

2021年 4月 8日

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

Appendix I of RNTPC
Paper No. A/NE-TK/704

This document is received on - 8 APR 2021
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-III
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7K/704
	Date Received 收到日期	- 8 APR 2021

- 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/tpp/>. 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/tpp/>), 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)

麥道邦 MAIL HO BANG

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)

許軍兒 HUI KWAN YEE

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)	D.D.17 Lot Nos. 358,359,360(Part),363(Part),361,374(Part),376,377(Part),379(Part),380,381(Part),388(Part),389,390,391(Part),403(Part),404,406(Part),407(Part),408(Part),493(Part),499,500,501,502(Part),503(Part),504(Part),505(Part),506(Part),507(Part),508(Part),509(Part),510(Part),511,512A,512B,513,514,515,528,529,530,531,532,533,534,535,536 and adjoining Government Land
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 8360 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2321.14 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	58 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NZ-TK/19 Ting Kok Outline Zoning Plan
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	Temporary Barbecue Site (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

(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 _____ (DD/MM/YYYY)[&]
於 18/3/2021 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 19/3/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

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

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Business Site for a Period of Three Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展經筈表	
Proposed uncovered land area 擬議露天土地面積	6038.86 .....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2321.14 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	28
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2321.14 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2321.14 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) (請參閱建築規畫料表)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	26
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	5
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	N.A. (見圖)
Coach Spaces 旅遊巴士位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 星期一至星期日 上午八時至晚上十一時，包括所有公眾假期。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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)) 汀角路	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<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，以及河堤改道、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	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

有關燒烤場在同一地點經營已有十五年之久，於 2018 年 5 月 18 日取得規劃許可，貴會之檔號為 TPB/A/NE-TK/628 於取得許可後已依照附加條件之指示完成所需建議及實行措施更已分別獲得各項負責部門接納(見附加文件)，因期限將屆滿需要申請續期，惟此次因場內之構築物及相關地段有輕微調整而需以新申請重新辦理，望貴委員會給予批准，申請人亦聲明所有實行措施會維持不變，仍然會嚴格遵守所有附帶條件。

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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

(許軍兒)

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

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

Date 日期

29 MAR 2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	D.D.17 Lot Nos. 358,359,360(Part),363(Part),361,374(Part),376,377(Part),379(Part),380,381(Part),388(Part),389,390,391(Part),403(Part),404,406(Part),407(Part),408(Part),493(Part),499,500,501,502(Part),503(Part),504(Part),505(Part),506(Part),507(Part),508(Part),509(Part),510(Part),511,512A,512B,513,514,515,528,529,530,531,532,533,534,535,536 and adjoining Government Land
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> 8360 sq. m 平方米 □ About 約 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 58 sq. m 平方米 □ About 約) </div>
Plan 圖則	SINE-7K/19
Zoning 地帶	AGR
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月 </div>
Applied use/ development 申請用途/發展	Temporary Barbecue Site for a period of Three 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	23 21.14 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.28 <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	28	
(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)	
	Non-domestic 非住用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	28 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading/unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 26 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 5 Others (Please Specify) 其他 (請列明)		31
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴士車位 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)		N.A. 見圖

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

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

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

臨時燒烤場建築物資料：

號數	用途	面積	高度	備註
1	接待處	$4.8 \times 4.6 = 22.08\text{m}^2$	3.05m	
2	飲品零食小賣部	$9.5 \times 4.4 = 41.8\text{m}^2$	3.05m	
3	燒烤區	$35.6 \times 9.5 = 338.2\text{m}^2$	3.05m	
4	燒烤區	$40.0 \times 9.5 = 380.0\text{m}^2$	3.05m	
5	洗手間	$7.8 \times 6.8 = 53.04\text{m}^2$	3.05m	
6	洗手間	$5.5 \times 2.0 = 11.0\text{m}^2$	2.14m	
7	雜物倉	$3.0 \times 2.14 = 6.42\text{m}^2$	2.14m	
8	遊戲區	$5.0 \times 4.8 = 24.0\text{m}^2$	2.44m	
9	雜物倉	$10.5 \times 4.8 = 50.4\text{m}^2$	2.44m	
10	燒烤區	$28.0 \times 9.0 = 252.0\text{m}^2$	3.05m	
11	燒烤區	$25.0 \times 9.0 = 225.0\text{m}^2$	3.05m	
12	舞台	$12.8 \times 11.9 = 152.32\text{m}^2$	3.05m	
13	蔭棚	$9.0 \times 3.5 = 31.5\text{m}^2$	2.44m	
14	凍肉櫃	14.88m^2	2.44m	
15	雜物倉	$12.2 \times 2.44 = 29.77\text{m}^2$	2.74m	
16	雜物倉	$6.8 \times 5.0 = 34.0\text{m}^2$	2.74m	
17	蔭棚	$6.8 \times 1.6 = 10.88\text{m}^2$	2.74m	
18	玩具小賣部	$6.0 \times 3.0 = 18.0\text{m}^2$	2.44m	
19	蔭棚	$11.9 \times 3.0 = 35.7\text{m}^2$	3.05m	
20	廚房	$11.9 \times 8.5 = 101.15\text{m}^2$	3.05m	
21	蔭棚	68.0m^2	3.05m	
22	蔭棚	68.0m^2	2.74m	
23	洗手間	$7.2 \times 6.4 = 46.08\text{m}^2$	3.05m	
24	傷殘人士洗手間	$6.4 \times 2.0 = 12.8\text{m}^2$	2.14m	
25	飲品倉	$6.10 \times 2.44 = 14.88\text{m}^2$	2.44m	
26	椅桌倉	$6.10 \times 2.44 = 14.88\text{m}^2$	2.44m	
27	燒烤區	$25.0 \times 5.0 = 125.0\text{m}^2$	4.57m	
28	燒烤區	$26.8 \times 5.2 = 139.36\text{m}^2$	4.57m	
		建築物總面積：2321.14m ²		

