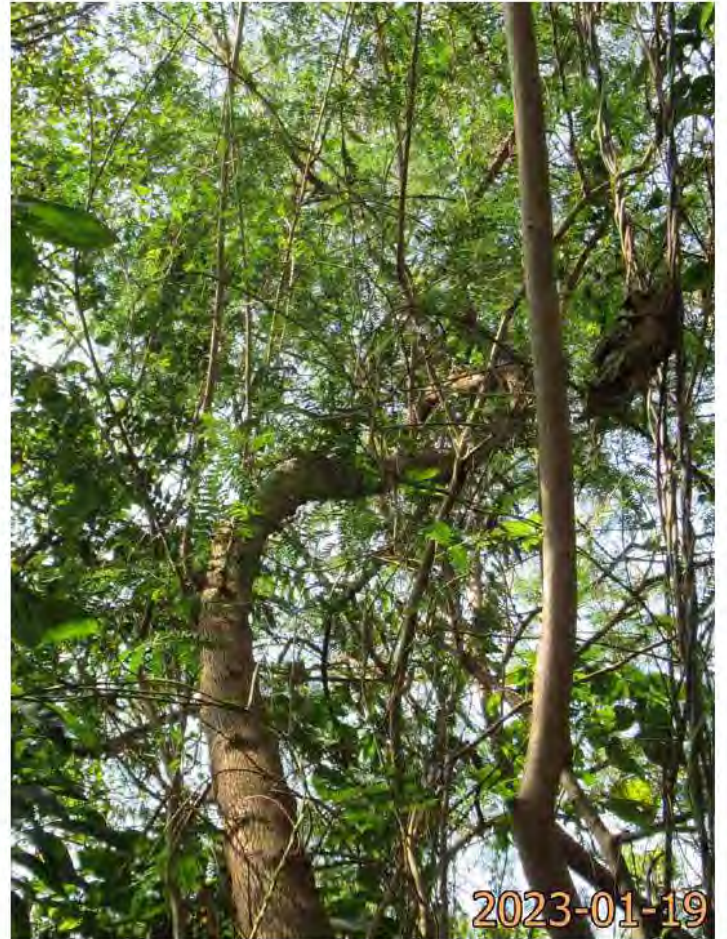
T14 Trunk condition



# Photo Records



T15 (Overview)



T15 Crown condition



T15 Root condition



T15 Trunk condition



# Photo Records



T16 (Overview)



T16 Crown condition



T16 Root condition



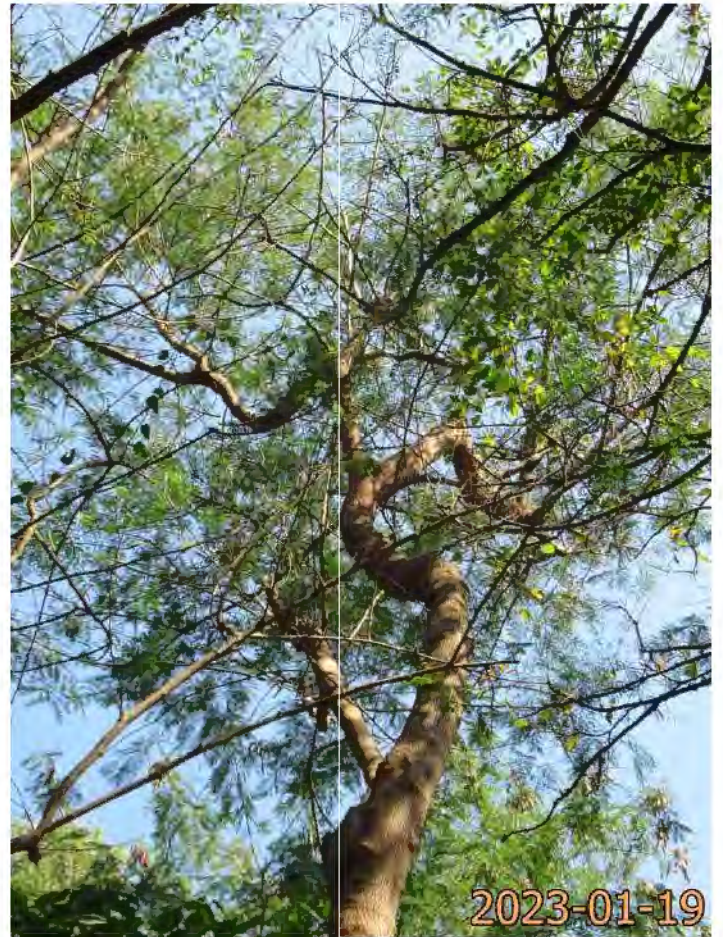
T16 Trunk condition



# Photo Records



T17 (Overview)



T17 Crown condition



T17 Root condition



T17 Trunk condition



# Photo Records



T18 (Overview)



T18 Crown condition



T18 Root condition



T18 Trunk condition



# Photo Records



T19 (Overview)



T19 Crown condition



T19 Root condition



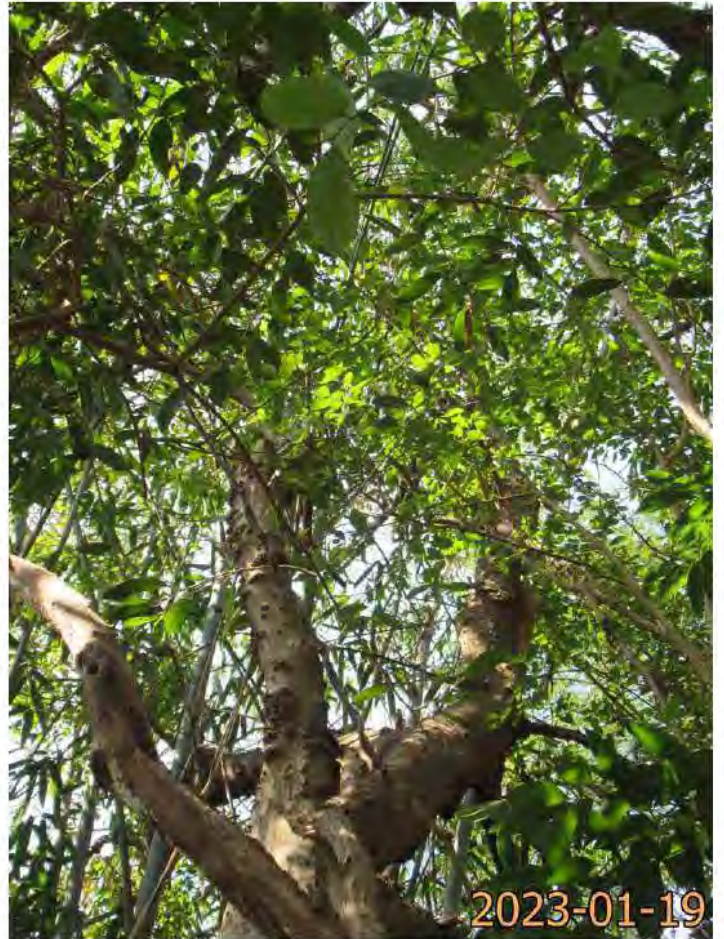
T19 Trunk condition



# Photo Records



T20 (Overview)



T20 Crown condition



T20 Root condition



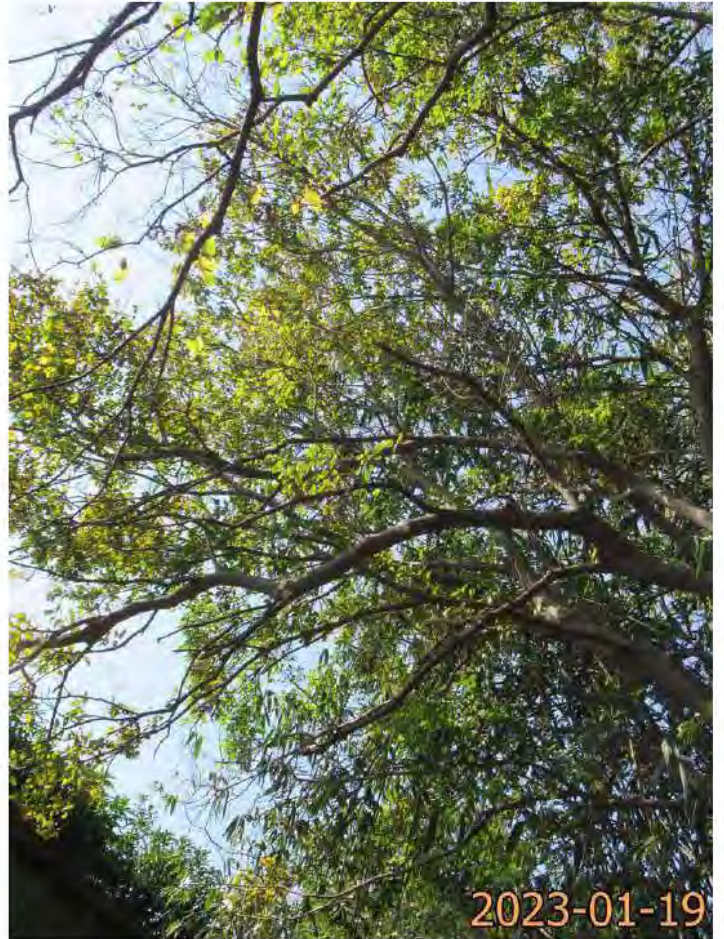
T20 Trunk condition



# Photo Records



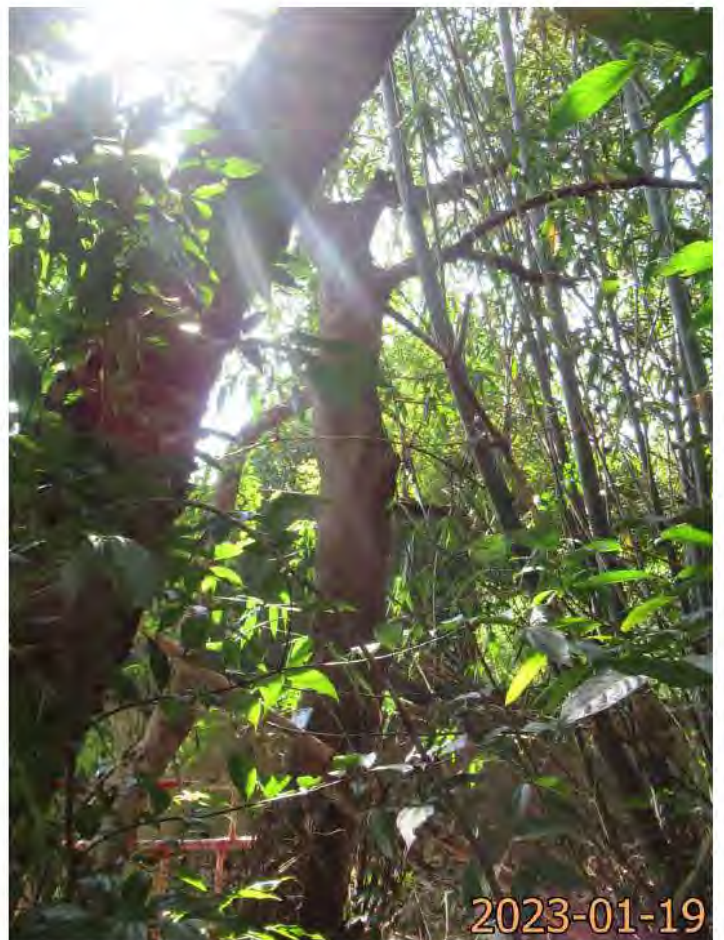
T21 (Overview)



T21 Crown condition



T21 Root condition



T21 Trunk condition



# Photo Records



T22 (Overview)



T22 Crown condition



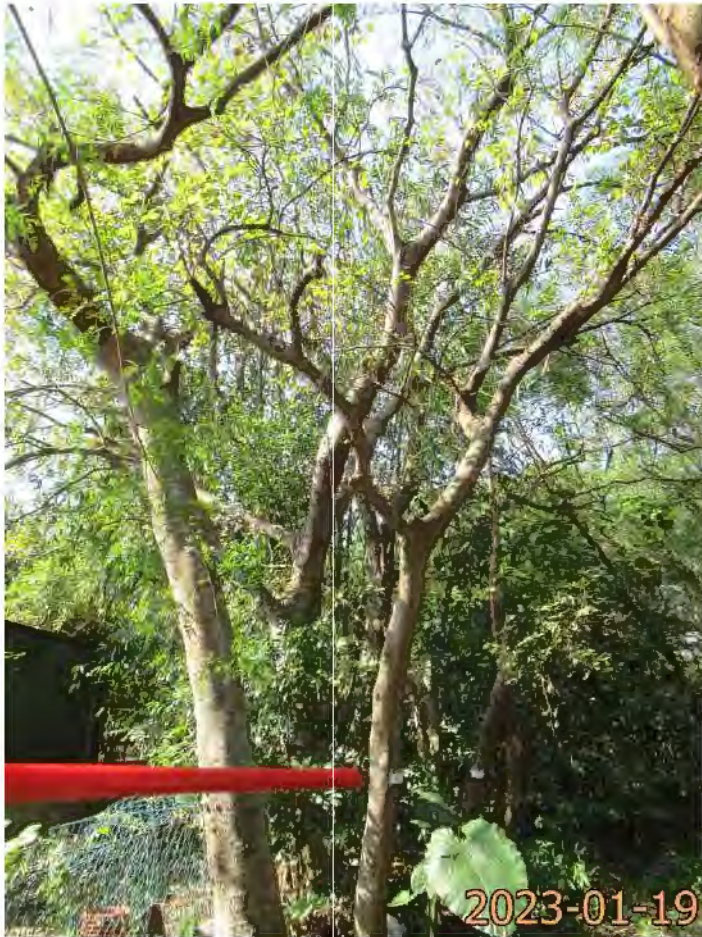
T22 Root condition



T22 Trunk condition



# Photo Records



T23 (Overview)



T23 Crown condition



T23 Root condition



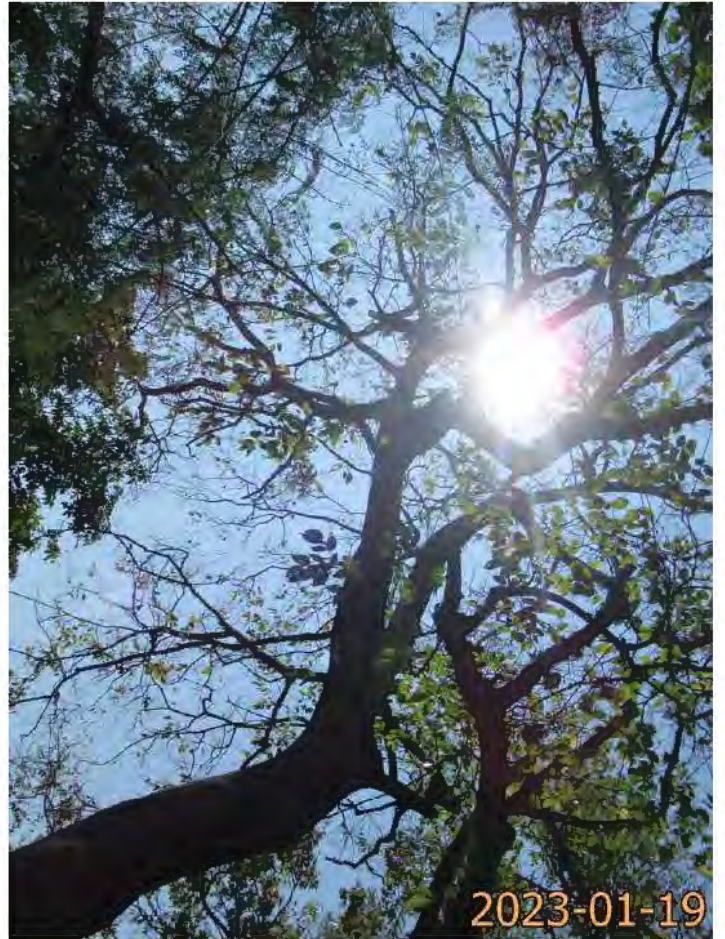
T23 Trunk condition



# Photo Records



T24 (Overview)



T24 Crown condition



T24 Root condition



T24 Trunk condition



# Photo Records



T25 (Overview)



T25 Crown condition



T25 Root condition



T25 Trunk condition



# Photo Records



T26 (Overview)