備註：全部建築物均為一層高。

泊車、上落客貨和行人通道建議

符合運輸署製定 TPDM
安全視野區之指引

車輛出入口
行人通道路線

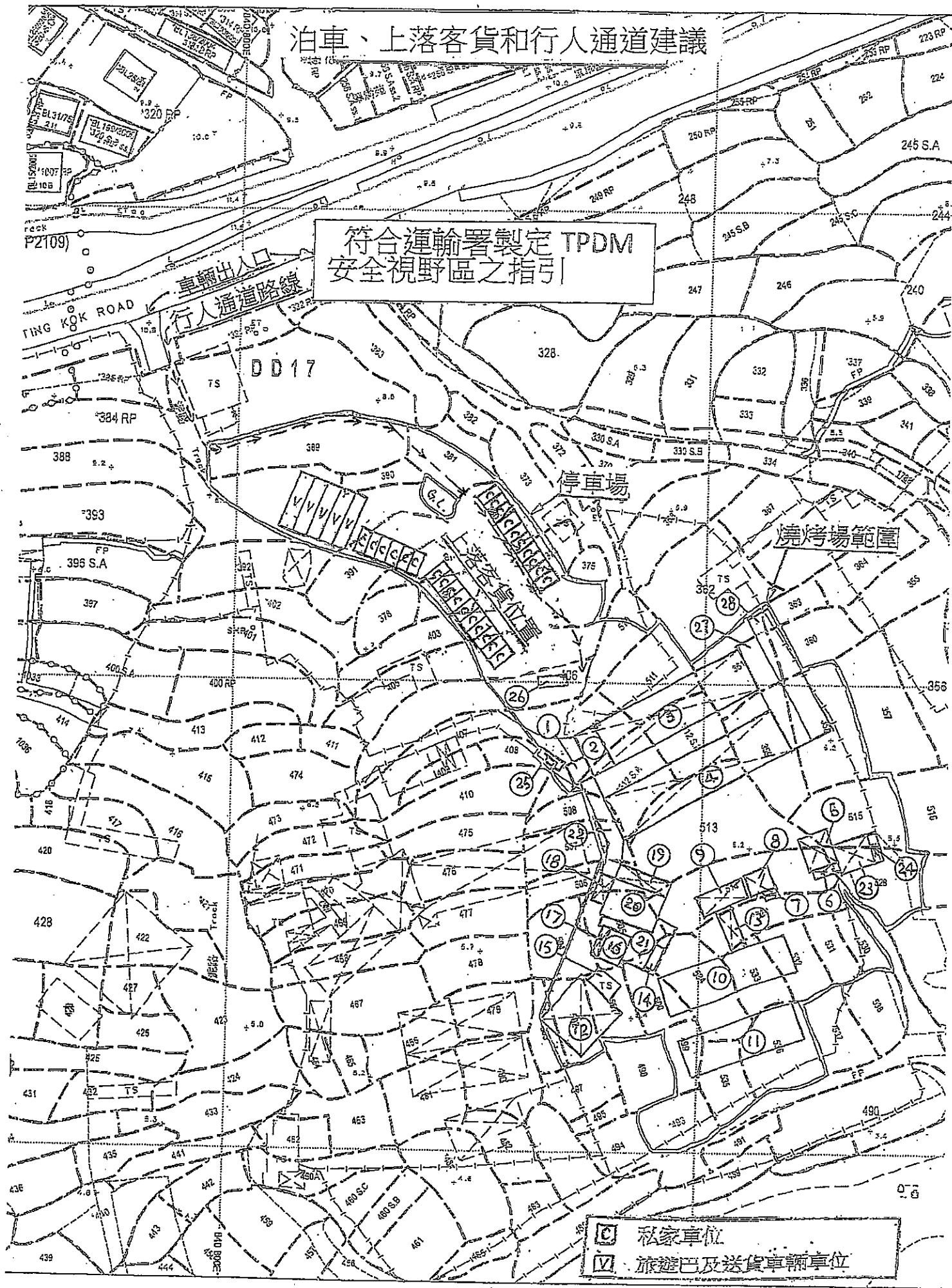
停車場

燒烤場範圍

落客貨位置

私家車位

旅遊巴士及送貨車輛車位



規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F.,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference

本署檔號 Our Reference TPB/A/NE-TK/628

電話號碼 Tel. No.: 2158 6220

傳真機號碼 Fax No.: 2691 2806

By Post and Fax

(1 page)

10 June 2019

Mr. HUI Kwan Yee

Dear Sir,

**Compliance with Approval Conditions (d) and (e)
Temporary Barbecue Site for a Period of 3 Years in "Agriculture" Zone,
Various Lots and Adjoining Government Land in D.D. 17,
Ting Kok Village, Tai Po, New Territories
(Application No. A/NE-TK/628-3)**

I refer to your submission received by this office on 18.4.2019 for compliance with approval conditions (d) and (e) on the submission and implementation of fire service installations (FSIs) and water supplies for firefighting proposal respectively under the captioned application and our interim reply dated 28.5.2019.

The Director of Fire Services (D of FS) has been consulted on your submission, and advised that both submission and implementation of FSIs proposal were found to his satisfaction and considered the approval conditions (d) and (e) complied with. In this regard, I am pleased to inform you that the requirement of approval conditions (d) and (e) as stated in the approval letter (Ref. TPB/A/NE-TK/628-3) dated 15.5.2019 have been fully complied with.

Should you have any queries, please contact Ms. Shirley TANG (Tel: 2158 6235) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,

(Ms. Jessica CHU)

for and on behalf of Director of Planning

C.C.

D of FS

DLO/TP, LandsD

(Attn.: Mr. M. C. CHAN)

(Attn.: Mr. Desmond H. Y. WONG)

(Fax No. 2739 8775)

(Fax No. 2650 9896)

Internal

CTP/TPB(1)

Site Record

JC/ST/WC/wc

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
15/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函編號 Your Reference
來電編號 Our Reference TPB/A/NE-TK/628
電話號碼 Tel No 2158 6220
傳真機號碼 Fax No 2691 2806

By Post and Fax
(1 page)

25 February 2019

Winli Consulting Engineers Ltd.

(Attn: Mr. Vincent Li)

Dear Sir,

**Compliance with Approval Condition (f)
Temporary Barbecue Site for a Period of 3 Years in "Agriculture" Zone,
Lots 358, 359, 361, 374 (Part), 376, 377 (Part), 379 (Part), 380, 381 (Part),
388 (Part), 389, 390, 391 (Part), 403 (Part), 404, 493 (Part), 499, 500, 501, 502 (Part),
503 (Part), 504 (Part), 505 (Part), 506 (Part), 507 (Part), 508 (Part), 509 (Part),
510 (Part), 511, 512 S.A, 512 S.B, 513, 514, 515, 528, 529, 530, 531, 532, 533, 534, 535 and 536
in D.D. 17, Ting Kok Village, Tai Po, New Territories
(Application No. A/NE-TK/628-2)**

I refer to your submission received by this office on 11.2.2019 for compliance with approval condition (f) on the submission of sewerage impact assessment (SIA) by 18.5.2019 under the captioned application.

The Director of Environmental Protection (DEP) has been consulted on your submission and advises that approval condition (f) can be considered complied with. In this regard, I am pleased to inform you that the requirement of approval condition (f) as stated in the approval letter (Ref. TPB/A/NE-TK/628-2) dated 15.2.2019 has been fully complied with.

Should you have any planning queries, please contact Ms. Shirley TANG (Tel: 2158 6235) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,

(Ms. Jessica CHU)

for and on behalf of Director of Planning

C.C.
DEP

(Attn.: Mr. Felix L. L. TAI)

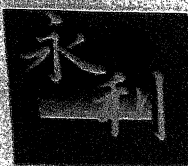
(Fax No. 2591 0558)

Internal
CTP/TPB(1)
Site Record

JC/ST/WCwc

我們的願景：透過規劃工作，使香港成為國際性的城市。
Our Vision: "We plan to make Hong Kong an international city of world prominence."





永利建設

WINLI CONSULTING ENGINEERS

村屋入間申請
地盤平整豁免
渠務工程
屋身監管及
修屋工程
村屋發展

Tel :

Fax :

2019年02月27日

規劃署

新界沙田上禾輦路一號

沙田政府合署十四樓

敬啟者：

Compliance with Approval Condition (u)

Temporary Barbecue Site for a Period of 3 Years in "Agriculture" Zone,

Lots 358, 359, 361, 374(part), 376, 377(part), 379(part), 380, 381(part),

388(part), 389, 390, 391(part), 403(part), 404, 493(part), 499, 500, 501, 502(part),

503(part), 504(part), 505(part), 506(part), 507(part), 508(part), 509(part), 510(part),

511, 512 S.A, 512 S.B, 513, 514, 515, 528, 529, 530, 531, 532, 533, 534,

535 and 536 in D.D.17, Ting Kok Village, Tai Po, N.T.

(Application No. A/NE-TS/628-2)

現場建造環保化糞池的工作已完成，並隨函附上由認可人士簽署的「污水處理系統完成報告」及相片予貴署確認，相關的工程的文件已符合規劃許可第(g)項條款的要求。

如貴署對上述事宜有任何查詢，請聯絡本公司李先生，電話 或

此致

永利建設
Winli Consulting Engineers

永利建設

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/628
電話號碼 Tel. No. : 2158 6242
傳真機號碼 Fax No. : 2691 2806

By Post and Fax

(1 page)

9 January 2019

Mr. HUI Kwan Yee

Dear Sir,

Compliance with Approval Condition (h)
Temporary Barbecue Site for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 17,
Ting Kok Village, Tai Po, New Territories
(Application No. A/NE-TK/628-1)

I refer to your submission received by this office on 17.12.2018 for compliance with approval condition (h) on the provision of precautionary/ protective measures to ensure no adverse impacts on the nearby "Coastal Protection Area" zone and Ting Kok Site of Special Scientific Interest by 18.2.2019 under the captioned application.

Director of Agriculture, Fisheries and Conservation (DAFC) has been consulted and advised that approval condition (h) can be considered complied with. In this regard, I am pleased to inform you that the requirement of approval condition (h) as stated in the approval letter (Ref. TPB/A/NE-TK/628-1) dated 15.11.2018 has been fully complied with.

Should you have any queries, please contact Ms. Shirley TANG (Tel: 2158 6235) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of Director of Planning

C.C.

DAFC (Attn.: Dr. June N. H. LEUNG) (Fax No. 2377 4427)

Internal

CTP/TPB(1)
Site Record

JC/FL/ST/WC/wc

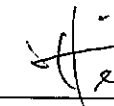
貴會檔號：TPB/A/NE-TK/704

致：規劃署

擬在劃為「農業」地帶的大埔汀角第 17 約多個地段
闢設臨時燒烤場 (為期三年)

本人為上述申請之代理人，現特此致函說明有關申請之車位面積，分別為 5 個大型貨車車位（每個面積為 12 米乘 3 米=36 平方米）及 26 個私家車車位（每個面積為 5 米乘 2.5 米=12.5 平方米）。另外在此亦補充申請理由中所提及之所有實行措施，其實即先前 TK/628 申請當中已於現場落實完成的附帶條件，包括排水設施、消防裝置、污水收集設施及保護「海岸保護區」之措施等皆會繼續維持不變，懇請 貴委員會明察，並請給予批准。祝安！

代理人：



(許 軍 兒)

日期：13 APR 2021

聯絡地址：

聯絡電話：

城市規劃委員會

香港北角渣甸道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Registered Post & Fax

電 話 Tel: 2231 4810

來函編號 Your Reference:

敬請註明本會編號

In reply please quote this ref.: TPB/A/NE-TK/628

1 June 2018

Hui Kwan Yee

Dear Sir/Madam,

**Temporary Barbecue Site for a Period of 3 Years in "Agriculture" Zone,
Lots 358, 359, 361, 374 (Part), 376, 377 (Part), 379 (Part), 380, 381 (Part),
388 (Part), 389, 390, 391 (Part), 403 (Part), 404, 493 (Part), 499, 500, 501, 502 (Part),
503 (Part), 504 (Part), 505 (Part), 506 (Part), 507 (Part), 508 (Part), 509 (Part),
510 (Part), 511, 512 S.A, 512 S.B, 513, 514, 515, 528, 529, 530, 531, 532, 533,
534, 535, 536 and Adjoining Government Land in D.D. 17, Ting Kok Village, Tai Po**

I refer to my letter to you dated 17.5.2018.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 18.5.2021 and is subject to the following conditions :

- (a) no night-time operation between 11:00 p.m. and 8:00 a.m., as proposed by you, is allowed on the application site during the planning approval period;
- (b) the maintenance of the existing drainage facilities on the application site at all times during the planning approval period;
- (c) the maintenance of the existing trees and vegetation on the application site at all times during the planning approval period;
- (d) the submission of fire service installations and water supplies for firefighting proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.11.2018;
- (e) in relation to condition (d) above, the implementation of fire service installations and water supplies for firefighting proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.2.2019;
- (f) the submission of sewerage impact assessment (SIA) within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 18.11.2018;

- 2 -

- (g) in relation to condition (f) above, the implementation of sewerage facilities identified in the SIA within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 18.2.2019;
- (h) the provision of precautionary/protective measures within 6 months from the date of planning approval to ensure no adverse impacts on the nearby "Coastal Protection Area" zone and Ting Kok Site of Special Scientific Interest to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB by 18.11.2018;
- (i) if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if any of the above planning conditions (d), (e), (f), (g) or (h) is not complied with within the specified time limit, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) upon the expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

— The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper (A copy of the Chinese translation of the Appendix is attached).

You are reminded to strictly adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34B and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters (PECs) of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 19.5.2021. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-4). For details, please refer to TPB Guidelines No. 34B. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

- 3 -

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 18.5.2018 are enclosed herewith for your reference. I regret that due to staff shortage, we are not able to provide you with a translation of the Paper and the extract of minutes in Chinese along with this letter. However, translation of the minutes of TPB meetings will be available at the TPB's website in due course. Staff of the Planning Department are also willing to explain the contents of the documents to you in Chinese. Should you wish to make use of this service, please contact the PECs.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 22.6.2018). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Kathy Chan of Sha Tin, Tai Po & North District Planning Office at 2158 6242. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

(With Chinese Translation)

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference

本署檔號 Our Reference TPB/A/NE-TK/628

電話號碼 Tel. No. : 2158 6220

傳真機號碼 Fax No. : 2691 2806

By Post and Fax

(1 page)

10 June 2019

Mr. HUI Kwan Yee

Dear Sir,

**Compliance with Approval Conditions (d) and (e)
Temporary Barbecue Site for a Period of 3 Years in "Agriculture" Zone,
Various Lots and Adjoining Government Land in D.D. 17,
Ting Kok Village, Tai Po, New Territories
(Application No. A/NE-TK/628-3)**

I refer to your submission received by this office on 18.4.2019 for compliance with approval conditions (d) and (e) on the submission and implementation of fire service installations (FSIs) and water supplies for firefighting proposal respectively under the captioned application and our interim reply dated 28.5.2019.

The Director of Fire Services (D of FS) has been consulted on your submission, and advised that both submission and implementation of FSIs proposal were found to his satisfaction and considered the approval conditions (d) and (e) complied with. In this regard, I am pleased to inform you that the requirement of approval conditions (d) and (e) as stated in the approval letter (Ref. TPB/A/NE-TK/628-3) dated 15.5.2019 have been fully complied with.

Should you have any queries, please contact Ms. Shirley TANG (Tel: 2158 6235) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,

(Ms. Jessica CHU)

for and on behalf of Director of Planning

c.c.

D of FS (Attn.: Mr. M. C. CHAN) (Fax No. 2739 8775)
DLO/TP, LandsD (Attn.: Mr. Desmond H. Y. WONG) (Fax No. 2650 9896)

Internal

CTP/TPB(1)

Site Record

JC/ST/WC/wc

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處檔號

Serial Number

30260 190301

Name of Client 顧客姓名

大尾篤麥師付

Address 地址

新界大埔汀角村17

Type of Building 樓宇類型: ☒ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	4KG乾粉滅火筒X47	燒烤場內	符合消防處規定	12/03/2019	11/03/2020
25	消防滅火氈X5	燒烤場內	符合消防處規定	12/03/2019	11/03/2020

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
	NIL				
	NIL				

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	NIL			
	NIL			

Remark 備註

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized

Signature:

受權人簽署

Name:

姓名

陳志成

FSD/RC No:

消防處註冊號碼

RC3 / 0260

RC

Company Name:

公司名稱

CHAN Chi-shing

Telephone:

聯絡電話

24111011

Date:

日期

16/01/2019

For FSD
use only

Inspected

Key-in

Verified



規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函編號 Your Reference

本署編號 Our Reference TPB/A/NE-TK/628

電話號碼 Tel. No. 2158 6220

傳真機號碼 Fax No. 2691 2806

By Post and Fax

(1 page)

25 February 2019

Winli Consulting Engineers Ltd.

(Attn: Mr. Vincent LI)

Dear Sir,

**Compliance with Approval Condition (f)
Temporary Barbecue Site for a Period of 3 Years in "Agriculture" Zone,
Lots 358, 359, 361, 374 (Part), 376, 377 (Part), 379 (Part), 380, 381 (Part),
388 (Part), 389, 390, 391 (Part), 403 (Part), 404, 493 (Part), 499, 500, 501, 502 (Part),
503 (Part), 504 (Part), 505 (Part), 506 (Part), 507 (Part), 508 (Part), 509 (Part),
510 (Part), 511, 512 S.A, 512 S.B, 513, 514, 515, 528, 529, 530, 531, 532, 533, 534, 535 and 536
in D.D. 17, Ting Kok Village, Tai Po, New Territories
(Application No. A/NE-TK/628-2)**

I refer to your submission received by this office on 11.2.2019 for compliance with approval condition (f) on the submission of sewerage impact assessment (SIA) by 18.5.2019 under the captioned application.