T26 Crown condition



T26 Root condition



T26 Trunk condition



# Photo Records



T27 (Overview)



T27 Crown condition



T27 Root condition



T27 Trunk condition



# Photo Records



T28 (Overview)



T28 Crown condition



T28 Root condition



T28 Trunk condition



# Photo Records



T29 (Overview)



T29 Crown condition



T29 Root condition



T29 Trunk condition



# Photo Records



T30 (Overview)



T30 Crown condition



T30 Root condition



T30 Trunk condition



# Photo Records



T31 (Overview)



T31 Crown condition



T31 Root condition



T31 Trunk condition



# Photo Records



T32 (Overview)



T32 Crown condition



T32 Root condition



T32 Trunk condition



# Photo Records



T33 (Overview)



T33 Crown condition



T33 Root condition



T33 Trunk condition



# Photo Records



T34 (Overview)



T34 Crown condition



T34 Root condition



T34 Trunk condition



# Photo Records



T35 (Overview)



T35 Crown condition



T35 Root condition



T35 Trunk condition



# Photo Records



T36 (Overview)



T36 Crown condition



T36 Root condition



T36 Trunk condition



# Photo Records



T37 (Overview)



T37 Crown condition



T37 Root condition



T37 Trunk condition



# Photo Records



T38 (Overview)



T38 Crown condition



T38 Root condition



T38 Trunk condition



# Photo Records



T39 (Overview)



T39 Crown condition



T39 Root condition



T39 Trunk condition



# Photo Records



T40 (Overview)



T40 Crown condition



T40 Root condition



T40 Trunk condition



# Photo Records



T41 (Overview)



T41 Crown condition



T41 Root condition



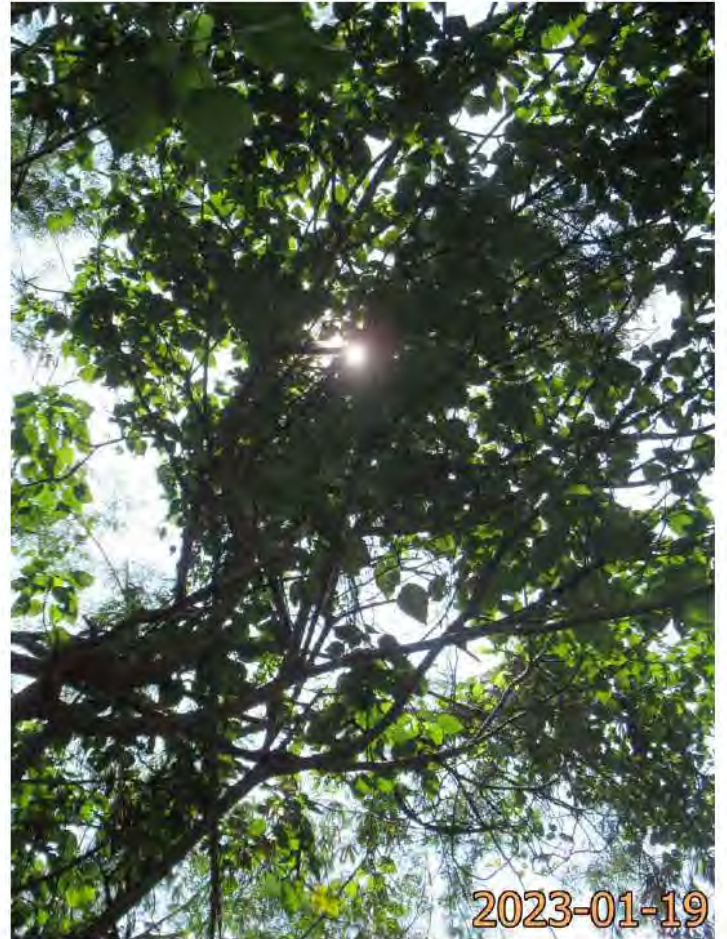
T41 Trunk condition



# Photo Records



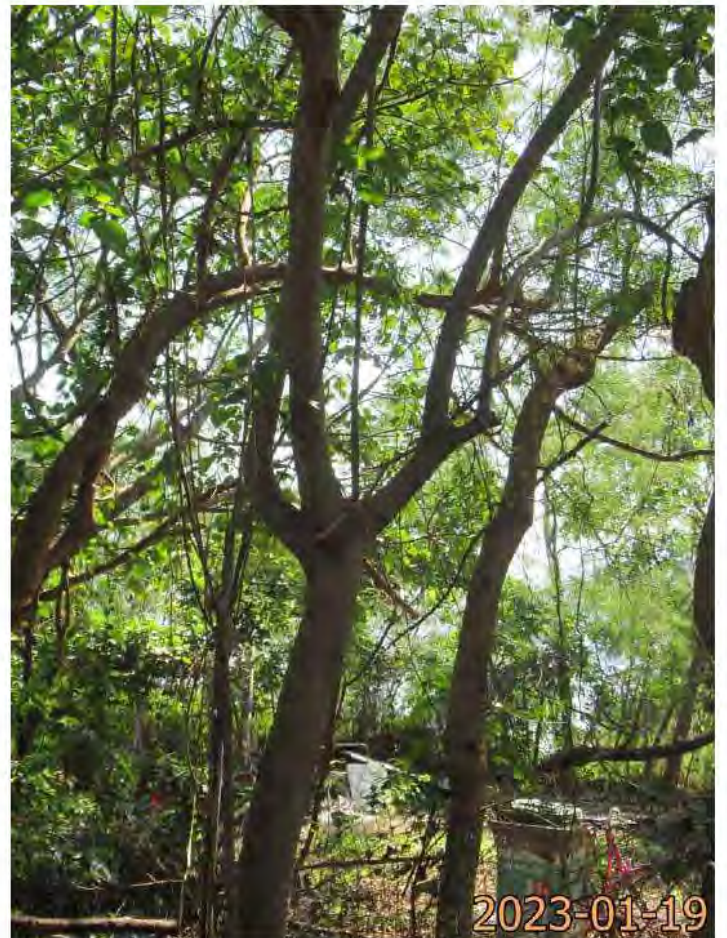
T42 (Overview)



T42 Crown condition



T42 Root condition



T42 Trunk condition



# Photo Records



T43 (Overview)



T43 Crown condition



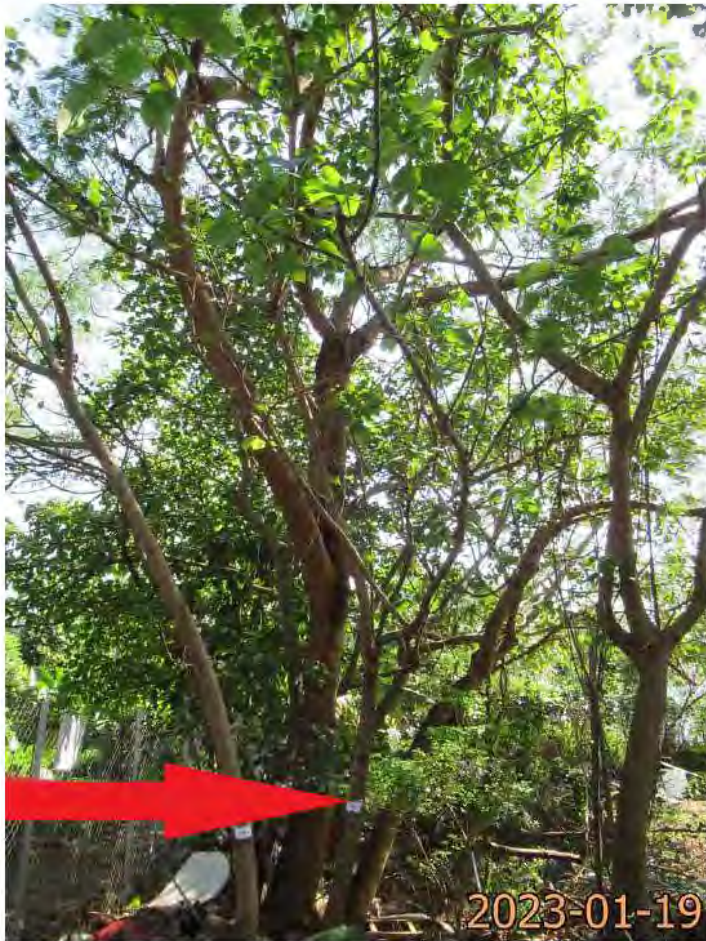
T43 Root condition



T43 Trunk condition



# Photo Records



T44 (Overview)



T44 Crown condition



T44 Root condition



T44 Trunk condition



# Photo Records



T45 (Overview)



T45 Crown condition



T45 Root condition



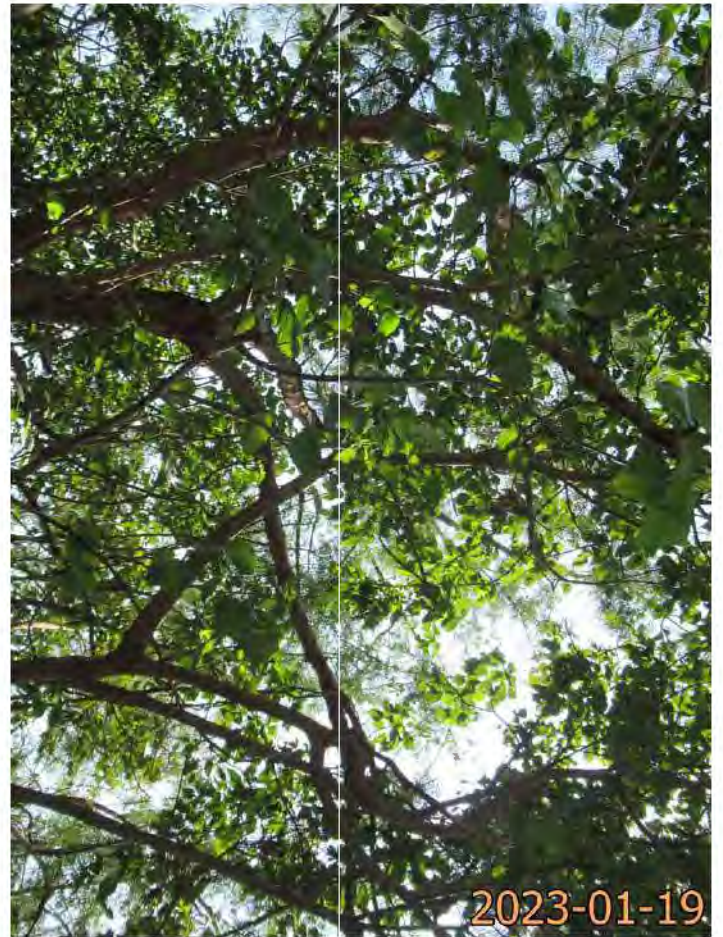
T45 Trunk condition



# Photo Records



T46 (Overview)



T46 Crown condition



T46 Root condition



T46 Trunk condition



# Photo Records



T47 (Overview)



T47 Crown condition



T47 Root condition



T47 Trunk condition



# Photo Records



T48 (Overview)



T48 Crown condition



T48 Root condition



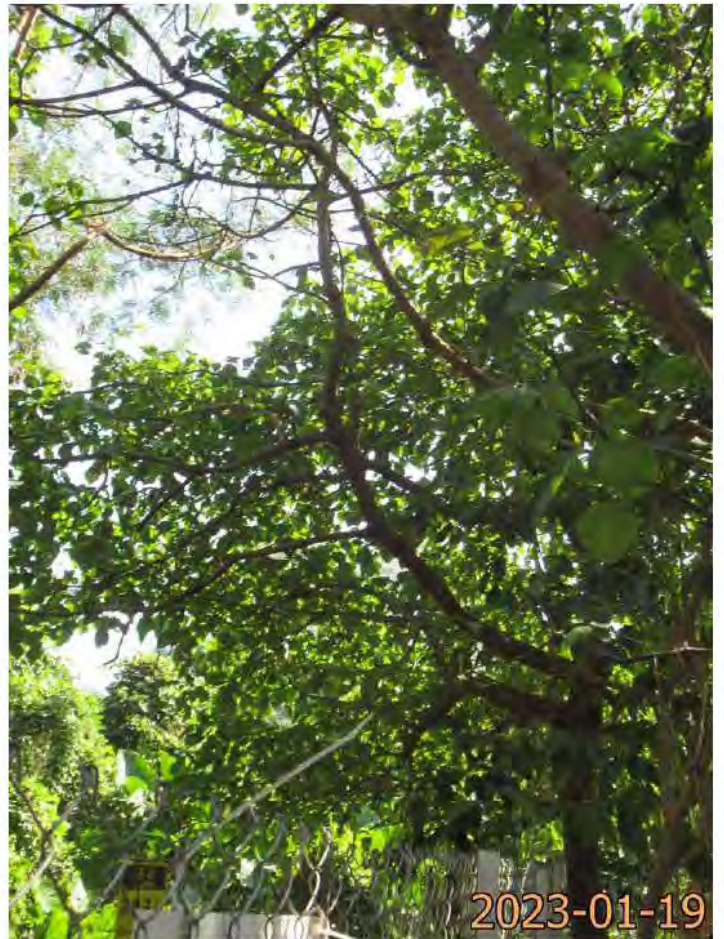
T48 Trunk condition



# Photo Records



T49 (Overview)



T49 Crown condition



T49 Root condition



T49 Trunk condition



# Photo Records



T50 (Overview)



T50 Crown condition



T50 Root condition



T50 Trunk condition



# Photo Records



T51 (Overview)



T51 Crown condition



T51 Root condition



T51 Trunk condition



# Photo Records



T52 (Overview)



T52 Crown condition



T52 Root condition



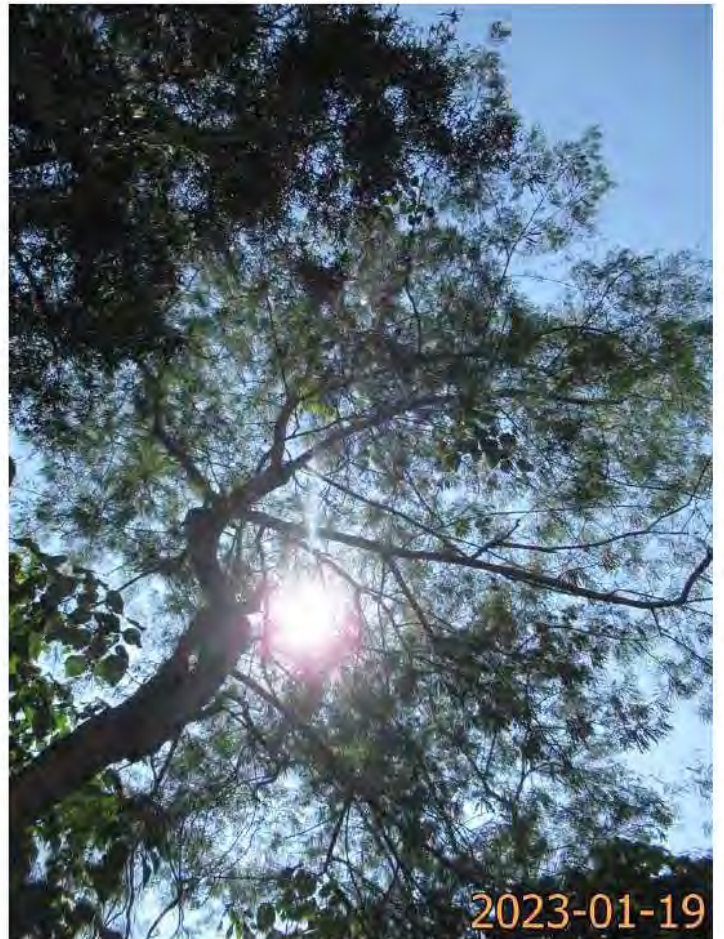
T52 Trunk condition



# Photo Records



T53 (Overview)