The Director of Environmental Protection (DEP) has been consulted on your submission and advises that approval condition (f) can be considered complied with. In this regard, I am pleased to inform you that the requirement of approval condition (f) as stated in the approval letter (Ref. TPB/A/NE-TK/628-2) dated 15.2.2019 has been fully complied with.

Should you have any planning queries, please contact Ms. Shirley TANG (Tel: 2158 6235) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,

(Ms. Jessica CHU)

for and on behalf of Director of Planning

c.c.
DEP

(Attn.: Mr. Felix L. L. TAI)

(Fax No. 2591 0558)

Internal
CTP/TPB(1)
Site Record

JC/ST/WC/we

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市」
Our Vision - "We plan to make Hong Kong an international city of world prominence."





永利建設

WINLI CONSULTING ENGINEERS

村屋入則申請
地盤平整豁免
渠務方案
屋身監管T2
舊屋重建
村屋發展

G/F, No. 19, Tsing Yuen Street, Tai Po, N.T. Tel : 21470889 Fax : 21470884

2019年02月27日

規劃署

新界沙田上禾輦路一號

沙田政府合署十四樓

敬啟者：

Compliance with Approval Condition (g)

Temporary Barbecue Site for a Period of 3 Years in "Agriculture" Zone,

Lots 358, 359, 361, 374(part), 376, 377(part), 379(part), 380, 381(part),

388(part), 389, 390, 391(part), 403(part), 404, 493(part), 499, 500, 501, 502(part),

503(part), 504(part), 505(part), 506(part), 507(part), 508(part), 509(part), 510(part),

511, 512 S.A, 512 S.B, 513, 514, 515, 528, 529, 530, 531, 532, 533, 534,

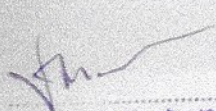
535 and 536 in D.D.17, Ting Kok Village, Tai Po, N.T.

(Application No. A/NE-TK/628-2)

現場建造環保化糞池的工作已完成，並隨函附上由認可人士簽署的「污水處理系統完成報告」及相片予貴署確認，相關的工程 and 文件已符合規劃許可第（g）項條款的要求。

如貴署對上述事宜有任何查詢，請聯絡本公司李先生，電話：[REDACTED] 或 [REDACTED]

此致


永利建設
Winli Consulting Engineers

永利建設

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/628
電話號碼 Tel. No. : 2158 6242
傳真機號碼 Fax No. : 2691 2806

By Post and Fax

(1 page)

Mr. HUI Kwan Yee

9 January 2019

Dear Sir,

**Compliance with Approval Condition (h)
Temporary Barbecue Site for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 17,
Ting Kok Village, Tai Po, New Territories
(Application No. A/NE-TK/628-1)**

I refer to your submission received by this office on 17.12.2018 for compliance with approval condition (h) on the provision of precautionary/ protective measures to ensure no adverse impacts on the nearby "Coastal Protection Area" zone and Ting Kok Site of Special Scientific Interest by 18.2.2019 under the captioned application.

Director of Agriculture, Fisheries and Conservation (DAFC) has been consulted and advised that approval condition (h) can be considered complied with. In this regard, I am pleased to inform you that the requirement of approval condition (h) as stated in the approval letter (Ref. TPB/A/NE-TK/628-1) dated 15.11.2018 has been fully complied with.

Should you have any queries, please contact Ms. Shirley TANG (Tel: 2158 6235) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of Director of Planning

c.c.

DAFC

(Attn.: Dr. June N. H. LEUNG) (Fax No. 2377 4427)

Internal

CTP/TPB(1)

Site Record

JC/FL/ST/WC/wc

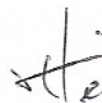
貴會檔號：TPB/A/NE-TK/628

致：規劃署

擬在劃為「農業」地帶的大埔汀角第 17 約多個地段
闢設臨時燒烤場(為期三年)

本人為上述申請之代理人，早前曾就已落實完成的規劃許可附帶條件之(h)項實施預防／保護措施致函 貴署，其後獲 貴署知會現場部份鋼絲網圍欄有損壞，現已重新修補整理並隨函附上一式兩份現場照片以供參閱，懇請 貴會再安排轉介漁農自然護理署審批及派員視察驗收，在此感謝 貴會對個案之協助及關注。祝安！

代理人：



(許 軍 兒)

日期： 13 DEC 2010

聯絡地址：

聯絡電話：





永利建設

WINLI CONSULTING ENGINEERS

村屋入則申請
地盤平整豁免
渠務方案
屋身監管T2
舊屋重建
村屋發展

G/F., No. 19, Tsing Yuen Street, Tai Po, N.T. Tel : 21470889 Fax : 21470884

February 1, 2019

Planning Department
14/F,
Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, New Territories

COPY

Dear Sir,

Temporary Barbecue Site for a Period of 3 Years in "Agriculture" Zone,
Lots 358, 359, 361, 374(part), 376, 377(part), 379(part), 380, 381(part),
388(part), 389, 390, 391(part), 403(part), 404, 493(part), 499, 500, 501, 502(part),
503(part), 504(part), 505(part), 506(part), 507(part), 508(part), 509(part), 510(part),
511, 512 S.A, 512 S.B, 513, 514, 515, 528, 529, 530, 531, 532, 533, 534,
535 and 536 in D.D.17, Ting Kok Village, Tai Po, N.T.

(S16A Application No. A/NE-TK/628-1)

In respect of the above application, we submit herewith **three sets** of Sewerage Impact Assessment Report (Feb 2019) for your perusal and onward submission to Environmental Protection Department for their comments.

Should the above report be accepted, we would like to apply for the certificate of Exemption in respect of the site formation works.

Should you have any inquiry or comments, please feel free to contact Mr. Vincent Li on telephone number: / 2147 0889.

Thank you for your kind attention.

Yours faithfully,

永利建設

WINLI Consulting Engineers

Winli Consulting Engineers

2019-2-4 已寄正本

January 31, 2019

To : EPD/ Tai Po

The Sewage Disposal System Completion Report

Lot No. 515 & 528 in D.D. No. 17

(Application No. A/NE-TK/628-1)

I, LAU WING CHEUNG Registered Professional Engineer declare that the construction of the septic tank and soakage pot system on Lot No. 515 & 528 in D.D. 17 (Application No. A/NE-TK/628-1) is completed under my supervision. I hereby certify that the septic tank and soakage pit system is constructed in accordance with the Technical Requirements as contained in the Pro PECC-PN 5/93 Drawing Nos. EP 50/D1/5/01 and EP 50/D1/5/02 attached base on Sewerage Impact Assessment Report (Feb 2019).

Signature :  (RPE NO. 0578110)

Name : LAU WING CHEUNG

HKIC No. : _____

Tel. No. : _____

TABLE OF CONTENTS

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2. SITE LOCATION PLAN.....	2
3. SITE PHOTO PLAN.....	3
4. DESIGN ASSUMPTIONS & CALCULATION.....	4
5. DETAILS.....	5 & 6
6. RECORD OF ATTENDANCE.....	7 - 8
7. THE SEWAGE DISPOSAL SYSTEM COPMLETION REPORT.....	last

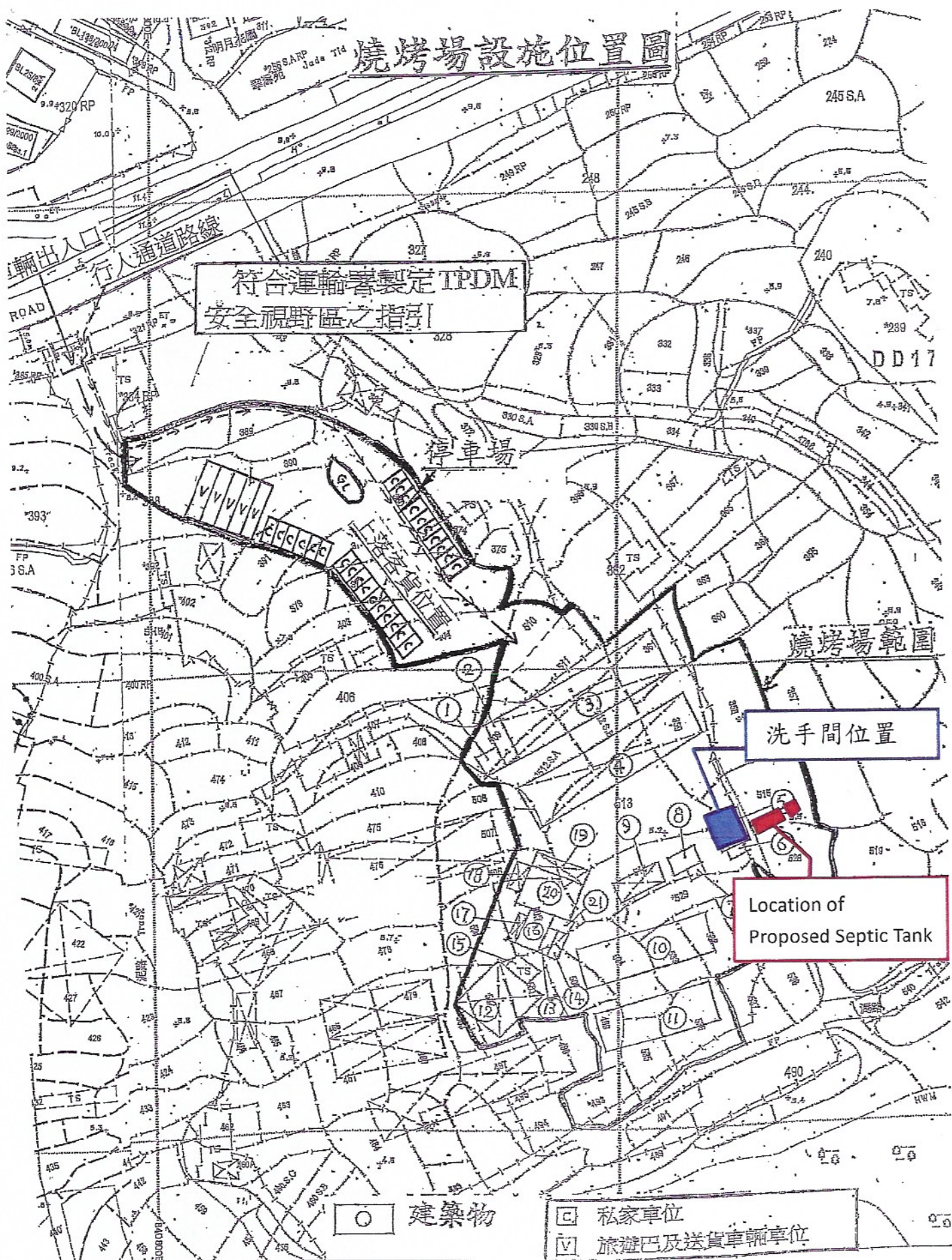
1. SITE DESCRIPTION

Based on the current sewage and health situation at the barbecue site, the site is equipped with sewage system such as (trough urinals, urinals, toilets etc). Also the site supplies other facilities for proper manage of the sewage water (that is defecate or residuals processed after the sewage system). Therefore there is a need for building its own private septic tank to alleviate the flow. The premise has no kitchen that leads to sewage water. All the foods are processed and delivered to the premise. The premise is only used for storage for delivered food. Pre-seasoned foods are sold in the site, no cleaning and preparation of foods are carried out.

The existing operational soakaway system will cease operation. A new soakaway system will be constructed based on the SIA report. The design and construction of the new septic tank and soakaway system will follow the SIA and the requirements of the ProPECC PN5/93 and are duly certified by an Authorized Person after completion of construction.

Sewage system will be built based on EPD Dept (Appendix 'D'), the system will be equipped with proper septic tank and soil soakaway system.

The person in charge needs to ensure the proper function of the sewage system, he/she needs to ensure the cleanliness of the sewage system periodically. The person in charge needs to schedule regular maintenance on the sewage ensuring the system functions normally and execute all sewage system and health suggestions.



SITE LOCATION PLAN



SITE PHOTO PLAN

4. DESIGN ASSUMPTIONS & CALCULATION

Demonstration of design, construction and operation of Septic tank and Soakaway system (STS)

Please be noted all design, construction and operation of STS system are to meet the minimum requirements given in Appendix D of the "Practice Note For Professional Persons (ProPECC) PN 5/93".

(https://www.epd.gov.hk/epd/sites/default/files/epd/english/resources_pub/publications/files/pn93_5.pdf)

Design assumptions

1. Follow EPD's "Guidelines for the Design of Small Sewage Treatment Works" Appendix 2, Dry Weather Flow (DWF) shall be 70L/Head/day or $0.07\text{m}^3/\text{Head}/\text{day}$.
 2. Assume 40 customers to BBQ per day
-

Calculation

If 40 people go to BBQ, design peak flow $0.07 \times 40 = 2.8\text{m}^3/\text{day}$

Follow Paragraph 3.3 of the same Guidelines, the design peak flow shall be:
 $2.8 \times 6 = 16.8\text{m}^3/\text{day}$.

Therefore, size of septic tank shall be:
 $D = 1.8\text{m}$, $B = 2\text{m}$, $L = 4.9\text{m}$, $t = 0.2\text{m}$

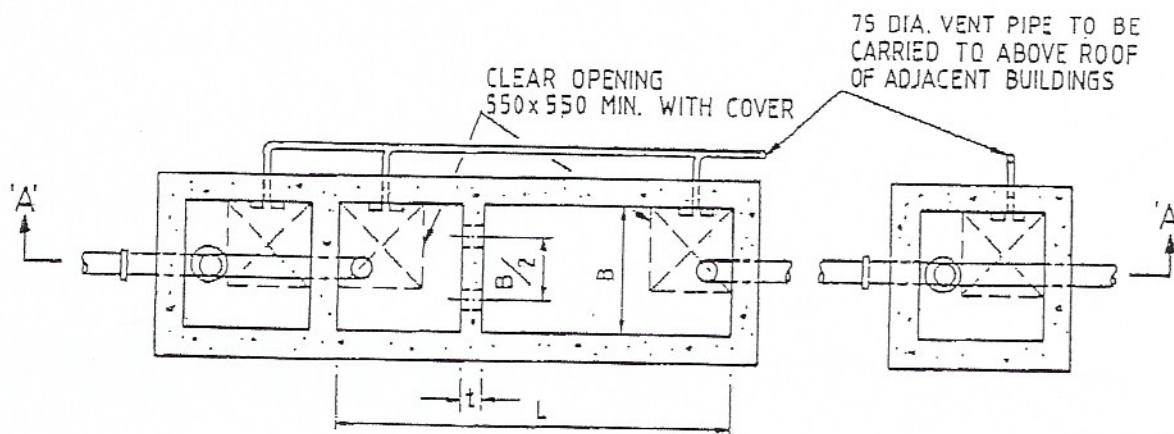
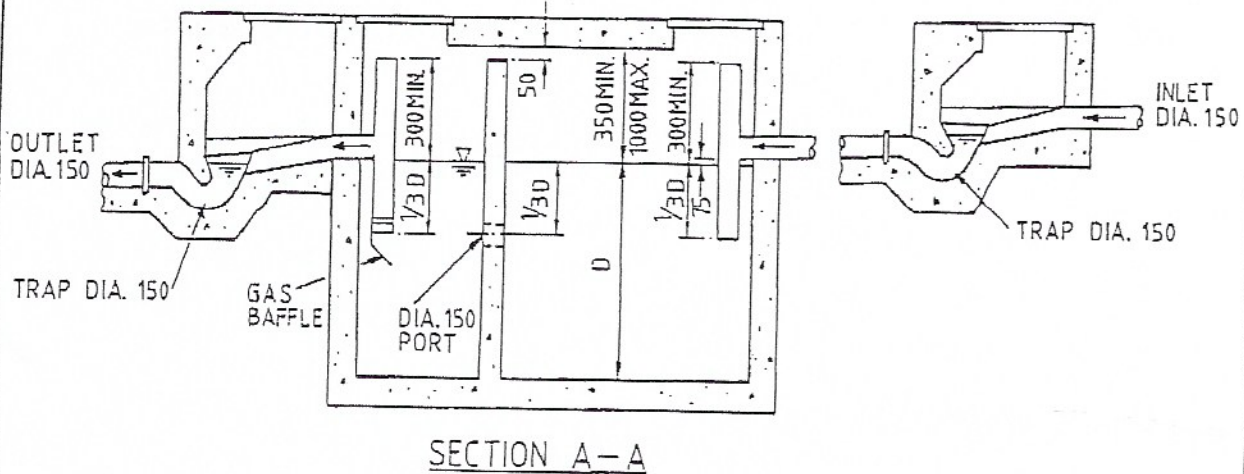
Where,

$$C = (4.9 - 0.2) \times 1.8 \times 2$$

$$C = 30.09\text{m}^3 > 16.8\text{m}^3 \text{ OK.}$$

Remarks:

1. Standard tank design max capacity 41m^3 .
2. The minimum clearance distance for soakaway systems in ProPECC PN 5/93 Appendix D Notes 4 has been checked and confirm meet all requirements.