T53 Crown condition



T53 Root condition



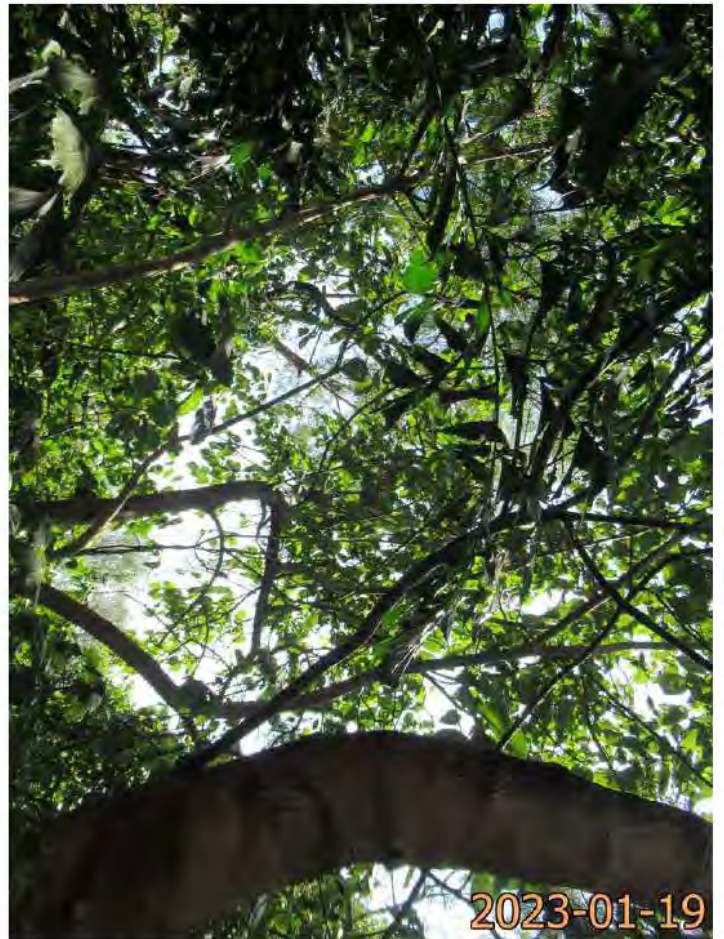
T53 Trunk condition



# Photo Records



T54 (Overview)



T54 Crown condition



T54 Root condition



T54 Trunk condition



# Photo Records



T55 (Overview)



T55 Crown condition



T55 Root condition



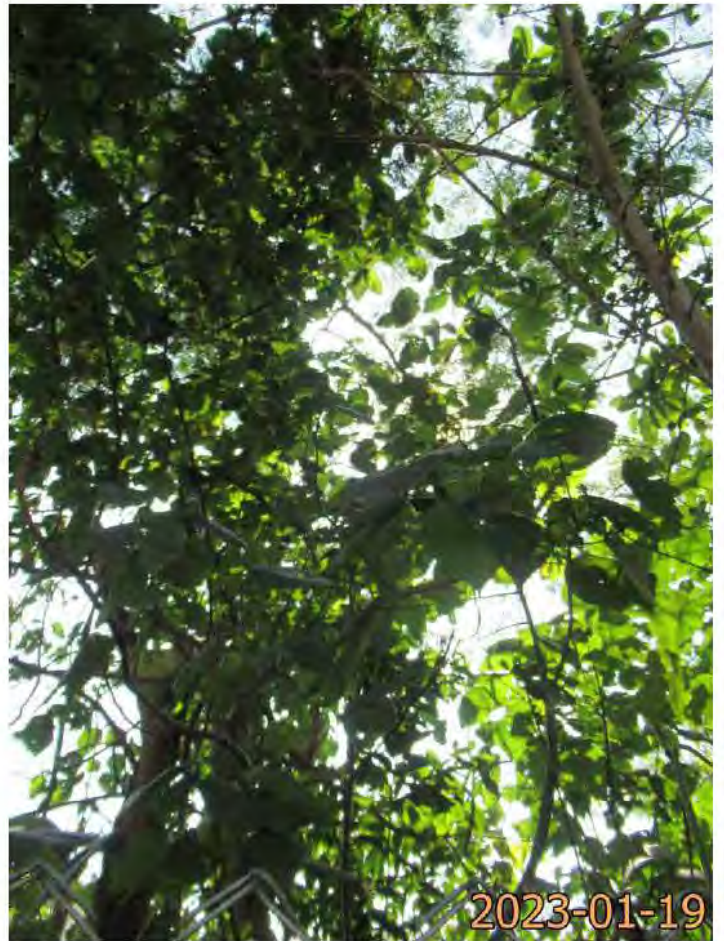
T55 Trunk condition



# Photo Records



T56 (Overview)



T56 Crown condition



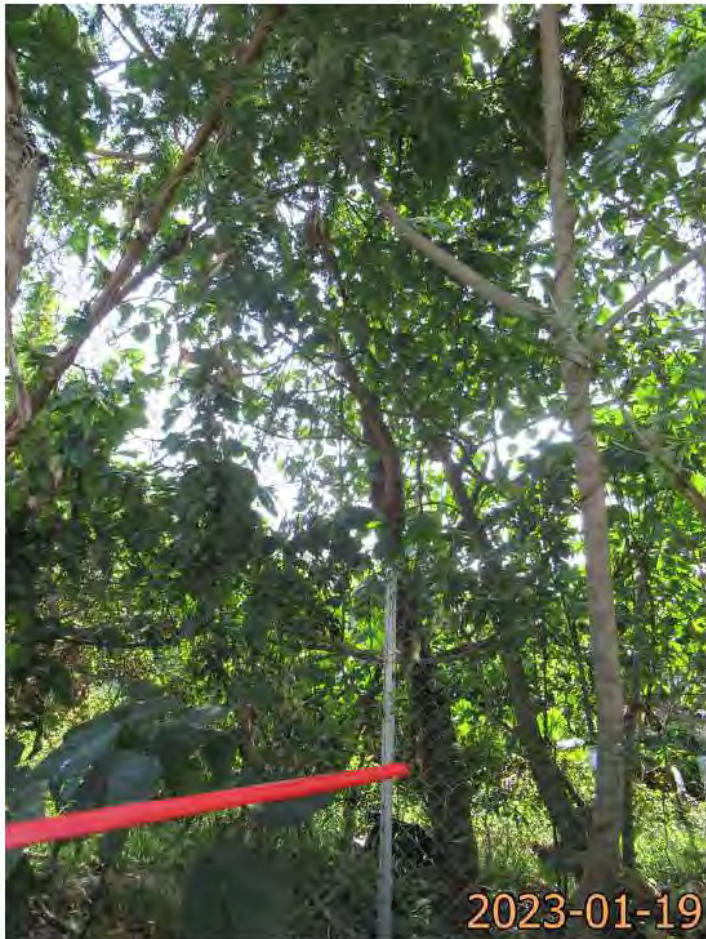
T56 Root condition



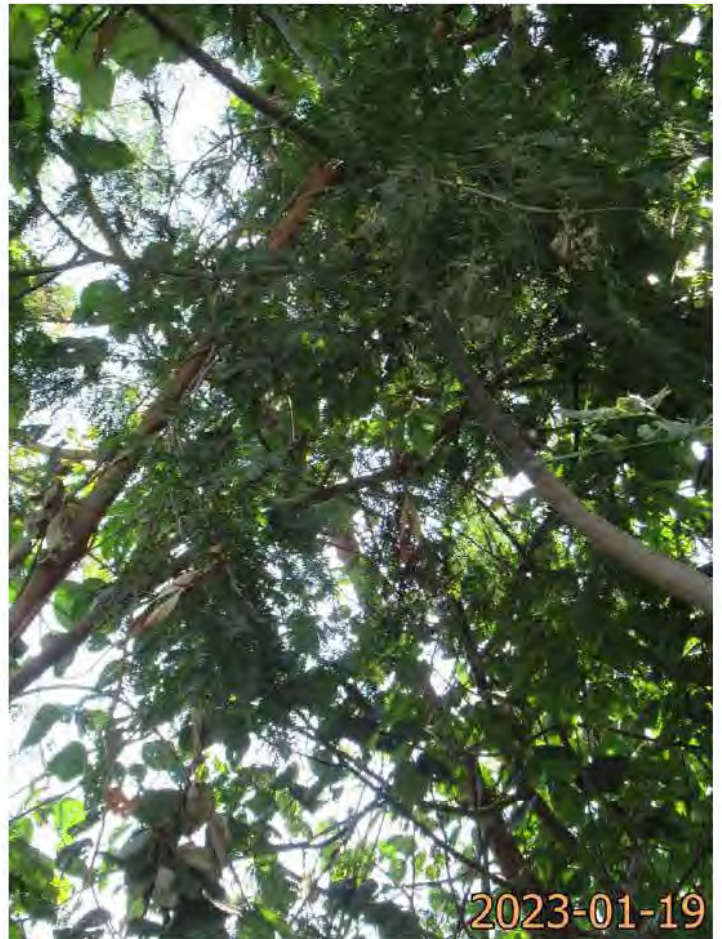
T56 Trunk condition



# Photo Records



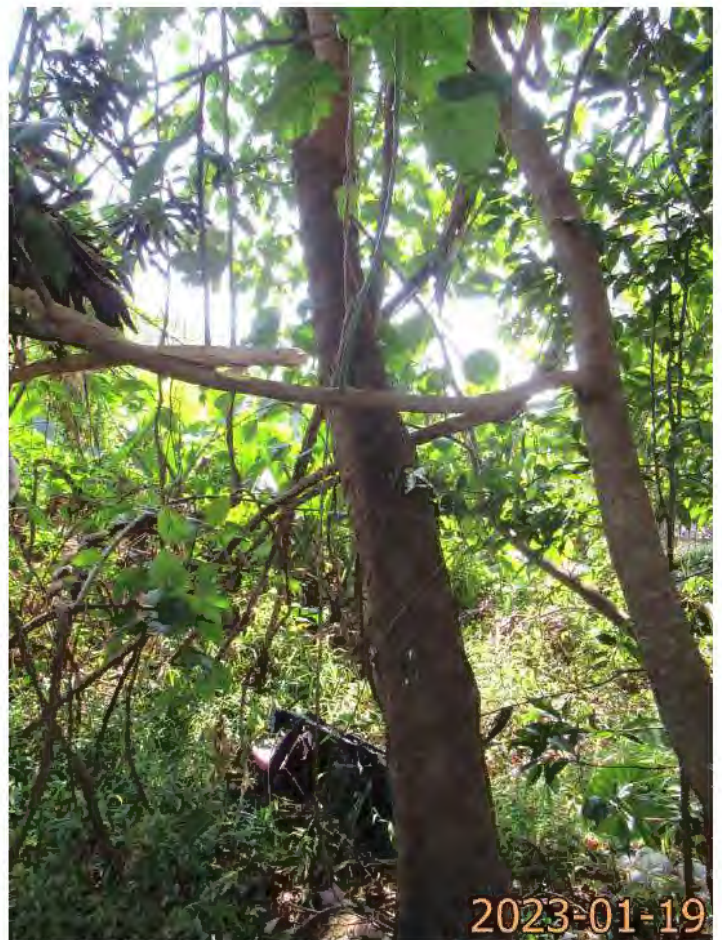
T57 (Overview)



T57 Crown condition



T57 Root condition



T57 Trunk condition



# Photo Records



T58 (Overview)



T58 Crown condition



T58 Root condition



T58 Trunk condition



# Photo Records



T59 (Overview)



T59 Crown condition



T59 Root condition



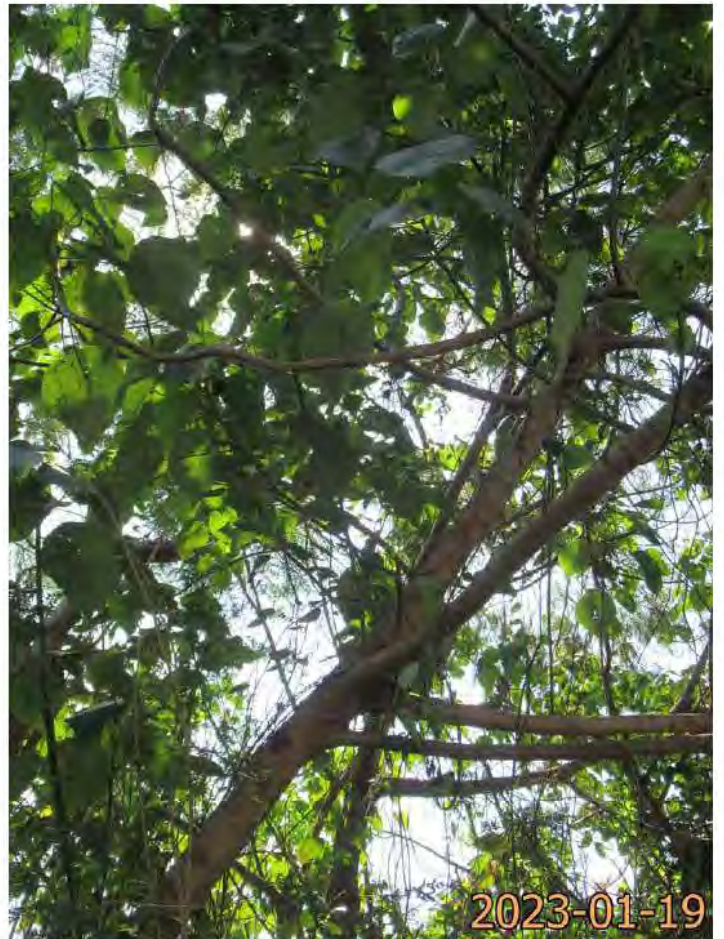
T59 Trunk condition



# Photo Records



T60 (Overview)



T60 Crown condition



T60 Root condition



T60 Trunk condition



# Photo Records



T61 (Overview)



T61 Crown condition



T61 Root condition

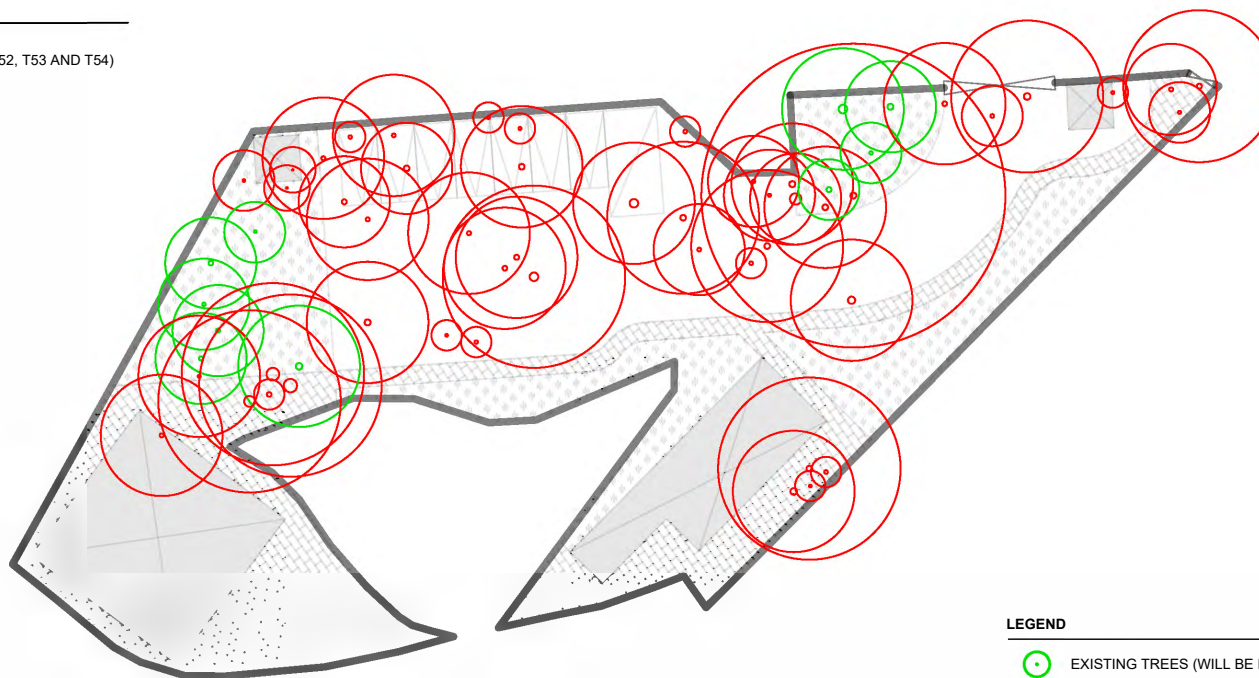


T61 Trunk condition



## TREE PRESERVATION PROPOSAL

NO. OF EXISTING TREE : 61 (T1 TO T61)  
 NO. OF TREES WILL BE PRESERVED : 10 (T4 TO T8, T18, T48, T52, T53 AND T54)  
 NO. OF TREES WILL BE FELLED : 51