**NOTES:-**

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
2. SIZE
 - a. $48 \geq L \geq 38$
 - b. $1800 \text{ mm} \geq D \geq 1200 \text{ mm}$
 - c. RATIO OF VOLUMES OF FIRST AND SECOND CHAMBERS = 2 : 1
3. CAPACITY (SUBJECT TO NOTE 2)
 - a. CAPACITY $C = (L - t) \times B \times D$
 - b. NOT LESS THAN 2.3 m^3 BUT NOT MORE THAN 41 m^3
 - c. NOT LESS THAN Q/N WHERE N IS THE NUMBER OF PERSONS SERVED AND Q IS THE ESTIMATED ULTIMATE PER CAPITA DAILY WATER CONSUMPTION
 - d. SURFACE WATER MUST NOT BE CONNECTED TO THE TANK
 - e. TANK TO BE DESLUDGED EVERY 6 MONTHS
4. NO OVERFLOW OR BYPASS PIPE IS ALLOWED.
5. PLEASE REFER TO THE BOOKLET "GUIDANCE NOTES ON DISCHARGES FROM VILLAGE HOUSES" PUBLISHED BY EPD FOR FURTHER GUIDELINES ON OPERATION AND MAINTENANCE OF SEPTIC TANK SYSTEM.

SEPTIC TANK
(FOR INTERIM REFERENCE ONLY)

drawing no.
EP 50/D1/5/01

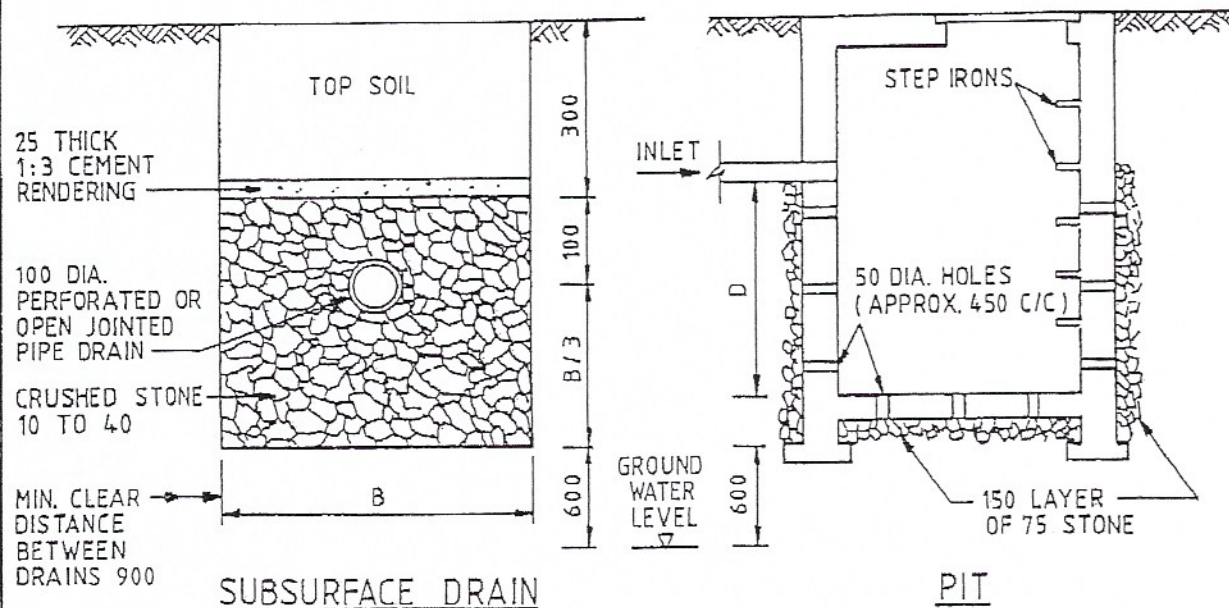
group
Liquid Waste Projects

date
5/93

scale
NTS

ENVIRONMENTAL
PROTECTION
DEPARTMENT
HONG KONG



**NOTES:-**

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED
2. PERCOLATION TEST FOR DETERMINING ABSORPTION CAPACITY OF SOIL
 - a. EXCAVATE A HOLE 300 mm SQUARE TO THE SAME DEPTH OF THE PIT OR TRENCH.
 - b. FILL THE HOLE WITH APPROXIMATELY 150 mm OF WATER AND ALLOW TO SEEP AWAY COMPLETELY.
 - c. REFILL THE HOLE WITH WATER TO A DEPTH OF 150 mm AND OBSERVE THE TIME, IN MINUTES, FOR WATER TO SEEP COMPLETELY AWAY.
 - d. DIVIDE THE TIME BY 6 TO GIVE TIME TAKEN TO FALL 25 mm FOR USE IN TABLE BELOW.
3. ALLOWABLE LOADING OF SOAKAWAY SYSTEMS

TIME IN MINUTES FOR WATER TO FALL 25 mm IN TEST PIT	ALLOWABLE LOADING IN LITRES PER m ² PER DAY	
	DRAIN TRENCH BOTTOM AREA	PIT PERCOLATION AREA
1 OR LESS	183	216
2	130	175
5	98	130
10	89	94
30	33	45

THE TOTAL ALLOWABLE LOADING PER DAY SHOULD EQUATE WITH THE DAILY INCOMING FLOW

4. MINIMUM CLEARANCE REQUIREMENTS FOR SOAKAWAY SYSTEMS

	DISTANCE FROM SOAKAWAY SYSTEMS (m)	
BUILDING	3	
RETAINING WALLS	6	
WELLS	50	
STREAM WHERE THE BED IS LOWER THAN INVERT OF SOAKAWAY SYSTEM	15 (30)*	* THESE DISTANCES SHOULD BE INCREASED TO DISTANCES SHOWN IN BRACKETS IF THE WATER FROM THE STREAM OR POOL IS USED OR LIKELY TO BE USED FOR DRINKING OR DOMESTIC PURPOSES.
POOLS	7.5 (30)*	
CUTS OR EMBANKMENTS	30	
PATHS	1.5	
BEACHES	100	(FROM BOUNDARIES OF GAZETTED BEACHES OR BATHING BEACH SUBZONES OF WATER CONTROL ZONES)
	30	(FROM H.W.M. AND FROM NEAREST WATERCOURSES FOR OTHER CASES)
GROUND WATER TABLE	0.6	(BELOW INVERT)

SOIL SOAKAWAY SYSTEM (FOR INTERIM REFERENCE ONLY)

drawing no.