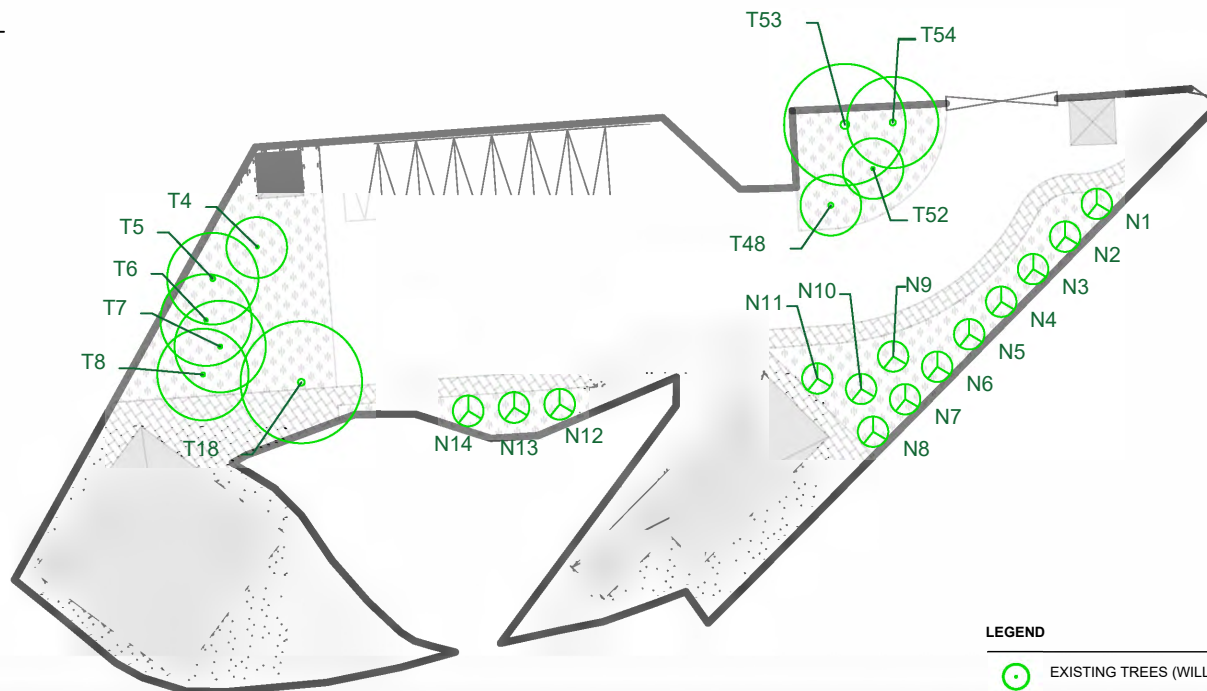
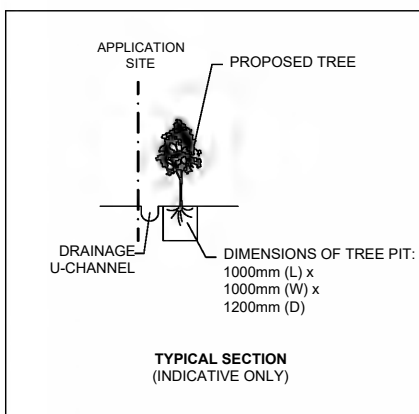


### LEGEND

- EXISTING TREES (WILL BE PRESERVED)
- EXISTING TREES (WILL BE FELLED)

## LANDSCAPE PROPOSAL

NO. OF NEW TREES WILL BE PLANTED : 14 (N1 TO N14)  
 SPECIES OF NEW TREES : *BAUHINIA BLAKEANA*  
 HEIGHT OF NEW TREES : NO LESS THAN 2.75 m  
 SPACING OF NEW TREES : NOT MORE THAN 3 m  
 DIMENSION OF TREE PITS : 1 m (W) X 1 m (L) X 1.2 m (D)



### LEGEND

- EXISTING TREES (WILL BE PRESERVED)
- ⊗ PROPOSED NEW TREES



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY  
EATING PLACE WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS AND ADJOINING  
GOVERNMENT LAND IN D.D. 17,  
TING KOK, TAI PO, NEW  
TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

2.5.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPLP

DWG. NO.

PLAN 1

VER.

001





顧問有限公司  
盈卓物業

Our Ref.: DD17 Lot 1343 S.B RP & VL  
Your Ref.: TPB/A/NE-TK/772

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

By Email

21 August 2023

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years in "Open Space" Zone, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories**

**(S.16 Planning Application No. A/NE-TK/772)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Aileen CHENG

email: akycheng@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座  
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884  
(852)



(852) 2323 3662



## Responses-to-Comments

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years in “Open Space” Zone, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories**

(Application No. A/NE-TK/772)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Traffic Engineering (NTE) Division, Transport Department</b> <b>(Contact Person: Mr. Issac CHAN / Ms. Yanny LI; Tel: 2399 2406 / 2399 6936)</b>		
(a)	<p>We have the following comments on the Response-to-Comments (RtC):</p> <p>RtC (a) In addition to making reference to HKPSG Table 11, the parking provision should be adequate to fully meet the operational requirements with visitor parking as deemed reasonable, thereby avoiding the necessity for on-street parking and loading/unloading. Hence, the number of car parking spaces shall meet the demand from the total 60 seats.</p>	<p>Knowing that there are limited carparks within the Application Site, in order to reduce the parking demand and to minimize the traffic impact to the public road:</p> <ol style="list-style-type: none"> <li>1. Advanced booking is required for the use of parking space by visitors. Whenever the parking spaces are fully parking / booked, no further reservations for driving visitors would be available. Visitors will be strongly encouraged to take public transport instead, i.e., by franchised bus or GMB.</li> <li>2. The Application Site (the Site) is easily accessible by several public transportations with only about 250m walking distance. <b>Figure A</b> shows the locations of the bus stops in the vicinity of the Site.</li> <li>3. There are several public carparks in the vicinity of the Site. The locations and provision details are shown in <b>Figure B</b>.</li> <li>4. The loading / unloading activities should take place within the Site, where is with sufficient space for manoeuvring. Supplementary swept path is shown in <b>Figure C</b>.</li> </ol>



(b)	<p>RtC (b)</p> <p>The applicant shall clarify if he is responsible for the future tree branches pruning in order to maintain clear visibility.</p>	<p>The Applicant will take the responsibility for the future tree branches pruning in order to maintain clear visibility.</p>
(c)	<p>RtC (c)</p> <p>The proposed footpath will attract jaywalking from the opposite side bus stop at Ting Kok Road eastbound, appropriate measures shall be implemented to deter jaywalking for sake of safety.</p>	<p>To prevent jaywalking from the opposite side bus stop at Ting Kok Road eastbound, Railings are proposed to be erected along the proposed footpath outside the Site. Location details can refer to <b>Figure D</b>.</p> <p>In addition, traffic sign is proposed, clearly shows “Please Do Not Cross Here” facing to the opposite side bus stop at Ting Kok Road eastbound, to warn the pedestrians do not jaywalk.</p>
<p><b>2. Comments of Chief Town Planner/Urban Design and Landscape Section, Planning Department</b>  <b>(Contact Person: Mr. Chak Man NGAI; Tel: 3565 3955)</b></p>		
(a)	<p>Having reviewed the further information, please find below our comments from the landscape planning perspective.</p> <p>RtoC Item 2 (a) – The applicant proposed to retain 10 nos. of existing trees (T4 to T8, T18, T48, T52 to T54) as shown in Plan 1. According to Appendix II – Tree Survey Schedule, 7 nos. (T4 – T8, T52 and T53) are trees of undesirable species and 1 no. (T18) is a dead tree, which are all not recommended for preservation. The applicant is advised to review the tree treatment to minimize the felling of existing trees (except undesirable species/dead trees) and maximize new/compensatory tree planting opportunities within the site as far as practicable. Our previous comment item no. 5 is generally <u>still valid</u>.</p>	<p>After reviewing the feasibility of preserving existing trees within the Site, 59 out of 61 nos. identified existing trees are proposed to be felled while the remaining 2 trees (T48 and T54) are proposed to be preserved (<b>Plan 1</b>).</p> <p>Due to the felling of existing trees within the Site, 22 new trees (i.e. <i>Bauhinia Blakeana</i>) (N1 to N22) are proposed to be planted to compensate for the loss of the existing trees (<b>Plan 1</b>). They will be planted in the designated landscaping area of the Site. All of these trees will be maintained by the applicant.</p>



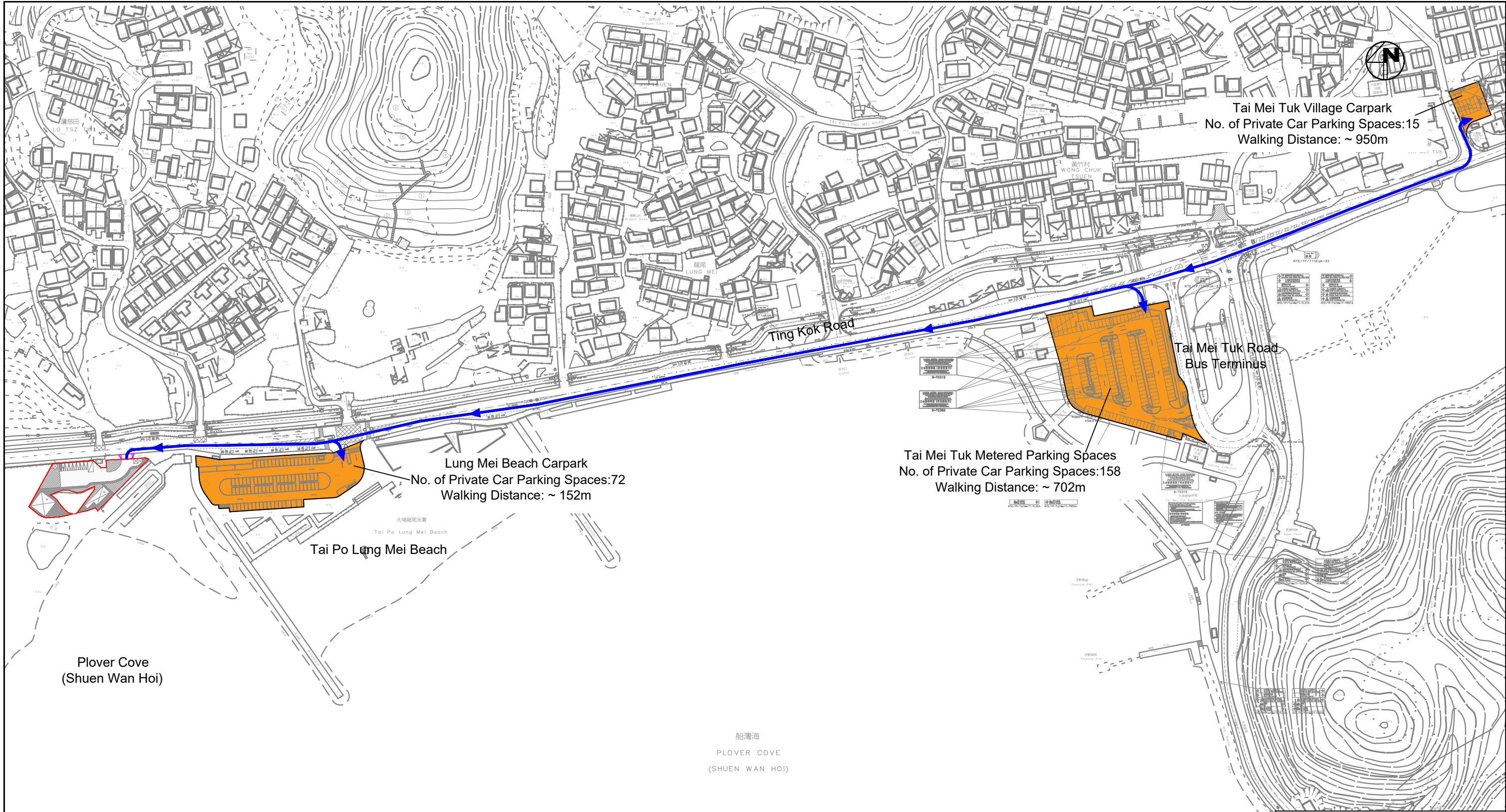
(b)	Plan 1 - In addition to the new/compensatory tree planting, other landscape mitigation measures such as shrub/groundcover planting at the proposed landscaping area should also be considered and indicated on the plan. Our previous comment item no. 4 is generally <u>still valid</u> .	To enhance the landscape value of the Site, groundcover will be planted at the designated landscaping area ( <b>Plan 1</b> ).
(c)	Plan 1 - It is noted that tree pits of 1m (W) x 1m(L) x 1.2m (D) and spacing of not more than 3 m are proposed for new trees. The applicant is suggested to provide continuous soil beds with 1.2m soil depth for new trees rather than individual trees pits and increase the planting spacing for new trees as far as practicable.	The proposed 22 new trees will be planted in continuous soil beds with 1.2m soil depth for better tree health.
(d)	Plan 1 - Please provide sufficient legend for all hard/soft landscape treatments, e.g. paving, shrub/groundcover planting areas etc. The legibility of the plan is also very poor and should be improved.	Noted. The relevant legends are shown in <b>Plan 1</b> .
(e)	Out previous comment item no. 8 is <u>still applicable</u> .	Noted.





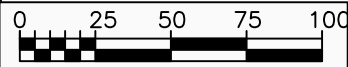


X:\Ozzo\82752\_Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories\Figure B.dwg 2023/08/15 12:06:46



Legend:

- Application Site Boundary
- Carpark in the Vicinity
- Pedestrian Route



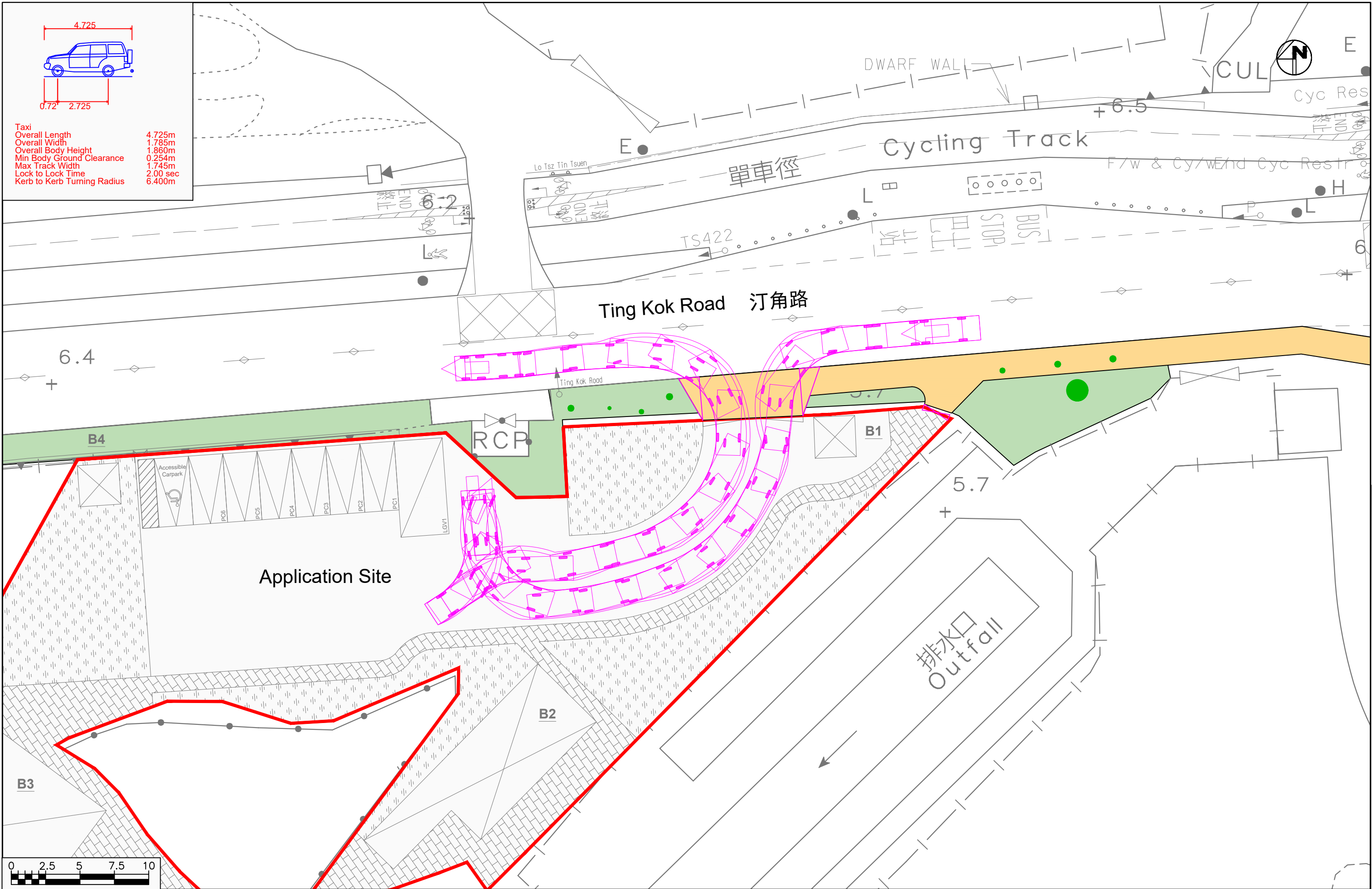
Project Title		Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories	
Date	Scale	Public Carparks in the Vicinity of the Application Site	
15/08/2023	1:2500		



Project No.	82752	Rev.	
Dwg No.	Figure B		-



X:\Ozzo\82752\_Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories\Figure C.dwg 2023/08/16 18:27:16



Project Title

Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

Date  
25/08/2023

Scale  
1:250

Taxi Swept Path Demonstration



Project No. 82752

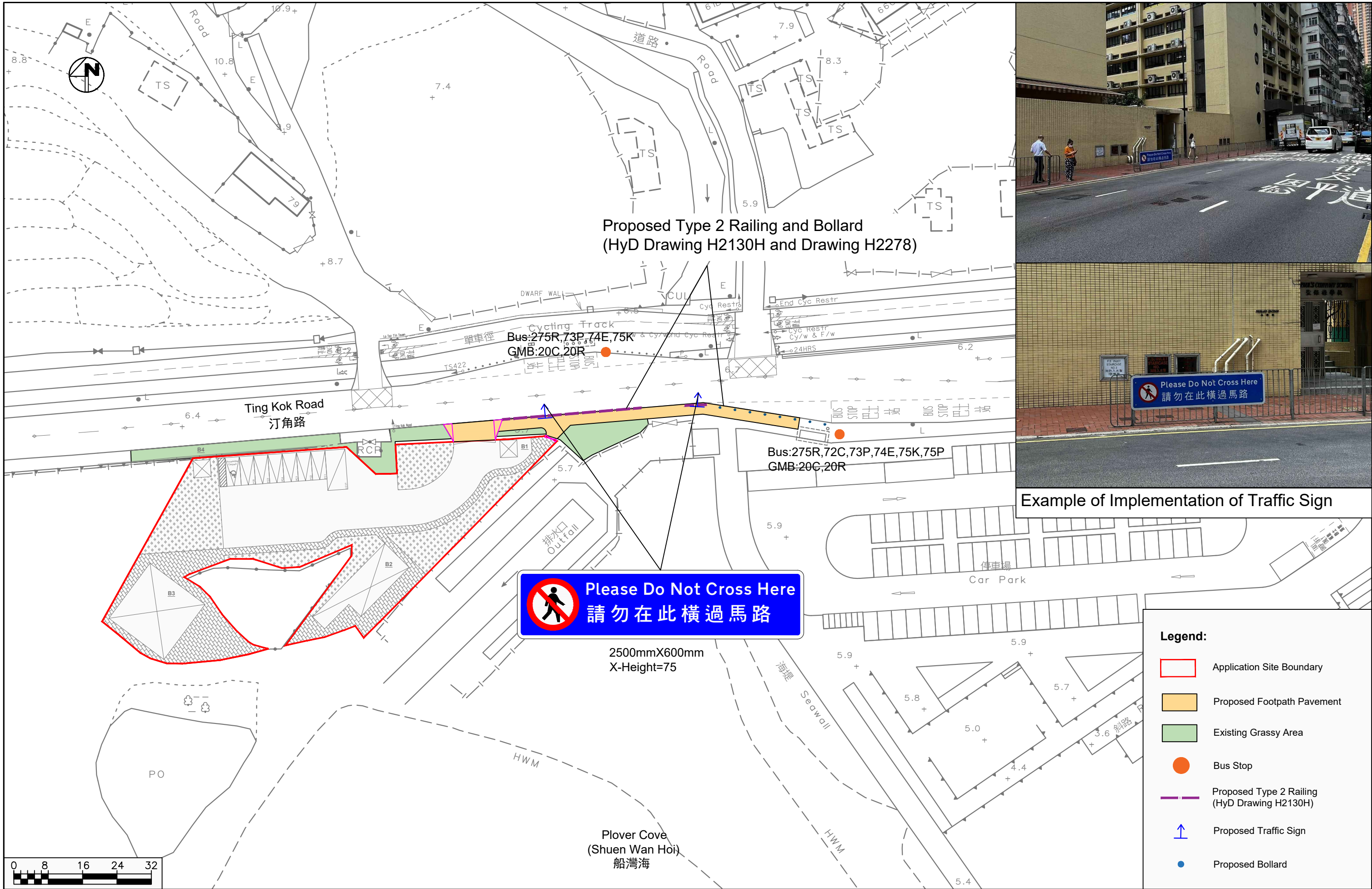
Dwg No. Figure C

Rev.

-



X:\Ozzo\82752\_Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories\Figure D.dwg 2023/08/16 18:07:16



Project Title  
Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

Major Pedestrian Access to/from the Application Site and Proposed Measures for Safety

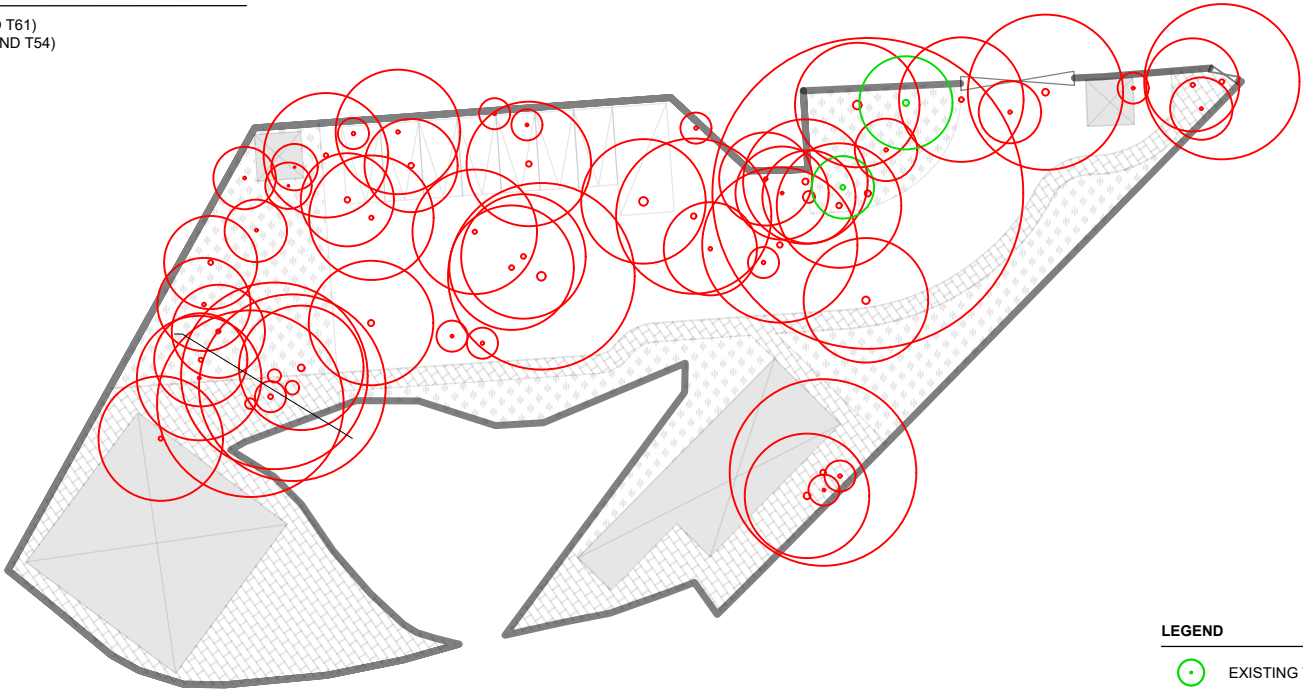


Project No. 82752	Rev.
Dwg No. Figure D	-



TREE PRESERVATION PROPOSAL

NO. OF EXISTING TREE : 61 (T1 TO T61)  
NO. OF TREES WILL BE PRESERVED : 2 (T53 AND T54)  
NO. OF TREES WILL BE FELLED : 59



LEGEND

●

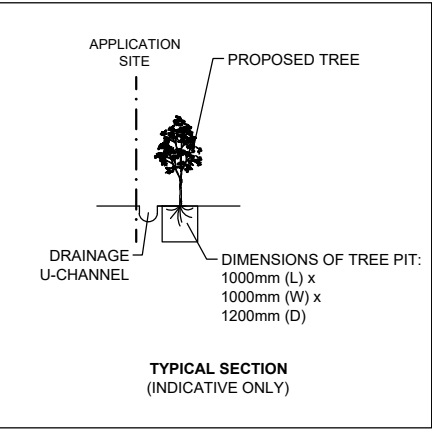
EXISTING TREES (WILL BE PRESERVED)

●

EXISTING TREES (WILL BE FELLED)

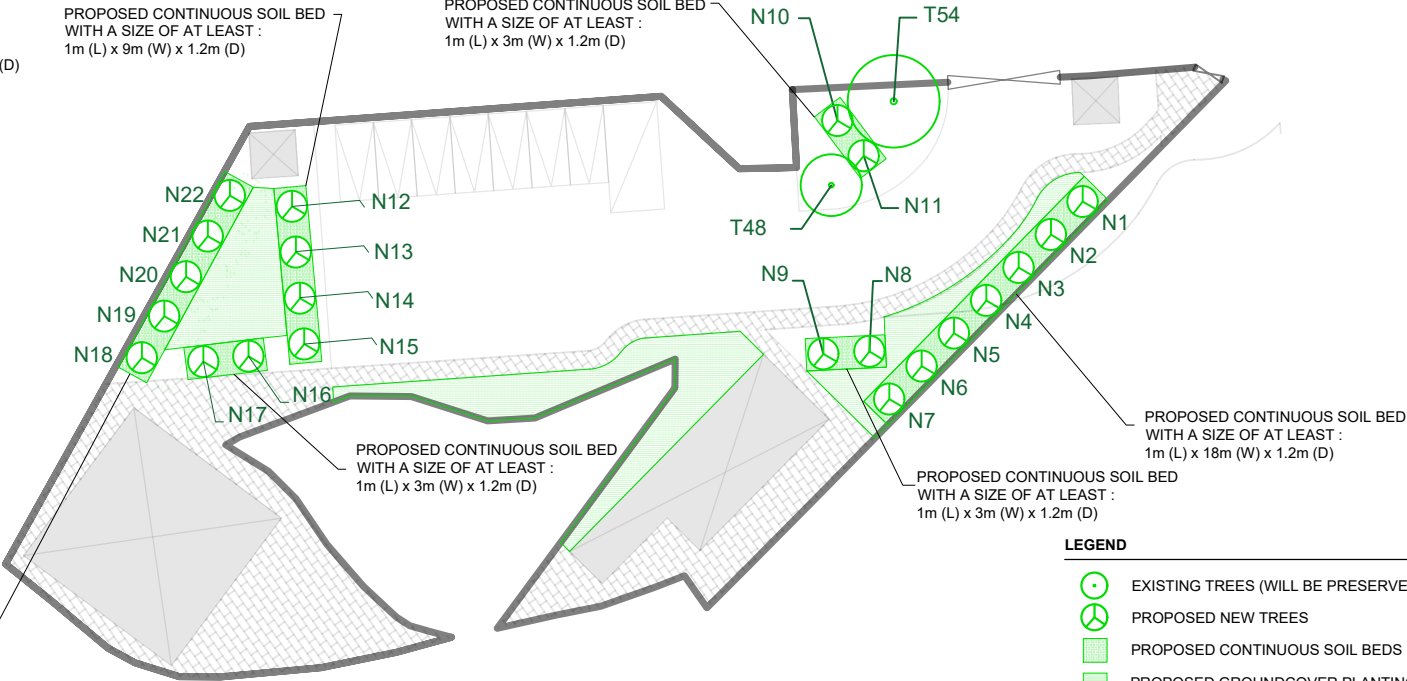
LANDSCAPE PROPOSAL

NO. OF NEW TREES WILL BE PLANTED : 22 (N1 TO N22)  
SPECIES OF NEW TREES : BAUHINIA BLAKEANA  
HEIGHT OF NEW TREES : NO LESS THAN 2.75 m  
SPACING OF NEW TREES : NOT MORE THAN 3 m  
DIMENSION OF TREE PITS : 1 m (W) X 1 m (L) X 1.2 m (D)



PROPOSED CONTINUOUS SOIL BED  
WITH A SIZE OF AT LEAST :  
1m (L) x 9m (W) x 1.2m (D)

PROPOSED CONTINUOUS SOIL BED  
WITH A SIZE OF AT LEAST :  
1m (L) x 3m (W) x 1.2m (D)



LEGEND

●

EXISTING TREES (WILL BE PRESERVED)

●

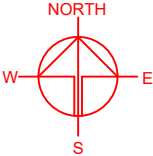
PROPOSED NEW TREES

■

PROPOSED CONTINUOUS SOIL BEDS

■

PROPOSED GROUNDCOVER PLANTING



PLANNING CONSULTANT

PROJECT

PROPOSED EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS AND ADJOINING GOVERNMENT LAND IN D.D. 17, TING KOK, TAI PO, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	18.8.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

TPLP

DWG NO.	VER.
PLAN 1	001





顧問有限公司  
盈卓物業

Our Ref.: DD17 Lot 1343 S.B RP & VL  
Your Ref.: TPB/A/NE-TK/772

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

By Email

20 September 2023

Dear Sir,

**3<sup>rd</sup> Further Information**

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years in “Open Space” Zone, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories**

**(S.16 Planning Application No. A/NE-TK/772)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Aileen CHENG

email: akycheng@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座  
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884  
(852)



(852) 2323 3662



## Responses-to-Comments

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years in “Open Space” Zone,  
Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories**

**(Application No. A/NE-TK/772)**

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses														
1. Comments of Traffic Engineering (NTE) Division, Transport Department (Contact Person: Mr. Issac CHAN / Ms. Yanny LI; Tel: 2399 2406 / 2399 6936)																
(a)	<p>We have the following comments on the Response-to-Comments (RtC):</p> <p>RtC (a) The parking demand due to the proposed development shall be absorbed in the development itself and shall not impose additional parking burden to the adjacent public carparks. Please justify the parking provision are adequate to fully meet the operational requirements and the demand from the total 60 seats.</p>	<p>To reveal the parking demand of the application site (the Site), questionnaire interview was conducted on 17 September 2023 (Sunday) over the time period of 12:30-16:30 at the eating places in the vicinity of the Site.</p> <p><b>Table 2.1 Surveyed Modal Split of Visitors of Eating Places</b></p> <table><tr><th>Location</th><th>Franchised Bus / GMB / Bicycle / others</th><th>Private Car</th><th>Taxi</th><th>Total</th></tr><tr><td>Eating Space: Bahia Restaurant, Chung King BBQ's</td><td>79%</td><td>15%</td><td>6%</td><td>100%</td></tr></table> <p><i>Note: based on observation, average occupancy would be about 3.67persons /car</i></p>					Location	Franchised Bus / GMB / Bicycle / others	Private Car	Taxi	Total	Eating Space: Bahia Restaurant, Chung King BBQ's	79%	15%	6%	100%
Location	Franchised Bus / GMB / Bicycle / others	Private Car	Taxi	Total												
Eating Space: Bahia Restaurant, Chung King BBQ's	79%	15%	6%	100%												



		<p>As presented in Table 2.1, based on the interview survey results, about 15% for private car and taxi users.</p> <p>As the Site sits very close to the surveyed eating space, and is estimated to share similar travel mode of the visitors. Based on the surveyed modal splits, among the 60-seat visitors, it is estimated that 9 visitors (=60 x 15%) with about 3 vehicles would visit by private car, while 4 visitors would use taxi (60 x 6%).</p> <p>With the provision of 5 regular private car parks for visitors within the Site, it is deemed as sufficient to cope with the future parking demand.</p>
(b)	<p>RtC (c)</p> <p>Adequate sightline shall be maintained at the run-in/outs. The proposed type II railings and signs shall not affect the sightline.</p>	<p>Noted. For the purpose not to impair the sightline at the run-in/outs, the "Type 2 Railings at Junctions and Crossings" is proposed near the Run-in / out.</p>





盈卓物業  
顧問有限公司

Our Ref.: DD17 Lot 1343 S.B RP & VL  
Your Ref.: TPB/A/NE-TK/772

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

By Email

11 October 2023

Dear Sir,

**4<sup>th</sup> Further Information**

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years in "Open Space" Zone, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories**

**(S.16 Planning Application No. A/NE-TK/772)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Aileen CHENG

email: akycheng@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座  
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884  
(852)



(852) 2323 3662



## Responses-to-Comments

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years in “Open Space” Zone,  
Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories**

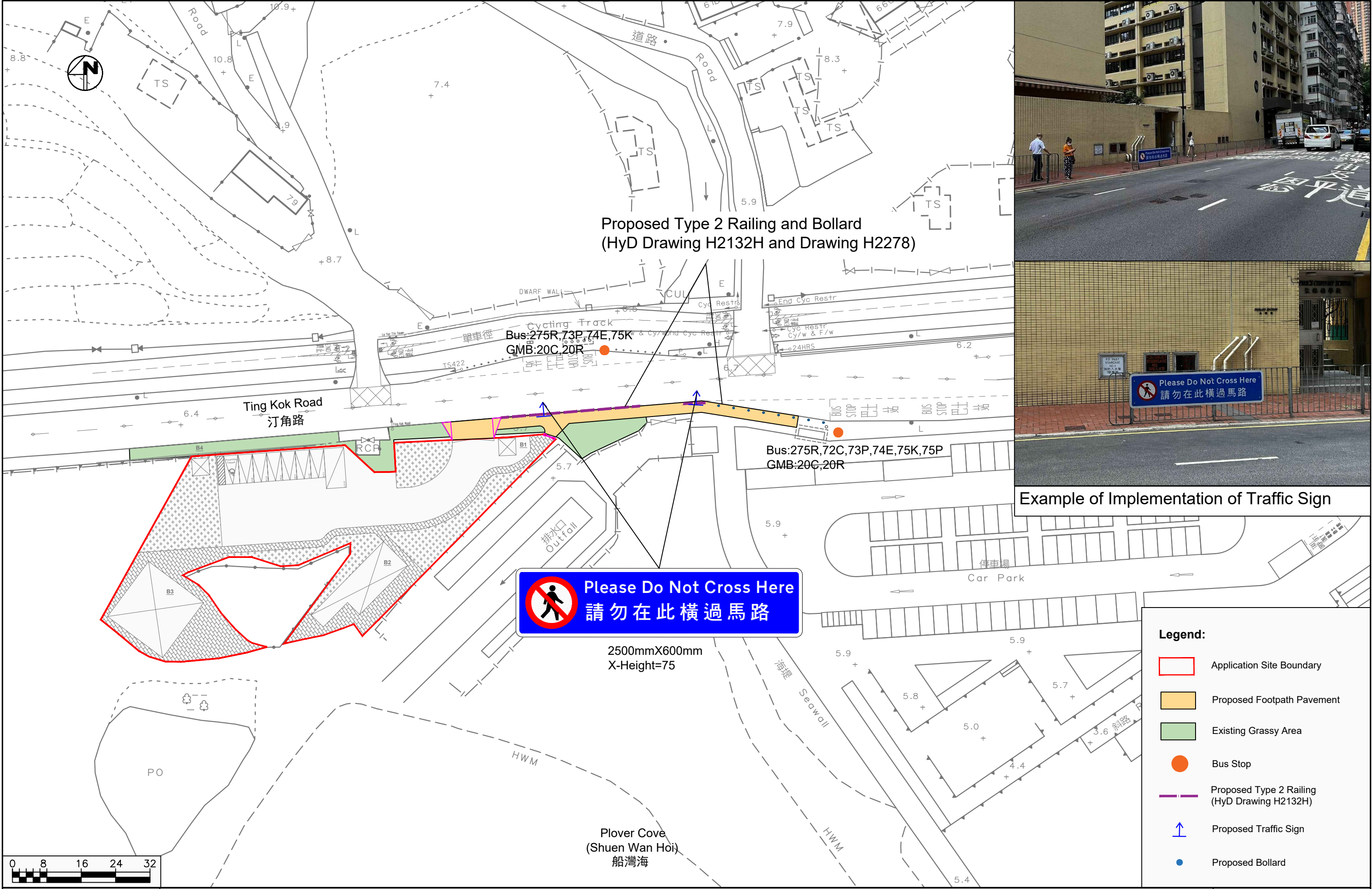
**(Application No. A/NE-TK/772)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Traffic Engineering (NTE) Division, Transport Department</b> <b>(Contact Person: Mr. Issac CHAN / Ms. Yanny LI; Tel: 2399 2406 / 2399 6936)</b>		
(a)	<p>The surveyed modal split reveals that there would be a large portion of visitors visiting the development by means of franchised bus/GMB/bicycles/others. These visitors will cross Ting Kok Road and arrive the development site on the opposite side. The applicant shall consider to provide a proper pedestrian crossing near the bus stop in order to prevent the future jaywalking problem.</p>	<p>The nearest cautionary crossing is only about 100m from the bus stop at the eastbound of Ting Kok Road, and is very close and convenient to go via the footpath. Visitors can see the crossing point clearly right from the bus stop.</p> <p>In addition, as submitted to TD on 21 August 2023 (i.e. 2<sup>nd</sup> Further Information), practicable measures have been proposed by the applicant to prevent jaywalking:</p> <ul style="list-style-type: none"> <li>A. Railings are proposed to be erected along the proposed footpath outside the application site.</li> <li>B. Traffic signs are also proposed, clearly shows “Please Do Not Cross Here” facing to the opposite side bus stop at Ting Kok Road eastbound, to warn the pedestrians do not jaywalk.</li> <li>C. Bollards are also proposed near the bus stop to channel pedestrians and to discourage jay walking.</li> </ul> <p>The details of the proposed measures can refer to <b>Figure D</b> in <b>Annex I</b>.</p>



X:\Ozzo\82752\_Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories\Figure D.dwg 2023/10/10 17:52:31



Example of Implementation of Traffic Sign



<div>Project Title</div> <div>Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories</div>		<div>OZZO TECHNOLOGY</div>	
		<div>Project No. 82752</div>	<div>Rev. A</div>
<div>Date</div> <div>10/10/2023</div>	<div>Scale</div> <div>1:800</div>	<div>Major Pedestrian Access to/from the Application Site and Proposed Measures for Safety</div>	
		<div>Dwg No. Figure D</div>	



**Government Departments' General Comments**

**1. Land Administration**

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

- the Site consists of Lots 1343 S.B ss.1, 1343 S.B RP, 1346 S.B ss.1, 1346 S.B RP, 1347 S.A, 1347 RP, 1349, 1340, 1351 RP, 1352 S.A, 1355 RP, 1356 RP and 1361 RP all in D.D. 17 and adjoining Government land. The lots are held under Block Government Lease demised for agricultural purpose which contains the restriction that no structures are allowed to be erected thereon without the prior approval from the Government; and
- there is no guarantee to the grant of a right of way to the Site or approval of emergency vehicular access (EVA) thereon.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no environmental complaint in relation to the Site was received in the past three years.

**3. Landscape**

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

- the Site is located in an area with rural coastal plains landscape character comprising village houses, vehicle parks, scattered tree groups, temporary structures and Tai Po Lung Mei Beach to the east. The proposed use is not incompatible to the landscape character of the surrounding area; and
- according to the applicant's submission, 59 out of the 61 existing trees identified within the Site are proposed to be felled (including three dead trees and 33 *Leucaena leucocephala*), while the remaining two trees are proposed to be retained. 22 new trees (*Bauhinia blakeana*) and groundcovers are proposed to be planted within the Site as landscape mitigation measures. In this regard, she has no adverse comment on the application from landscape planning perspective.

**4. Nature Conservation**

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

- the Site is densely covered with trees of common species, dominated by the weedy *Leucaena leucocephala*. While the Site is located close to the sea, it is noted that the



applicant has committed to implement proper means of waste water disposal. He has no adverse comment on the application.

**5. Drainage**

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

- should the application be approved, an approval condition on submission and implementation of drainage proposal for the Site is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas.

**6. Fire Safety**

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

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

**7. Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- a village-type refuse collection point (**Plan A-2**) is located in the vicinity of the Site; and
- the Site is not covered by any valid restaurant licence and/or licensed outside seating accommodation.

**8. Other Departments**

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

- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).



**Recommended Advisory Clauses**

- (a) to note the comment of the Director of Leisure and Cultural Services (DLCS) that the applicant should strictly follow the Guidelines on Tree Preservation during Development promulgated by the Development Bureau and reserve the tree protection zone to protect the existing roadside trees;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) it is noted that the applicant will take up the responsibility of pruning of roadside trees and bushes outside the Site in order to maintain clear visibility from the proposed run-in/out; and
  - (ii) the local access connecting Ting Kok Road is not under Transport Department's management. The land status, management and maintenance responsibilities of the access should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (c) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - (i) should the Town Planning Board (the Board) approve the application, the lot owners are required to submit a Short Term Waiver (STW) application regarding the proposed structures on the private lots and a Short Term Tenancy (STT) application in respect of Government land within the Site (the said Government land) to LandsD. Otherwise, neither occupation of Government land nor works of any kind on the Site is allowed;
  - (ii) LandsD will consider the STW and STT applications in accordance with the established procedures and guidelines. However, there is no guarantee at this stage that the STW and STT applications would be approved. If the STW/STT application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of rental, waiver fee and administrative fee as considered appropriate; and
  - (iii) no trees on the said Government land or any other Government land shall be interfered with unless with prior approval of LandsD or other relevant authorities;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the applicant should follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance;
  - (ii) the applicant should carry out pollution abatement measures in relevant guidelines including "General Environmental Guidelines for Outside Seating Accommodation" and "Control of Oily Fume and Cooking Odour from



Restaurants and Food Business”;

- (iii) the applicant should provide adequate supporting infrastructures/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. There is sewer tapping point in the vicinity of the Site. However, if septic tank and soakaway system will be used in case connection to public sewer cannot be made, its design and construction shall follow the requirements of Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and
  - (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comment of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, 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 works;
- (f) to note the comment of the Director of Agriculture, Fisheries and Conservation (DAFC) that should tree felling/trimming on Government land be required, the applicant should apply to DLO/TP accordingly;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) while there are DSD’s public stormwater drains in this area, the applicant should have his own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings to be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance cause by failure or ineffectiveness of the modified drainage systems caused by their works; and
  - (ii) for works to be undertaken outside the Site, prior consent and agreement from LandsD and/or relevant private lot owners should be sought;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the locations of where the proposed FSIs to be installed should be clearly marked on



the layout plans. Licensing requirement would be formulated upon receipt of formal application via the licensing authority; and

- (ii) if the proposed structure(s) is required to comply with the Building 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 Director of Food and Environmental Hygiene (DFEH) that:
  - (i) no facilities managed by Food and Environmental Hygiene Department (FEHD) should be affected;
  - (ii) proper licence/permit issued by FEHD 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. The operation of any eating place should be under a food licence issued by FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with Cap. 132. For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a food factory licence should be obtained from FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap. 132, if acceptable by the FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
  - (iii) whenever restaurant licensees wish to include an outside seating accommodation (OSA) into their licensed premises, they are required to submit application to FEHD by filling in the application form together with eight copies of proposed layout cum OSA plan and five copies of 1:1000 location map for approval. If the application of OSA is acceptable for further processing, FEHD will refer it to the relevant departments including such as Buildings Department, Transport Department, Fire Services Department, Planning Department, Home Affairs Department and Lands Department for clearance. A letter of requirements on the captioned would be issued if no objection was raised by the departments concerned and the OSA licence will be issued upon full compliance of all the requirements; and
  - (iv) the operation of the eating place must not cause any environmental nuisance to the surrounding areas. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulation 5 and



41D of the Building (Planning) Regulations (B(P)R) respectively;

- (ii) if the Site does not abut on a specified street of not less than 4.5m wide, its development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Buildings Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the planning application;
- (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department (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 buildings works or UBW on the Site under the BO;
- (v) before any new buildings 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 BA should be obtained, otherwise they are UBW under the BO. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried about at building plan submission stage.



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



**A/NE-TK/772 DD 17 Long Mei Beach OS**

18/04/2023 03:10

From:

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

File Ref:

1 attachment



Long Mei Beach - Google Maps.pdf

Dear TPB Members,

755 was withdrawn.

However issues of land use remain. Previous objections relevant and applicable.

The harbour front area south of the main road should be kept free of development so that the community can enjoy an unobstructed and natural panorama.

Mary Mulvihill

**From:**

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

**Date:** Wednesday, 10 August 2022 2:55 AM CST

**Subject:** A/NE-TK/755 DD 17 Long Mei Beach OS

A/NE-TK/755

Lots 1343 S.B ss.1 (Part), 1343 S.B RP, 1346 S.B ss.1 (Part), 1346 S.B RP, 1347 S.A (Part), 1347 RP, 1349, 1350, 1351 RP, 1352 S.A, 1355 RP, 1356 RP and 1361 RP (Part) in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po

Site area : About 1,607sq.m Includes Government Land of about 81sq.m

Zoning: "Open Space"

Applied use: Eating Place / 8 Vehicle Parking / 5 Years

Dear TPB Members,

This application is related to 755



Strong objections, there has already been extensive damage wrecked on the coast line with the development of the artificial beach, the negative impact of which will manifest itself in coming years.

There are trees on this site. Development would strip the area of natural vegetation. As for the parking, there is a large parking area behind the beach. There are dozens of restaurants in easy walking distance.

Development should be restricted to north of the main road to keep the coast line clear of obstruction in line with its recreational role..

Members could also question why a platform was not built over the parking to provide ancillary services. We are always being advised that 'one site, multi-use' is the solution?

This application should be rejected to encourage more focused development.

Mary Mulvihill



Google Maps Long Mei Beach



Imagery ©2022 CNES / Airbus, Maxar Technologies, Map data ©2022 50 m



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

## 參考編號

Reference Number:

230802-134341-67437

## 提交限期

Deadline for submission:

22/08/2023

## 提交日期及時間

Date and time of submission:

02/08/2023 13:43:41

## 有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/772

## 「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss LUK

## 意見詳情

Details of the Comment :

引起大量交通問題, 汀角交通問題一直沒有改善。  
汀角路一帶已經有6個私人燒烤場+2個政府公眾燒烤場, 已經十分足夠。如果再新增燒烤場對居民十分之不便, 而且空氣質素十分之差。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230805-110741-42404

**提交限期****Deadline for submission:**

22/08/2023

**提交日期及時間****Date and time of submission:**

05/08/2023 11:07:41

**有關的規劃申請編號****The application no. to which the comment relates:**

A/NE-TK/772

**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Lui Wing Charn

**意見詳情****Details of the Comment :**

汀角村至大美督村這段汀角路，已經有六個私營燒烤場、二個政府燒烤場，加上人工沙灘每逢星期六、日及公眾假期，汀角路車輛流量比較多，又只得單線雙程行車，啲車轉入私人燒烤場的停車場，因為要等對面無車才能轉右，變成交通阻塞，試過塞回三門仔路，交通意外又經常發生，之後又塞車二三個鐘。另外，人流多自然垃圾多，環境污染等等，堅決反對城規會批出任何形式的燒烤場及其他相關設備，這段路很多村屋，居民生活已經有很大程度的影響。



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

參考編號

Reference Number:

230809-175906-82649

提交限期

Deadline for submission:

22/08/2023

提交日期及時間

Date and time of submission:

09/08/2023 17:59:06

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/772

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 譚金燕

意見詳情

Details of the Comment :

強烈反對

現在已有私營燒烤場5個，3個公眾燒烤場，水上活動中心、3個單車租賃，公眾沙灘、多間食肆餐廳…。已經令居民生活做成嚴重困擾，路面擠塞，不要為私人利益損害大自然環境



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230809-230608-67933

**提交限期****Deadline for submission:**

22/08/2023

**提交日期及時間****Date and time of submission:**

09/08/2023 23:06:08

**有關的規劃申請編號****The application no. to which the comment relates:**

A/NE-TK/772

**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Wong kai

**意見詳情****Details of the Comment :**

附近又申請露營車及燒烤場，原本已不勝負荷的交通又未解決，每逢假日也影響居民出入。村內車位嚴重不足，又不規劃停車場，與其開食肆，倒不如照顧村民的需要吧。本人極力反對是次申請。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230813-003028-93030

**提交限期****Deadline for submission:**

22/08/2023

**提交日期及時間****Date and time of submission:**

13/08/2023 00:30:28

**有關的規劃申請編號****The application no. to which the comment relates:**

A/NE-TK/772

**「提意見人」姓名/名稱****Name of person making this comment:**

小姐 Miss Luk Yee

**意見詳情****Details of the Comment :**

本人作為居民十分反對，而且諮詢告示藏於垃圾筒之後，十分可疑，明顯不想讓公眾知道。而且大尾督人滿為患，所以配套不足，現已影響居民生活，如果再增建，只會能居民生活百上加斤。促請撤回！！！！



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

參考編號

Reference Number:

230814-121647-94713

提交限期

Deadline for submission:

22/08/2023

提交日期及時間

Date and time of submission:

14/08/2023 12:16:47

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/772

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. PUN CHI MING

意見詳情

Details of the Comment :

本人已住在汀角村超過20年,原本汀角路配套還可以,現在不斷增加住屋,燒烤場,娛樂設施,汀角路的使用量已超負荷,特別是假期。

近年居民明顯已不夠泊車,經投訴後回覆是居民購車/遷入時需要自行考慮交通,我20年前就搬入和購車,你們城規有沒有責任?建停車場沒地,建燒烤場就有地?

另外,這一帶一直都是先破壞後申請,不要說我們沒投訴。電視新聞有曾報導,誰也管不了。

汀角路一帶不需要娛樂場所,要的是基建,停車場



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

參考編號

Reference Number:

230814-123453-05030

提交限期

Deadline for submission:

22/08/2023

提交日期及時間

Date and time of submission:

14/08/2023 12:34:53

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/772

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wai Suet Ting

意見詳情

Details of the Comment :

本人是汀角村居民，對於此地段擬開臨時食肆甚表不解，在此處缺的並不是食肆，由龍尾村至大美督村已有一間接一間不同種類餐廳飯店，公眾燒烤場亦有幾檔小食舖，相信已足夠應付遊客需要。此處最缺的是交通配套，假日遊客如洪流般湧入，即使巴士增加班次也不能便利本村居民出入，選擇自駕的更會造成路面嚴重負荷。若要善用土地，與其開辦食肆，倒不如建錶位停車場，此處只有大美督和船灣(即忠誠位置)兩個錶位，而沙灘私人停車場數目少而且收費非常貴，導致有些遊客將車泊在路邊，每每要勞動警方到來驅趕，對希望享受鄉村寧靜生活的村民並不理想。



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

參考編號

**Reference Number:**

230814-155604-88213

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

14/08/2023 15:56:04

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 大埔區議會毛家俊主席

意見詳情

**Details of the Comment :**

該地段及毗鄰範圍，近二十年內先後有6宗申請，包括填土及燒烤場等。而大埔區議會早前已經對旁邊的另一宗申請（A/NE-TK/779）提出反對，並應撤銷其臨時規劃許可。兩片土地的申請人，都涉嫌先破壞後建設，大片土地在未正式批准申請時已被砍伐樹木，而現時的臨時食肆規劃申請亦包括在砍伐樹木範圍內。

自龍尾泳灘落成後，假日的汀角路已經時常出現阻塞，對交通造成嚴重影響。首先，申請地點的旁邊已經是公眾停車場，近距離不適宜再做出入口。其次，申請人建議往大尾篤方向的車輛由汀角路直接轉右駛進，容易造成意外。

城規會在過去十年間，共批准了4個燒烤場以暫許的方式存在。（參考申請編號TK624,698, 704,712）

即使連漁農自然護理署亦曾提出反對意見，理由是該一大片土地有很高的復耕潛力，可作溫室或植物苗圃用途。有關申請不符合該區的整體規劃意向，即保育自然環境和禁止在區內進行密集城市發展。大埔區議會亦認同相關看法。



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

參考編號

Reference Number:

230814-163219-22936

提交限期

Deadline for submission:

22/08/2023

提交日期及時間

Date and time of submission:

14/08/2023 16:32:19

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/772

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHEUNG

意見詳情

Details of the Comment :

請唔好再起任何食肆燒烤場之類的設施，裡面已經有好幾個燒烤場，功能重覆，交通又不便，來回單線進出經常大塞車，幾十年塞車死症無可能改變的前提下，唔該唔好再增加任何增加遊客的設施，無法負荷，大尾篤燒烤場已經足夠。  
一係，禁止所有私家車來回，只許巴士小巴來往，巴士增加至2-3分鐘清理滯留人士。  
在沒有提供任何交通改善，環境保護，的前提下  
理應拒絕在該處進行任何城規發展  
假日回家猶如行走萬里長城，非常長龍



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

參考編號  
**Reference Number:** 230814-202143-56703

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 14/08/2023 20:21:43

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss 湯小如

意見詳情  
**Details of the Comment :**

反對！反對！再反對！  
破壞寧靜鄉郊社區，破壞大自然，污染水質。  
汽車數量太多致現有道路無法負荷如此大的車流量，而造成堵塞。現有道路容量不足亦為造成塞車的因素。  
浪費燃料及空氣污染：引擎在塞車時仍不斷運行，持續消耗燃料，並且在堵塞的時候，車輛必須不斷加速、煞車，增加燃料的耗費，因此交通堵塞不僅浪費能源，也造成空氣污染。



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

參考編號  
**Reference Number:** 230815-081358-25688

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 15/08/2023 08:13:58

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Wan

意見詳情  
**Details of the Comment :**

現在出入返工上學上班都那麼車多。車路已經負荷不到。  
平日居民出入已經好痛苦。現在還要搞臨時食肆。



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

參考編號

**Reference Number:**

230815-093118-63494

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

15/08/2023 09:31:18

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss CHENG YIK MAN

意見詳情

**Details of the Comment :**

極力反對, 我是住在汀角路居民  
平日上下班等車時間已經十分長 在星期六日或紅日等車時間起碼要雙倍時間  
出入又只得一條單程路 交通嚴重不便 非居民又不停出入 令到住係度既居民根本唔敢離開  
屋企  
又或者要避開繁忙時間 希望檢討一下交通 或體諒一下住係度既居民



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

參考編號

**Reference Number:**

230815-094624-97735

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

15/08/2023 09:46:24

有關的規劃申請編號

**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Man ka leung

意見詳情

**Details of the Comment :**

已有足夠餐廳



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

參考編號

Reference Number:

230815-154229-19220

提交限期

Deadline for submission:

22/08/2023

提交日期及時間

Date and time of submission:

15/08/2023 15:42:29

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/772

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheung Ho Fun

意見詳情

Details of the Comment :

強烈反對政府批准斬樹及興建娛樂場所，一來嚴重破壞生態，二來影響居民，三來交通配套本已不足應付居民需要，加引入人流只令情況愈見嚴重。

另外，亦懷疑申請人有非法延伸斬樹範圍。



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

參考編號

**Reference Number:**

230815-183429-95707

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

15/08/2023 18:34:29

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Lee

意見詳情

**Details of the Comment :**

反對。以上地區交通配套已經不夠，再發展的話根本負荷不來。只會增加附近村民負擔。



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

參考編號  
**Reference Number:** 230815-185705-32644

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 15/08/2023 18:57:05

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Choi

意見詳情  
**Details of the Comment :**

強烈反對再興建食肆 平日已經非常多人 車輛已經消化唔到  
假日更加擾亂原村民生活及休息



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

參考編號

Reference Number:

230815-201755-81600

提交限期

Deadline for submission:

22/08/2023

提交日期及時間

Date and time of submission:

15/08/2023 20:17:55

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/772

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong ka man

意見詳情

Details of the Comment :

破壞環境 車輛太多



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

參考編號  
Reference Number: 230815-203341-52317

提交限期  
Deadline for submission: 22/08/2023

提交日期及時間  
Date and time of submission: 15/08/2023 20:33:41

有關的規劃申請編號  
The application no. to which the comment relates: A/NE-TK/772

「提意見人」姓名/名稱  
Name of person making this comment: 女士 Ms. Sek

意見詳情  
Details of the Comment :

本人一家住在三門仔，請不要再批准此款申請，汀角路交通受到嚴重影響



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

參考編號  
Reference Number: 230815-211338-30761

提交限期  
Deadline for submission: 22/08/2023

提交日期及時間  
Date and time of submission: 15/08/2023 21:13:38

有關的規劃申請編號  
The application no. to which the comment relates: A/NE-TK/772

「提意見人」姓名/名稱  
Name of person making this comment: 小姐 Miss Chan

意見詳情  
Details of the Comment :

不停供他們提出私人發展，何時可以開番一條路比我哋落石灘，海灣位置是公眾的，起完沙灘後完全封晒落灘的路，請開設一小路供公眾步出石灘。  
食肆是燒烤場便不讚成，這裡已太多燒烤場，充滿了燒炭的味道了，而且還令環境到處都很大煙，不宜再多燒烤場。



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

參考編號  
**Reference Number:** 230822-192913-39711

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 22/08/2023 19:29:13

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Chan

意見詳情  
**Details of the Comment :**

停止發展燒烤場有關等食肆，令空氣一直只有燒烤味，亦請開放通道還村民一條石灘小路。



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

參考編號  
Reference Number: 230815-220216-33463

提交限期  
Deadline for submission: 22/08/2023

提交日期及時間  
Date and time of submission: 15/08/2023 22:02:16

有關的規劃申請編號  
The application no. to which the comment relates: A/NE-TK/772

「提意見人」姓名/名稱  
Name of person making this comment: 小姐 Miss Samantha Sin

意見詳情  
Details of the Comment :

Too many BBQ sites and car camp at the nearby area. Too many restaurants and there's no dem and for additional new restaurants. Too crowded at weekend and public holiday. Lack of parkin g spaces and shortages of public transport. Illegal parking cause traffic jams and bring too much inconvenience to the citizens who live in Tai Mei Tik. Damage of trees and cause environmental problems.



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

參考編號  
**Reference Number:** 230815-221328-35647

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 15/08/2023 22:13:28

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Winnie Chong

意見詳情  
**Details of the Comment :**

反對



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

參考編號

**Reference Number:**

230815-223912-42849

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

15/08/2023 22:39:12

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Lam

意見詳情

**Details of the Comment :**

本人反對該申請編號A/NE-TK/772相關規劃改建提案。本人為汀角路居民，其實自從龍尾沙灘建成後，沿路公共交通已嚴重飽和，小巴更經常滿座，一般出入居民也要等上3-4班車。假日大批遊客湧入，更令整條汀角路私家車爆滿，巴士和小巴不敷應用，令居民叫苦連天。而且現時已有眾多相關設施，根本不需要再增加的需要。本人覺得這裡真正吸引遊客來郊遊的原因是靠近大自然。為興建相關設施把一大遍樹林剷光根本是本末倒置。而且有關規劃改建並未通過，該申請人/公司根本無視申請是否遭到否決而先斬後奏，已在相關土地施工。

最後本人覺得政府在審視申請時，應著重居民狀況及遊客真正需要，不要令這片靠近大自然土地淪為賺錢工具。



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

參考編號

**Reference Number:**

230815-224340-94804

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

15/08/2023 22:43:40

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss MOK WING YAN

意見詳情

**Details of the Comment :**

在興建休閒設施的同時，亦請平衡居民的需要。大美督現時已有不同的戶外休閒設施，如泳灘、燒烤場、行山徑、踏單車……每逢假日定必吸引大量遊客到訪，因而令到交通極度擠塞。而黃宜灘不久將來也會有中轉屋居民遷入，汀角路這唯一通道一塞定必影響居民出入，更甚更會影響緊急救援。另外，停車場車位十分不足，遊客在等車位的同時也會擠塞道路。因此，在興建前必先處理本身已存在的交通問題。

另外，大美督本身已有類似的休閒設施，是否仍有需要再興建？類似的東西究竟對遊客的吸引力又會有多大呢？這些設施對居民的生活又是否必要？有否根據人口調查的數據了解一下哪一個年齡層的人士較多，為他們提供適切的設施？

懇請審批時，多了解居民的生活情況，平衡居民的需要。



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

參考編號  
**Reference Number:** 230815-230209-98099

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 15/08/2023 23:02:09

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Bobby wan

意見詳情  
**Details of the Comment :**

反對申請。  
區內假日交通已不勝應付,申請會製造更大交通壓力。  
也反對容許有關土地泊車,製造更多車流。



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

參考編號  
**Reference Number:** 230815-234142-86886

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 15/08/2023 23:41:42

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss SIU

意見詳情  
**Details of the Comment :**

**堅決反對！**

我對於此項目表示強烈反對！

汀角路的休閒地段已有很多，而且停車位根本不足以提供給所有客人。車輛經常等待進入燒烤場，而在路中心停駛。汀角路來回只是單線行車，車輛停駛在路中心即代表淤塞整條汀角路。曾經試過從汀角村塞車至比華利山莊，可見這情況十分嚴重。總結，這項目只會弊多於利，所以本人強烈反對！



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

參考編號  
Reference Number: 230816-002403-02985

提交限期  
Deadline for submission: 22/08/2023

提交日期及時間  
Date and time of submission: 16/08/2023 00:24:03

有關的規劃申請編號  
The application no. to which the comment relates: A/NE-TK/772

「提意見人」姓名/名稱  
Name of person making this comment: 小姐 Miss NC Poon

意見詳情  
Details of the Comment :

該區現時每逢假日交通都十分擠塞，令居民出入非常不便；不論公共交通或道路設施都已不能再負荷更多區外遊客湧入，實在不宜再增加額外休憩場所或食肆等設施。



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

參考編號  
Reference Number: 230816-072830-54770

提交限期  
Deadline for submission: 22/08/2023

提交日期及時間  
Date and time of submission: 16/08/2023 07:28:30

有關的規劃申請編號  
The application no. to which the comment relates: A/NE-TK/772

「提意見人」姓名/名稱  
Name of person making this comment: 小姐 Miss Yan Ng

意見詳情  
Details of the Comment :

Transportation don't support extra leisure facilities.  
This area doesn't need certain kind of site which polluted surrounding environment.



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

參考編號

**Reference Number:**

230816-082233-59446

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

16/08/2023 08:22:33

有關的規劃申請編號

**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Daisy Wong

意見詳情

**Details of the Comment :****汀角路不需要再有遊樂設施，破壞環境、滋擾居民、阻塞交通。強烈反對！**



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

參考編號

**Reference Number:**

230816-083235-34263

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

16/08/2023 08:32:35

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 黎權昌

意見詳情

**Details of the Comment :**



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

參考編號

Reference Number:

230816-084919-70842

提交限期

Deadline for submission:

22/08/2023

提交日期及時間

Date and time of submission:

16/08/2023 08:49:19

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/772

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 趙友鈞

意見詳情

Details of the Comment :

反對再開設任何食肆類型項目，因大美督附近已經很多燒烤場及食肆，本人覺得有需要再多開一個。加上開房假日大美督交通非常不便及交通措施配套未算完善。建議應從交通方面著手。最重要保護生態自然環境，不要破壞大自然。



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

參考編號  
**Reference Number:** 230816-092024-19897

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 16/08/2023 09:20:24

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss WY TAI

意見詳情  
**Details of the Comment :**

沿汀角同類設施太多太擾民，同時亦影響嚴重影響環境衛生。



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

參考編號

**Reference Number:**

230816-094517-38524

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

16/08/2023 09:45:17

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Chow

意見詳情

**Details of the Comment :**

反對再興建食肆或與食肆有關之設計，沿汀角路已經有超過20間食肆或燒烤場，造成嘈音滋擾，污染環境，及汀角路只有一條來回行車線，根本不足以應付現今人流及交通。



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

參考編號  
**Reference Number:** 230816-110026-11912

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 16/08/2023 11:00:26

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 夫人 Mrs. Emma

意見詳情  
**Details of the Comment :**

我對於此項目表示強烈反對！  
汀角路的燒烤場已有很多，而且停車位根本不足以提供給所有客人。車輛經常等待進入燒烤場，而在路中心停駛。汀角路來回只是單線行車，車輛停駛在路中心即代表淤塞整條汀角路。曾經試過從汀角村塞車至比華利山莊，可見這情況十分嚴重。總結，這項目只會弊多於利，所以本人強烈反對！



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

參考編號

Reference Number:

230816-121100-18229

提交限期

Deadline for submission:

22/08/2023

提交日期及時間

Date and time of submission:

16/08/2023 12:11:00

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/772

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ying

意見詳情

Details of the Comment :

環境保育問題方面，請提交有關環境保育顧問調查後針對大尾督樹木及生態保育方面提供相應解決方案及理想建議後再作出商討。

土地用途方面，就大尾篤食肆林立，針對所申請地段將會為該地段的交通運輸樞紐造成無可避免的交通擠失情況，並加重該地段附近的交通負擔。

就以上兩方面原因，我對該地段的申請作出反對意見。



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

參考編號

**Reference Number:**

230816-150851-78854

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

16/08/2023 15:08:51

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Yim sharon

意見詳情

**Details of the Comment :**

反對，現時上址附近已斬伐大面積樹木，加上衛生及交通問題，將嚴重影響附近居民。



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

參考編號  
**Reference Number:** 230816-153738-60594

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 16/08/2023 15:37:38

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss JO

意見詳情  
**Details of the Comment :**

反對!!!



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

參考編號  
**Reference Number:** 230816-171152-97142

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 16/08/2023 17:11:52

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 劉旭輝

意見詳情  
**Details of the Comment :**

本人不建議興建因為交通已經負荷不了



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

參考編號

Reference Number:

230816-183805-63295

提交限期

Deadline for submission:

22/08/2023

提交日期及時間

Date and time of submission:

16/08/2023 18:38:05

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/772

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Choi

意見詳情

Details of the Comment :

反對起食肆或燒烤場，起人寵公園更好，一來可以美化環境二來大美督大多都村屋，而村屋可以養狗，起公園人同狗都可以去玩



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

參考編號

**Reference Number:**

230816-230021-47660

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

16/08/2023 23:00:21

有關的規劃申請編號

**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Tam

意見詳情

**Details of the Comment :**

反對以上發展，因為會影響交通，人流太多車輛出入增加道路負荷增加。影響居民日常生活出入



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

參考編號  
Reference Number: 230816-230537-03549

提交限期  
Deadline for submission: 22/08/2023

提交日期及時間  
Date and time of submission: 16/08/2023 23:05:37

有關的規劃申請編號  
The application no. to which the comment relates: A/NE-TK/772

「提意見人」姓名/名稱  
Name of person making this comment: 小姐 Miss Mi

意見詳情  
Details of the Comment :

不建議於尾龍灘附近興建食肆，  
影響環境，影響交通。

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

參考編號  
**Reference Number:** 230817-082356-64819

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 17/08/2023 08:23:56

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. lee

意見詳情  
**Details of the Comment :**

反對他們再申請多一塊地，他們的活動嚴重阻礙居民生活。



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

參考編號  
**Reference Number:** 230817-105609-54967

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 17/08/2023 10:56:09

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Kara Yuen

意見詳情  
**Details of the Comment :**

**極力反對**

上址大片土地在未正式批准申請時已被砍伐樹木，涉嫌先破壞後建設。其實區議會早前已經對旁邊燒烤場的申請提出反對。除了是環境因素外，上述位置旁邊已經是公眾停車場，近距離不適宜再做出入口。此外，其實同區已經有大量同類型設施，假日交通擠塞問題經已非常嚴重。

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

參考編號

Reference Number:

230817-110713-35096

提交限期

Deadline for submission:

22/08/2023

提交日期及時間

Date and time of submission:

17/08/2023 11:07:13

有關的規劃申請編號

The application no. to which the comment relates: A/NE-TK/772

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lin King Shan

意見詳情

Details of the Comment :

太多這類型的建設已影響到生態環境，地方污染日益嚴重，已影響到寧靜的鄉村生活，交通擠塞和搭車困難已影響到日常生活！若要繼續發展就要考慮汀角擴闊和增加其他道路。



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

參考編號

**Reference Number:**

230817-112009-89186

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

17/08/2023 11:20:09

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Lau yin man

意見詳情

**Details of the Comment :**

反對起食肆破壞附近林木，污染附近農地水源，破壞鄉村環境。沿海邊伐木也可能令水浸情況出現，湧到附近民居，食肆也會也會加劇鼠患同蚊患。附近有雀鳥同蝴蝶棲息，建食肆加上人流會破壞其棲息地。污水也有機會流入海中，污染環境。

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

參考編號

**Reference Number:**

230817-191557-40456

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

17/08/2023 19:15:57

有關的規劃申請編號

**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Cathy Wong

意見詳情

**Details of the Comment :**

A/NE-TK/772 反對汀角臨時食肆規劃申請



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

參考編號

**Reference Number:**

230817-234344-66910

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

17/08/2023 23:43:44

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Samantha Cheung

意見詳情

**Details of the Comment :**

強烈反對，來往大美督與大埔的汀角路已嚴重擠塞，特別在假日經常塞車，出大埔的巴士及小巴基本上如非總站上車都不會有坐位，大美督附近已經有多個燒烤場、餐廳、沙灘，實在不需要再增加其他設施，嚴重影響村內居民生活。

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

參考編號

**Reference Number:**

230820-093816-94331

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

20/08/2023 09:38:16

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Ho Shuet Mui Nikita

意見詳情

**Details of the Comment :**

反對！

汀角路入大尾督方向的交通問題嚴重，再開發，絕對影響附近屋民日常生活！



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

參考編號

**Reference Number:**

230820-100344-14453

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

20/08/2023 10:03:44

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Jimson Man

意見詳情

**Details of the Comment :**

反對再於大尾篤附近興建燒烤場、露營車等康樂場所，本人是大尾篤居民，本區域內已有大量燒烤場和露營營地，區內交通已十分擠塞，空氣也受到燒烤污染，垃圾也增多產生衛生問題，遊人已經非常之多，經常產生噪音滋擾本地居民，亦令附近的生態環境受破壞，特別是季候鳥和野生原居動物失去棲息地，希望當局反對申請相關康樂商業設施

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

參考編號

**Reference Number:**

230820-195706-27181

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

20/08/2023 19:57:06

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Sue Yam

意見詳情

**Details of the Comment :**

整條馬路邊開發，而且伸延出海邊。  
真的需要如此多休閒地段？我想有個泊車位，返工放工買餸帶家人睇醫生都沒有，還要給多車輛露營車進駐，假期塞車，因很多私家車進來有人見到嗎？  
還未批出用地已斬樹，這區生態價值無人考慮？  
發展商投資的只是錢，但周邊持份者不用付出成本？無污染問題？現在誰在付出成本？  
有沒有廣泛諮詢居民意見？告示貼在垃圾桶後面，給誰看？只張貼無人留意到的告示14日就可以通過如此大傷害性的決定？  
請貴署嚴正考慮此申請是否合乎居民意願。  
感謝！



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

參考編號

**Reference Number:**

230821-100947-12679

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

21/08/2023 10:09:47

有關的規劃申請編號

**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Ho sum wah

意見詳情

**Details of the Comment :**

反對申請，交通安排無法暢通，環境污染，及影響村民日常生活
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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230822-010410-75530

提交限期

Deadline for submission:

22/08/2023

提交日期及時間

Date and time of submission:

22/08/2023 01:04:10

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/772

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Coffee N

意見詳情

Details of the Comment :

本人反對此申請。本人住汀角村，汀角路交通一直繁忙，假日更為緊張。如遇上任何交通意外，就是死路一條。加上，黃漁灘過渡性房屋快將落成，車流量變數增加。不希望再增加任何交通負擔。



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

參考編號

**Reference Number:**

230822-161045-49131

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

22/08/2023 16:10:45

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Jessie Ng

意見詳情

**Details of the Comment :**

我絕不贊成! 現在每逢週末都會交通擠塞, 人多車多, 沒有改善馬路及交通擠塞情況, 還要在此不停建設食肆及附屬設施? 嚴重影響附近的綠色環境及居民的日常生活! 請撤銷申請, 謝謝!

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

參考編號

**Reference Number:**

230822-161127-43441

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

22/08/2023 16:11:27

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Lee

意見詳情

**Details of the Comment :**

極力反對有關申請!!

其實都申請完一次又一次, 居民都已經表達咗反對有關的申請用途, 點解仲死唔斷氣呢?

都唔明點解你地係都要謀住幅地, 有冇考慮到我地一班居民, 引起我地好唔方便!!!

一有咩交通意外, 大家都被困住走唔到, 一帶配套又有, 而家 keep 住大家和平相處, 點解係都要破壞我地嘅生活??

仲有, 幅地未批已經比人砍晒樹, 填晒泥, 唔知係邊個唔跟程序先呢?

請放過我地一班居民吧!!!



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

參考編號

**Reference Number:**

230822-162209-62753

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

22/08/2023 16:22:09

有關的規劃申請編號

**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Jessie Chan

意見詳情

**Details of the Comment :**

因為破壞生態環境及影響汀角路一帶交通
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# 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號  
**Reference Number:** 230822-162217-14421

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 22/08/2023 16:22:17

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Yu

意見詳情  
**Details of the Comment :**

整個大尾篤已有太多類似消遣娛樂場地，但疫情後未見爆滿，即現有消遣娛樂場地已足夠應付人流。因此不應再破壞自然環境，另現有燒烤場已造成空氣污染，經常見到煙霧瀰漫，影響居民健康。現有馬路交通配套已經未能負荷假日人流及交通，遲些黃漁灘中轉屋入伙勢必加重擠塞情況，在交通未有確實改善前不應再批准興建任何消遣娛樂場地



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

參考編號

**Reference Number:**

230822-162315-97526

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

22/08/2023 16:23:15

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Evon

意見詳情

**Details of the Comment :**

本區交通設施不足以應付再興建更加多的新大型休閒娛樂設施，再者，開發公司在未獲準政府規轄之前已經動工，斬走附近叢林樹木，毫無企業道德。反對反對反對。

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

參考編號

**Reference Number:**

230822-162702-26766

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

22/08/2023 16:27:02

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss WAN KI ALICE FOK

意見詳情

**Details of the Comment :**

反對過份影響龍尾生態環境。及大美督交通已經不勝負荷過多遊客。



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

參考編號  
**Reference Number:** 230822-164432-70766

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 22/08/2023 16:44:32

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Yung pik ki

意見詳情  
**Details of the Comment :**

不贊成建臨時食肆及附屬設施，附近已有足夠食肆和設施。而且不明白「臨時」的原因為何，是否未做好整體規劃就硬推的意思？本身龍尾灘硬上已經破壞生態並增加周邊交通負擔，而且根本市民對此泳灘質素評價一般，再發展其他設施只會更浪費資源並影響生態。

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

參考編號

**Reference Number:**

230822-165447-63198

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

22/08/2023 16:54:47

有關的規劃申請編號

**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Wong kai

意見詳情

**Details of the Comment :**

交通未能解決，附近已有足夠食店，倒不如考慮改建多層停車場較利民，及舒緩假日車位不足問題



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

參考編號

**Reference Number:**

230822-170214-41179

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

22/08/2023 17:02:14

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Leung

意見詳情

**Details of the Comment :**

反對

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

參考編號

**Reference Number:**

230822-181534-93888

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

22/08/2023 18:15:34

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Cynthia Choi

意見詳情

**Details of the Comment :**

反對！反對！不停讓財團開店、開鋪，已嚴重影響村民出入和生活，並摧毀性破壞附近環境。

依家係唔係住村就不得安寧？！

係咁批起乜起物，交通又唔係配套到，一到假期，塞車塞人，嘈過旺角！！又遊人製造大量垃圾，仲要隨處掉，破壞村民生活環境同健康



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

參考編號

**Reference Number:**

230822-192244-73891

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

22/08/2023 19:22:44

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Ip Siu Kei

意見詳情

**Details of the Comment :**

本人反對在這裏興建任何商業活動，不但影響居民交通，對汀角路帶有空氣質素污染程度影響。

附近比較多居民，不適宜太多的商業模式，太多外來遊客，對居民的治安亦都有所影響。

請當局以村民為本，優先考慮村民的狀況。

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

參考編號

**Reference Number:**

230822-212555-38886

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

22/08/2023 21:25:55

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Anson Luk

意見詳情

**Details of the Comment :**

汀角路交通已經飽和  
未有改善交通措施前不適宜再增加任何遊客設施



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

參考編號  
**Reference Number:** 230822-231141-96877

提交限期  
**Deadline for submission:** 22/08/2023

提交日期及時間  
**Date and time of submission:** 22/08/2023 23:11:41

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/772

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 劉志成

意見詳情  
**Details of the Comment :**

A/NE-TK/772

本人反對是項申請，理由如下：

1. 這區的休閒設施很多，在週末和假日會吸引很多區外遊客，導致汀角路交通更加擠塞。
2. 申請地点沒有排污設施，太多露營車會引至環境衛生失控，污染週邊環境包括龍尾泳灘的水質會惡化。

本人要求城規會委員否決是項申請。

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

參考編號

**Reference Number:**

230822-234943-69573

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

22/08/2023 23:49:43

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Fu Sui Yee Evelyn

意見詳情

**Details of the Comment :**

本人就此申請提出意見如下:

此地毗連擬興建大規模的休閒農莊的發展項目, 本人有合理理由相信是次申請者與休閒農莊項目為同一發展商。本人在上月已就該申請提出反對意見。即使假若上址與此農莊無關, 而只是獨立申請興建食肆建築物, 本人也認為署方不應批出。原因是周邊已有足夠的飲食設施, 而且鄰近也有村屋可以出租作餐飲用途, 故毋須使用該地段。



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

參考編號

**Reference Number:**

230822-235556-07191

提交限期

**Deadline for submission:**

22/08/2023

提交日期及時間

**Date and time of submission:**

22/08/2023 23:55:56

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/772

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Eva Chu

意見詳情

**Details of the Comment :**

意見：

\*不停要開發休閒設施，吓吓要留意住通告，要反對，可以俾居民休閒啲嗎？

\*唔掂㗎，成個馬路邊開發晒，仲伸延出海邊。

\*呢頭真係需要咁多休閒地段咩？要咁多食肆咩？我想要個泊車位，返工放工買餸車家人睇醫生都無呀！

\*假期塞晒車有無人睇到呀其實？

\*係咪要斬晒啲樹，呢區生態價值無人考慮？

\*要報東張西望先有用

\*燒烤場唔夠多？我日日都吸緊啲煙，係咪要我搬走？

\*露營車？呢期興又攞吓，投資只係錢？無污染問題？而家邊個俾緊成本？有無問吓大家？

\*我呢頭公共車無位上，迫住要自己揸車，搵個爛地泊車位都無，呢度仲攞咁多露營車？哈！

\*又要做嘢

\*諮詢告示貼到鬼鬼鼠鼠，垃圾桶後面㗎！

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



**A/NE-TK/772 DD 17 Lo Tsz Tin, Ting Kok OS**

20/08/2023 03:07

From:

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

File Ref:

A/NE-TK/772

Lots 1343 S.B ss.1 (Part), 1343 S.B RP, 1346 S.B ss.1 (Part), 1346 S.B RP, 1347 S.A (Part), 1347 RP, 1349, 1350, 1351 RP, 1352 S.A, 1355 RP, 1356 RP and 1361 RP (Part) in D.D. 17 and Adjoining Government Land, Lo Tsz Tin, Ting Kok

Site area: About 1,607sq.m Includes Government Land of about 81sq.m

Zoning : "Open Space"

Applied use: Eating Place / **5 Years** / 8 Vehicle Parking

Dear TPB Members,

Strong Objections. Because the 'update' of the TPB website is now restricting access to data, in this instance the history of applications, cannot refer to history of approvals.

However the lots are close to the artificial beach and close to mangrove swamps. Run off from gray water, toilets, etc, would easily drain into the nearby water. The attraction of the location is the panorama and natural surroundings.

No mention of tree felling that would be inevitable.

There are many restaurants in the village proper. Development should be limited to lots north of Tin Kok Road in order to preserve the ambiance and enjoyment of the community.

Members should reject the application.

Mary Mulvihill