EP 50/D1/5/02

group

Liquid Waste Projects

date

5/93

scale

NTS

 ENVIRONMENTAL
PROTECTION
DEPARTMENT
HONG KONG


燒烤場入場人數資料

燒烤場營業時間星期一至星期日，下午 12:00 至 晚上 12:00。

統計於 2018 年 10 月 01 日至 10 月 14 日進行。

日期 時間	08/10 一	09/10 二	10/10 三	11/10 四	12/10 五	13/10 六	14/10 日
12:00-12:59	0	0	0	0	0	0	0
13:00-13:59	2	2	0	0	0	0	0
14:00-14:59	2	2	0	4	15	3	10
15:00-15:59	0	0	0	4	15	9	10
16:00-16:59	0	0	0	4	0	4	15
17:00-17:59	2	0	0	0	0	15	15
18:00-18:59	8	14	8	8	15	43	28
19:00-19:59	20	18	22	15	44	88	44
20:00-20:59	37	32	16	20	39	122	82
21:00-21:59	28	16	16	22	39	106	68
22:00-22:59	18	8	7	8	18	55	39
23:00-23:59	4	8	4	0	10	30	25
入場總人數	121	100	73	85	195	475	336
平均每小時 顧客人數 (每日總人數除以 12 小時)	10.08	8.33	6.08	7.08	16.25	39.58	28.00
全日 24 小時 平均人數	5.04	4.16	3.04	3.54	8.13	19.79	14.00

* 有關資料數據由燒烤場地公司提供 *

燒烤場入場人數資料

燒烤場營業時間星期一至星期日，下午 12:00 至 晚上 12:00。

統計於 2018 年 10 月 01 日至 10 月 14 日進行。

日期 時間	01/10 一	02/10 二	03/10 三	04/10 四	05/10 五	06/10 六	07/10 日
12:00-12:59	0	0	0	0	0	0	0
13:00-13:59	4	0	0	2	5	10	4
14:00-14:59	4	0	0	2	5	10	4
15:00-15:59	0	0	0	0	12	4	2
16:00-16:59	0	0	0	0	0	0	0
17:00-17:59	10	4	6	7	16	6	20
18:00-18:59	20	8	15	8	30	12	18
19:00-19:59	42	15	10	8	35	38	45
20:00-20:59	44	18	18	12	39	54	55
21:00-21:59	39	21	9	16	20	58	42
22:00-22:59	18	15	2	0	15	39	28
23:00-23:59	10	4	0	0	0	18	5
入場總人數	191	81	60	55	167	249	223
平均每小時 顧客人數 (每日總人數除以 12 小時)	15.91	6.75	5.00	4.58	13.92	20.75	18.58
全日 24 小時 平均人數	0.66	3.38	2.50	2.29	6.96	10.38	9.29

有關資料數據由燒烤場地公司提供

Temporary Barbecue Site for a Period of 3 Years in "Agriculture" Zone,
Lots 358, 359, 361, 374(part), 376, 377(part), 379(part), 380, 381(part),
388(part), 389, 390, 391(part), 403(part), 404, 493(part), 499, 500, 501, 502(part),
503(part), 504(part), 505(part), 506(part), 507(part), 508(part), 509(part),
510(part), 511, 512 S.A, 512 S.B, 513, 514, 515, 528, 529, 530, 531, 532, 533, 534,
535 and 536 in D.D.17, Ting Kok Village, Tai Po, N.T.

(S16A Application No. A/NE-TK/628-1)

SEWERAGE IMPACT ASSESSMENT REPORT
(1st SUBMISSION)
February 2019

Approved By: 

LAU WING CHEUNG
RPE No. 0578110

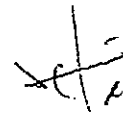
貴會檔號：TPB/A/NE-TK/704

致：規劃署

擬在劃為「農業」地帶的大埔汀角第 17 約多個地段
開設臨時燒烤場 (為期三年)

本人為上述申請之代理人，經接獲 貴委員會轉述運輸署之意見後，
現特此致函說明更正有關申請內 5 個大型貨車車位每個面積為 12 米乘 3.5
米=42 平方米，懇請 貴委員會及運輸署明察，並請給予批准。祝安！

代理人：



(許 軍 兒)

日期： 18 MAY 2021

聯絡地址：

聯絡電話：

**Previous Applications covering the Application Site
on Ting Kok Outline Zoning Plan**

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-TK/228	Temporary Barbecue Site for a Period of 3 Years	9.3.2007 (Approved for 2 years up to 9.3.2009) (Revoked on 9.9.2007)	A1 – A6, A11
A/NE-TK/257	Temporary Barbecue Site for a Period of 3 Years	18.7.2008 (Approved for 2 years up to 18.7.2010)	A1-A6, A11
A/NE-TK/316	Temporary Barbecue Site for a Period of 3 Years	27.8.2010 (Approved for 2 years up to 27.8.2012) (Revoked on 27.5.2011)	A1-A2, A4, A6 – A8,A11
A/NE-TK/427	Temporary Barbecue Site for a Period of 3 Years	5.4.2013 (Approved for 2 years up to 5.4.2015)	A1-A6, A8, A11
A/NE-TK/628	Temporary Barbecue Site for a Period of 3 Years	18.5.2018 (Approved for 3 years up to 18.5.2021)	A1-A2, A6, A8, A9, A10, A11

Approval Conditions

- A1. Upon expiry of the planning permission, reinstatement of the application site to an amenity area.
- A2. No night-time operation after/between specified time was allowed on the site during the planning approval period.
- A3. The submission and implementation of vehicular access, parking, and/or loading/unloading proposals within specified periods from the date of planning approval.
- A4. The submission and implementation of drainage proposals/provision of drainage facilities within specified periods from the date of planning approval.
- A5. The submission and implementation of landscape proposals and/or tree preservation proposal, within specified periods from the date of planning approval.

- A6. The provision of precautionary/protective measures within a specified period from the date of planning approval to ensure no adverse impacts on the nearby “Coastal Protection Area” (“CPA”) zone and Ting Kok “Site of Special Scientific Interest” (“SSSI”).
- A7. The existing vehicular access, parking, loading/unloading, trees and landscape plantings on the site should be maintained at all times during the planning approval period.
- A8. The submission and implementation/provision of proposals for water supplies for fire-fighting and fire service installations within specified periods from the date of planning approval.
- A9. The maintenance of the existing trees and vegetation and drainage facilities on the application site at all times during the planning approval period.
- A10. The submission of sewerage impact assessment (SIA) and implementation of sewerage facilities within specified periods from the date of planning approval.
- A11. Revocation of planning approval for non-compliance with conditions by a specified date/during the planning approval period.

Rejected Applications

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-TK/181	Temporary Horse Riding School for a Period of 3 Years	17.6.2005 (on review)	R1 – R3
A/NE-TK/207	Proposed Temporary Barbecue Site for a Period of 3 Years	21.7.2006	R3, R4
A/NE-TK/682	Temporary Open Storage of Building Materials for a Period of 3 Years	12.6.2020	R1, R3, R5-R6

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone which was intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong justification had been given in the submission for a departure from such planning intention, even on a temporary basis.

- R2. There was insufficient information in the submission to demonstrate that the proposed development would not have adverse drainage, sewerage, site disposal and noise impacts on the surrounding areas, and adverse ecological impacts on the nearby areas zoned “CPA” and “SSSI”.
- R3. The approval of the application would set an undesirable precedent for similar developments within the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of environment/landscape character of the area.
- R4. There was insufficient information in the submission to demonstrate that the development would not cause adverse impact on the mangrove habitat in the Ting Kok Site of Special Scientific Interest to the south of the application site.
- R5. The development did not comply with the Town Planning Board Guidelines No. 13F for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ in that there was no previous planning approval of open storage use granted for the Site; and there were adverse departmental comments and local objections against the application.
- R6. The applicant failed to demonstrate that the development would not have adverse traffic and environmental impacts on the surrounding areas.

**Similar Applications within the same “AGR” Zone
on Ting Kok Outline Zoning Plan**

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-TK/147	Proposed Temporary Barbecue Site for a Period of 2 Years	22.11.2002 (Approved for 2 years up to 22.11.2004)	A2, A5, A16
A/NE-TK/208	Proposed Temporary Barbecue Site and Car Park for a Period of 3 Years	16.6.2006 (Approved for 3 years up to 16.6.2009) (Revoked on 16.12.2006)	A1 – A5, A16
A/NE-TK/235	Temporary Barbecue Site and Car Park for a period of 3 years	27.7.2007 (Approved for 2 years up to 27.7.2009)	A1 – A5, A16
A/NE-TK/265	Temporary Barbecue Site and Ancillary Carpark for a Period of 3 Years	7.11.2008 (Approved for 2 years up to 7.11.2010)	A1-A5, A15-A16
A/NE-TK/281	Renewal of Planning Approval for Temporary Barbecue Site and Car Park for a period of 2 years	24.7.2009 (Approved for 2 years up to 27.7.2011)	A1, A5-A6, A8, A16
A/NE-TK/360	Renewal of Planning Approval for Temporary Barbecue Site and Car Park for a period of 2 years	17.6.2011 (Approved for 2 years up to 27.7.2013)	A1, A5, A9, A16
A/NE-TK/456	Renewal of Planning Approval for Temporary Barbecue Site and Car Park for a period of 2 years	19.7.2013 (Approved for 2 years up to 27.7.2015)	A1, A5, A9, A16
A/NE-TK/494	Temporary Barbecue Site and Car Park for a Period of 3 Years	25.4.2014 (Approved for 2 years up to 25.4.2016) (Revoked on 25.4.2015)	A1, A3, A5, A6-A7, A10, A16

A/NE-TK/565	Temporary Barbecue Site and Car Park for a Period of 3 Years	20.11.2015 (Approved for 2 years up to 20.11.2017) (Revoked on 20.11.2016)	A1, A4-A6, A11, A16
A/NE-TK/624	Temporary Barbecue Site for a Period of 3 Years	9.2.2018 (Approved for 3 years up to 9.2.2021)	A1-A2, A5-A6, A13-A14, A16
A/NE-TK/625	Temporary Barbecue Site and Car Park for a Period of 3 Years	16.3.2018 (Approved for 3 years up to 16.3.2021)	A1- A2, A5-A6, A12-A13, A16
A/NE-TK/661	Temporary Barbecue Site and Car Park for a Period of 3 Years	1.2.2019 (Approved for 3 years up to 1.2.2022) (Revoked on 1.5.2021)	A1, A3, A5-A6 A12-A13, A16
A/NE-TK/697	Temporary Barbecue Site for a Period of 3 Years	5.2.2021 (Approved for 3 years up to 5.2.2024)	A1, A3, A5-A6 A13-A14, A16
A/NE-TK/698	Proposed Temporary Barbecue Site and Car Park for a Period of 3 Years	12.3.2021 (Approved for 3 years up to 12.2.2024)	A3, A5-A6, A13, A16

Approval Conditions

- A1. No night-time operation after/between the specified time was allowed on the site during the planning approval period.
- A2. The submission and implementation of vehicular access/pedestrian access and parking and/or loading/unloading proposals within specified periods from the date of planning approval.
- A3. The submission and implementation of drainage proposals within specified periods from the date of planning approval.
- A4. The submission and implementation of landscape proposals and/or tree preservation proposal, within specified periods from the date of planning approval.
- A5. Upon the expiry of the planning permission, the reinstatement of the application site to an amenity area.
- A6. The submission and implementation/provision of proposals for water supplies for fire-fighting and fire service installations within specified periods from the date of planning approval.

- A7. The existing vehicular access and parking facilities, and/or the existing trees and landscape plantings, on the site should be maintained at all times during the planning approval period.
- A8. The existing vehicular access and parking facilities, the existing drainage facilities, the existing trees and landscape plantings on the site should be maintained at all times during the planning approval period.
- A9. The existing vehicular access and parking facilities, the existing drainage facilities, the existing trees and landscape plantings, and/or existing fire service installations on the site should be maintained at all times during the planning approval period.
- A10. The submission and implementation of water main diversion proposal within specified periods from the date of the planning approval.
- A11. The existing vehicular access and parking and drainage facilities on the site shall be maintained at all times during the planning approval period.
- A12. The submission of sewerage impact assessment (SIA) and implementation of sewerage facilities within specified periods from the date of planning approval.
- A13. The existing trees and vegetation and/or drainage facilities on the site shall be maintained at all times during the planning approval period.
- A14. The maintenance/provision of precautionary/protective measures within a specified period from the date of planning approval/at all times during the planning approval period to ensure no adverse impacts on the nearby “CPA” zone and Ting Kok “SSSI”.
- A15. No pond filling activities was allowed on the site.
- A16. Revocation of planning approval for non-compliance with conditions by a specified date/during the planning approval period.

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

210507-211908-24390

提交限期**Deadline for submission:**

07/05/2021

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

07/05/2021 21:19:08

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

A/NE-TK/704

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

Dr

意見詳情**Details of the Comment :**

I disagree with this application. The plan will create disturbances including but not exhaustive in terms of noise pollution, water pollution, public safety issues, exceeds traffic volume and public transportation volume affordability.

The application's site is huge that exceeds current nearby facilities and will definitely dis-shape the neighbourhood and distort neighbourhood relationships. Public safety issues have profound negative impact on nearby residents and villages.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) no structures shall be erected without prior approval from LandsD on private lots. Regarding the Government land, neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD;
 - (ii) if the planning application is approved, LandsD will continue to process the STW applications. There is no guarantee that the STW applications would be approved. LandsD would at its discretion acting in landlord's capacity dealing with the STW application. If the STW applications are approved, they will be subject to such terms and conditions, including payment of waiver fee and administrative fees as considered appropriate;
 - (iii) the applicant should submit an application for Short Term Tenancy (STT) in respect of the piece of Government land included under the planning application. Otherwise, neither occupation nor works of any kind thereon is allowed unless approval from LandsD is given. LandsD would at its discretion acting in landlord's capacity considering the STT application (if any). If the STT application is approved, it will be subject to such terms and conditions, including the payment of rental and administrative fees as considered appropriate;
 - (iv) the access leading to the Site at its north-western is on unallocated Government land. As such, no tress thereon shall be interfered with unless prior approval is obtained from LandsD. The maintenance and management responsibility of the said Government land and any other Government land leading to the Site should be sorted out with the relevant Government departments, prior to making use of them for access purpose. Further, neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD. Moreover, it seems the proposed ingress/egress will fall on adjoining Lots 384 RP and 385 RP in D.D.17 (outside the Site). The applicant should sort out the relevant issues with the lot owners concerned;
 - (v) the applicant should clear any existing structures on the Site immediately unless they are covered by valid approval. Otherwise, appropriate lease enforcement action will be taken in due course; and
 - (vi) it is the responsibility of the applicant to obtain prior approval from relevant departments in operating the barbecue site;
- (b) to note the comments of the Director of Environment Protection (DEP) that the applicant should follow the relevant mitigation measures and requirement in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance;
- (c) to note the comments of the Commissioner for Transport (C for T) that 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 any potential dispute;

- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the site is about 20m to the north of Ting Kok SSSI of mangrove interest. The applicant should continue to minimise human disturbance to the SSSI by (i) separating the subject site and the SSSI by the installation and maintenance of chain-link fences, and (ii) putting up banners to remind the public about nature protection;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) there is no existing DSD maintained public drains available for connection in the vicinity of this area. The proposed development should have his own stormwater collection and discharge systems 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 should 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 existing natural streams, village drains, ditches and the adjacent areas. The applicant should maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;
 - (ii) public sewerage is not available near the Site; and
 - (iii) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the planning application;
 - (ii) before any new building works are to be carried out on the application site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the application site under the BO;
 - (iv) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

- (v) any temporary shelter or converted containers for storage or other uses are considered as temporary buildings subject to the control of Part VII of the Building (Planning) Regulations;
 - (vi) the site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulations 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D;
 - (vii) if the site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority under Building (Planning) Regulation 19(3) at building plan submission stage; and
 - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval, of which:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) or license is required for the proposed barbecue site, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively;
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH):
- (i) proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
 - under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department 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;

- depending on the mode of operation, generally there are three types of food business licence that the operator of an outdoor barbecue site may apply for under the Food Business Regulation (the Regulation):
 - i. if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - ii. if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; and
 - iii. if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained;
- (ii) proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (iii) if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses.