

This document is received on 30 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](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 / 705
	Date Received 收到日期	30 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/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)

CHUNG KWAI FONG 鍾桂芳

## 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)

N/A

## 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)	大埔汀角路蘆荳田村 DD17 Lot 1605 RP (部分) 及 1606 (部分)	
(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	561 sq.m 平方米 <input checked="" type="checkbox"/> About 約
	<input type="checkbox"/> Gross floor area 總樓面面積	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)	N/A 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	訂角分區計劃大綱圖 S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	康樂
(f) Current use(s) 現時用途	露天存放5個貨櫃  (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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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) 取得土地擁有人同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)<sup>#&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>#</sup>  
於 15/04/2021 (日/月/年)在指定報章就申請刊登一次通知<sup>#</sup>
- ☒ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>#</sup>  
於 15/04/2021 (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<sup>#</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>#</sup>  
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<sup>#</sup>

Others 其他

- ☐ others (please specify)  
其他(請指明)

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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

擬議發展

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

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

☒ year(s) 年 ..... 3 .....

☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

494.1 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

66.9 .....sq.m ☒ About 約

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

5 .....

Proposed domestic floor area 擬議住用樓面面積

N/A .....sq.m ☒ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

66.9 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

66.9 .....sq.m ☒ About 約

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

貨櫃①高度2.5米長度6米闊度2.7米單層(收銀區); 貨櫃②高度2.5米長度6米闊度2.4米單層(坐位區); 貨櫃③高度2.5米長度6米闊度2.4米(存放區); 貨櫃④高度2.5米長度6米闊度2.4米單層(廚房區); 貨櫃⑤高度2.5米長度3米闊度2.5米單層(洗手間)

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

N/A

Motorcycle Parking Spaces 電單車車位

N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

N/A

Others (Please Specify) 其他 (請列明)

N/A

N/A

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

Coach Spaces 旅遊巴車位

N/A

Light Goods Vehicle Spaces 輕型貨車車位

N/A

Medium Goods Vehicle Spaces 中型貨車車位

N/A

Heavy Goods Vehicle Spaces 重型貨車車位

N/A

Others (Please Specify) 其他 (請列明)

N/A

N/A

Proposed operating hours 擬議營運時間

星期一至星期日 (7日) 包括公眾假期 11:00 - 23:00

(d) Any vehicular access to the site/subject building?  
是否有車路通往地盤/  
有關建築物?

Yes 是

☒ There is an existing access. (please indicate the street name, where appropriate)  
有一條現有車路。(請註明車路名稱(如適用))

汀角路

☐ There is a proposed access. (please illustrate on plan and specify the width)  
有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

No 否

(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

☐ Please provide details 請提供詳情

No 否

☒

(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

☐ (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)

☐ Diversion of stream 河道改道

☐ Filling of pond 填塘

Area of filling 填塘面積 ..... sq.m 平方米 ☐ About 約

Depth of filling 填塘深度 ..... m 米 ☐ About 約

☐ Filling of land 填土

Area of filling 填土面積 ..... sq.m 平方米 ☐ About 約

Depth of filling 填土厚度 ..... m 米 ☐ About 約

☐ Excavation of land 挖土

Area of excavation 挖土面積 ..... sq.m 平方米 ☐ About 約

Depth of excavation 挖土深度 ..... m 米 ☐ About 約

No 否

☒

(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 ☐No 不會 ☒

On traffic 對交通

Yes 會 ☐No 不會 ☒

On water supply 對供水

Yes 會 ☐No 不會 ☒

On drainage 對排水

Yes 會 ☐No 不會 ☒

On slopes 對斜坡

Yes 會 ☐No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐No 不會 ☒

Visual Impact 構成視覺影響

Yes 會 ☐No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐No 不會 ☒

	<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。

因近期進入大埔大尾督郊遊的人數流量大增

再有公眾沙灘亦很快將會啟用，本人相信

人流只會有增無減。得知貴處可以申請郊郊

式(餐飲食肆)用途，因此來信申請。

希望貴處能批准本人必定遵守貴處所訂的條例。

祝貴處各員工身體健康工作愉快

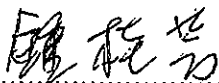


**8. Declaration 聲明**

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

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

15/04/2021

(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 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 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	大埔汀角路蘆荳田村 DD17 Lot 1605 RP (部分) 及 1606 (部分)
Site area 地盤面積	561 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	汀角分區計劃大綱圖 S1NE - TH19
Zoning 地帶	康樂
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 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議農肆

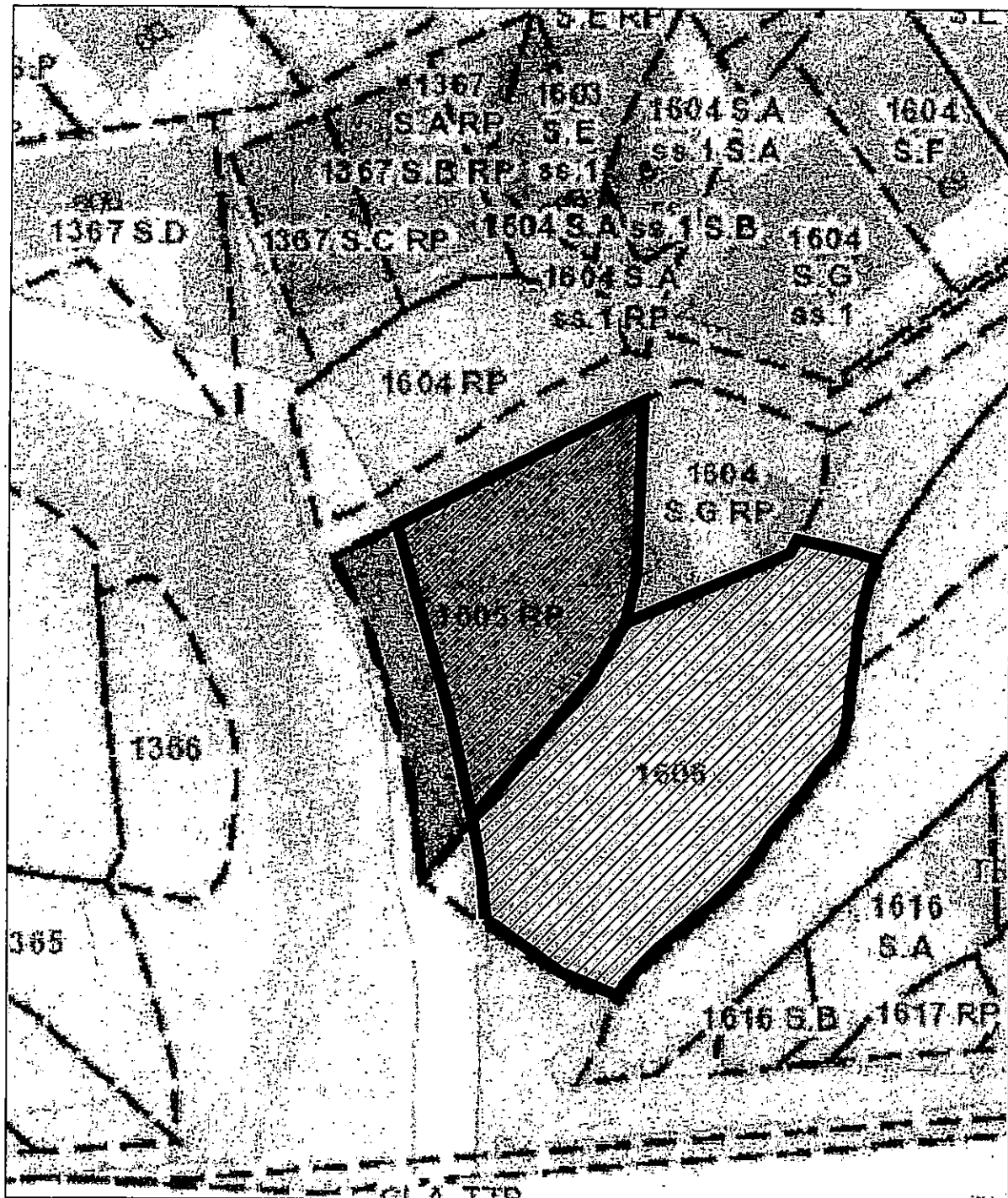
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	66.9 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	每隻高度 2.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		N/A
	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) <hr/> <hr/>		N/A

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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Location Plan</i>		
<b>Reports 報告書</b>		
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。

# Location Plan



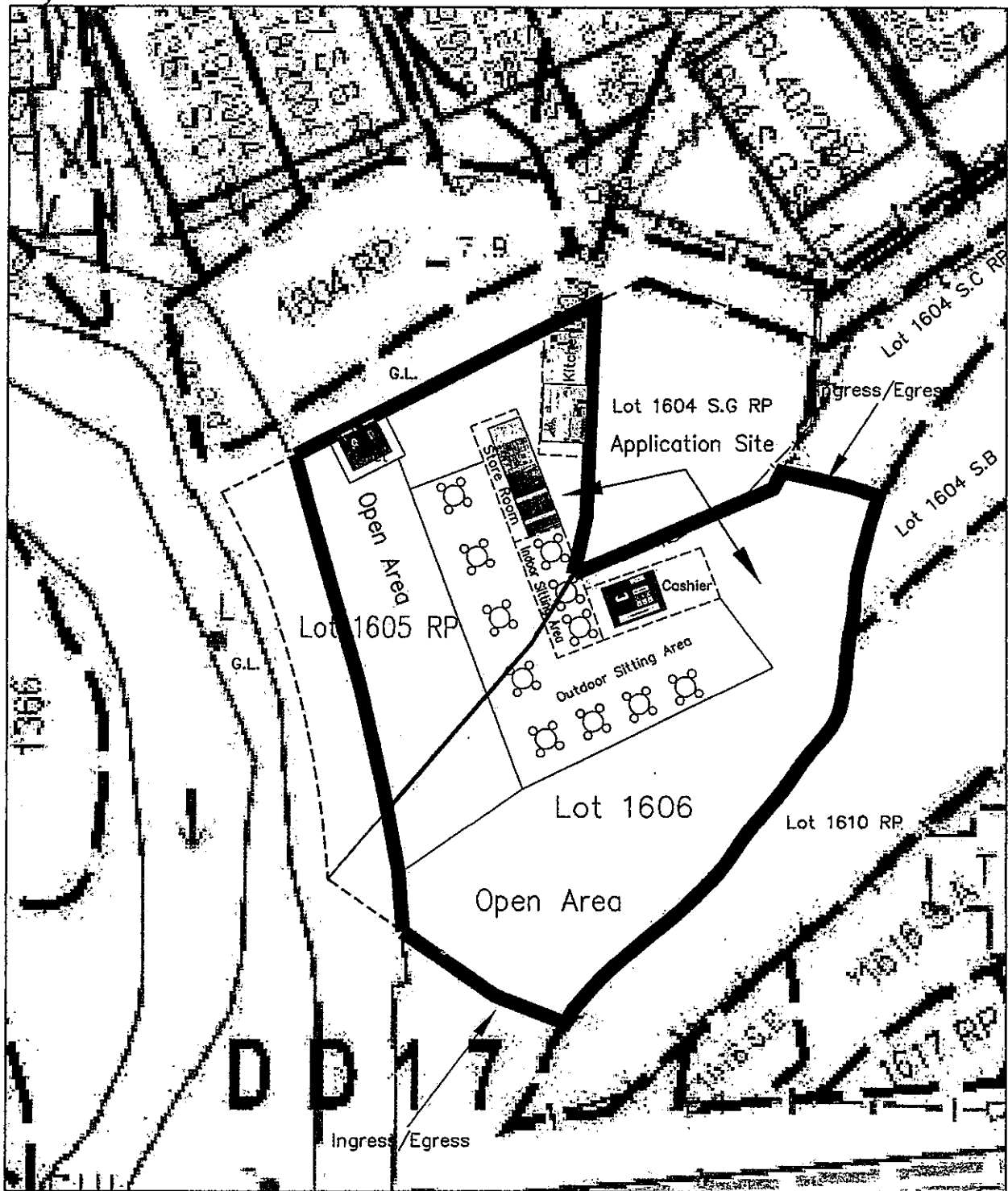
Legend:



Application Site

# Application Site

## Layout Plan



Scale 1 : 300

### Legends:



Application Area = 561 sq.m

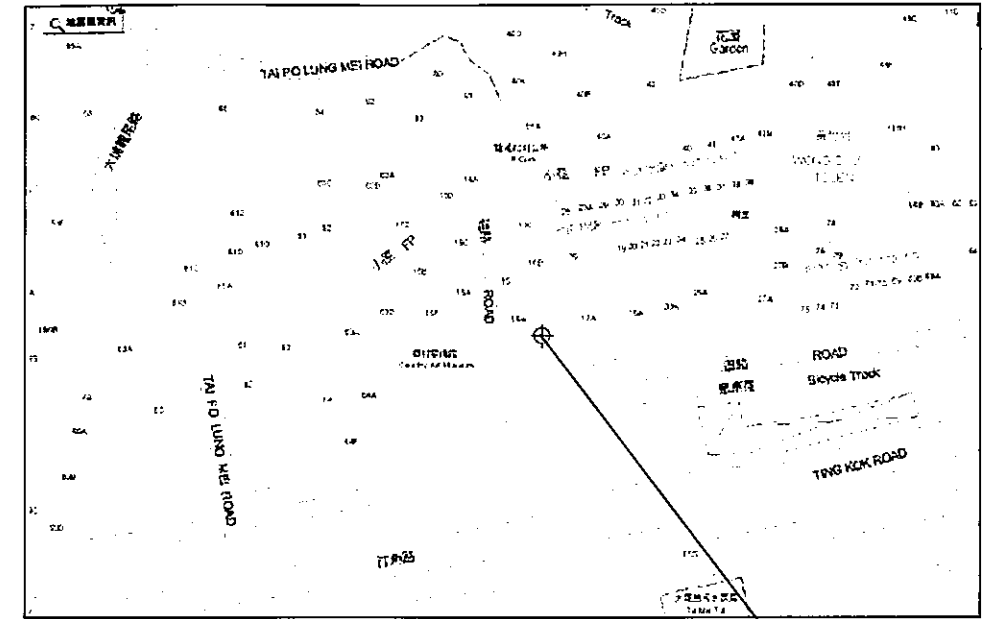
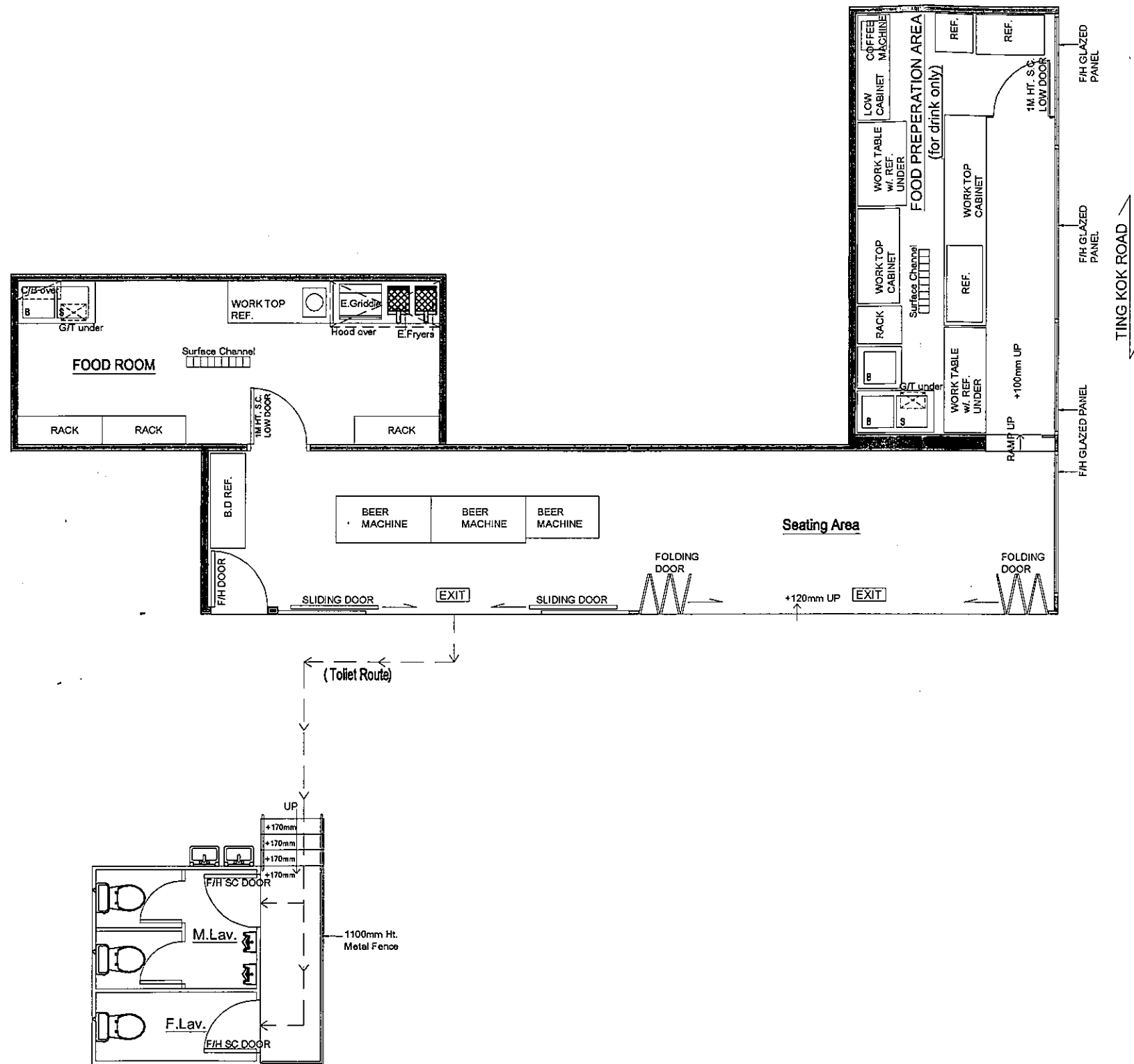
Cashier = 6(L) x 2.7(W) x 2.5(H) (m)

Indoor Sitting Area = 6(L) x 2.4(W) x 2.5(H) (m)

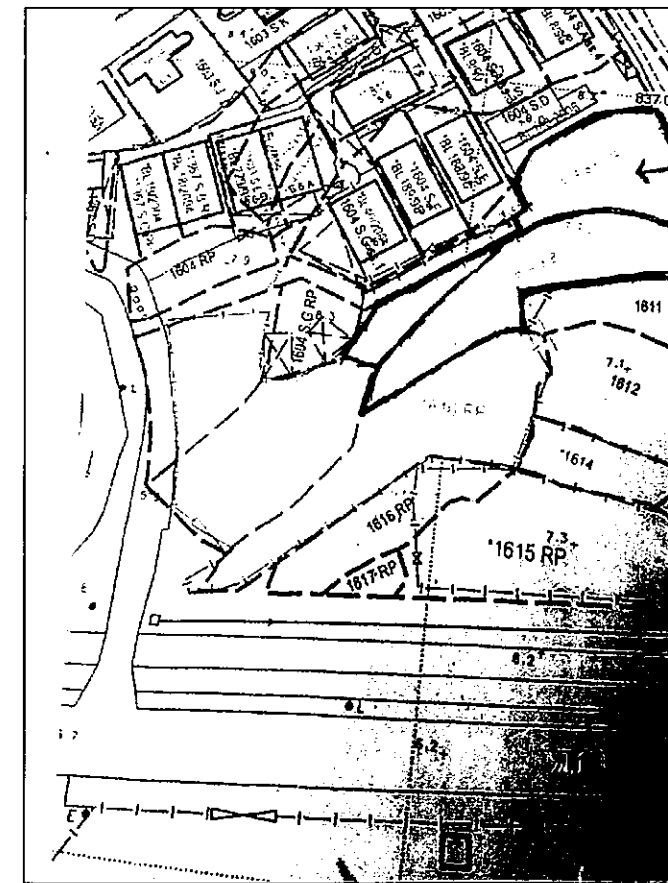
Store Room = 6(L) x 2.4(W) x 2.5(H) (m)

Kitchen = 6(L) x 2.4(W) x 2.5(H) (m)

Toilet = 3(L) x 2.5(W) x 2.5(H) (m)



LOCATION PLAN  
(NOT TO SCALE)



美城飲食牌照顧問有限公司  
MEI SHING CONSULTANTS LIMITED  
美城裝修設計工程有限公司  
MEI SHING DECORATE DESIGN LIMITED  
Office: Flat 8,3/F,Sunwise Indl Bldg.,16-26 Wang Wo Tsai St.,Tsuen Wan,N.T.  
Workshop: Flat 9,3/F,Sunwise Indl Bldg.,16-26 Wang Wo Tsai St.,Tsuen Wan,N.T.  
Tel: 3586 3586, 2407 0830 Mobile Phone: 9487 4588 Fax: 2407 0032

Project Title :  
DD17 LOT 1606 & 1605 RP. LO TSZ TIN  
VILLAGE, TING KOK ROAD, TAI PO, N.T.

Drawing Title :  
LAYOUT PLAN

Note :  
-Fuel: Electricity  
-Application For: Light Refreshment Restaurant  
Licence

Revision		
No.	Date	Description
1		
2		
3		
4		
5		
6		

Ref. No. :	--
Draw by :	Michael NG
Check by :	SIMON
Approve by :	Mr.Tai
Date :	05-05-2021

Scale : 1:75 (A3)

File name :

Drawing no :

PL-01



Fw: A/NE-TK/705補充資料  
06/03/2021 05:04 PM

From: [REDACTED]  
To: tpbpd/PLAND/HKSARG@PLAND  
Cc: [REDACTED]

Dear TPB,

Please find FI for the subject application below.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

----- Forwarded by [REDACTED] on 06/03/2021 04:59 PM -----

From: John Chung <[REDACTED]>  
To: [REDACTED]  
Date: 06/03/2021 04:58 PM  
Subject: A/NE-TK/705補充資料

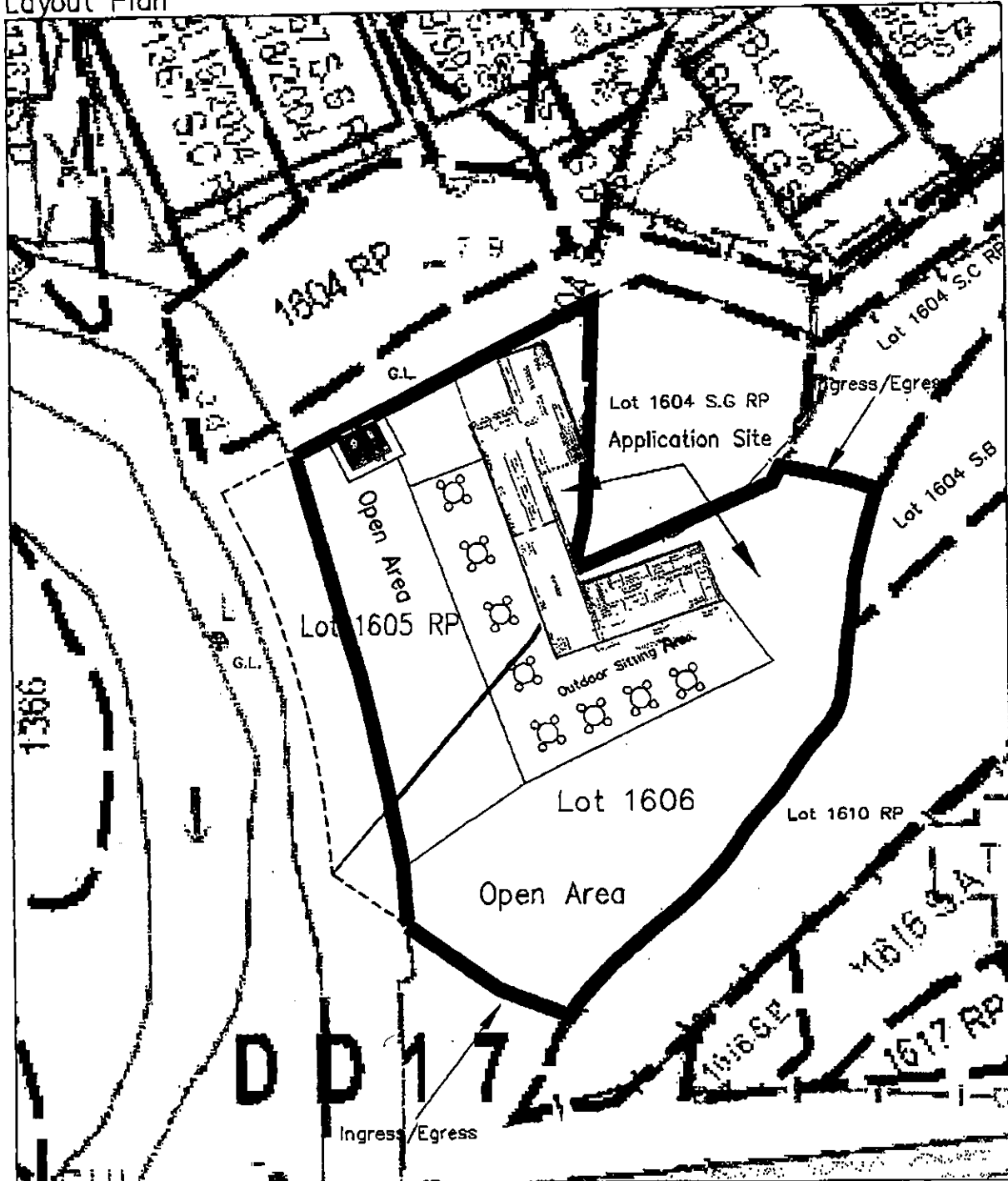
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在申請食肆地點鄰近設有已獲批准的公眾停車場(A/NE-TK/684，由同一申請人營運)，可供給遊客及前往食肆的客人停泊車輛。因此申請食肆不會引起交通不便。



# Application Site

## Layout Plan



Scale 1 : 300

### Legends:

- Application Area = 561 sq.m
- Cashier = 6(L) x 2.7(W) x 2.5(H) (m)
- Indoor Sitting Area = 6(L) x 2.4(W) x 2.5(H) (m)
- Store Room = 6(L) x 2.4(W) x 2.5(H) (m)
- Kitchen = 6(L) x 2.4(W) x 2.5(H) (m)
- Toilet = 3(L) x 2.5(W) x 2.5(W) (m)

Apply TK 705



**Fw: A/NE-TK/705補充資料**

06/11/2021 11:41 AM

From:

To:

tpbpd/PLAND/HKSARG@PLAND

Dear TPB,

Please find the FI for the subject application below.



A\_NE-TK\_705\_layout plan\_fax.pdf



----- Forwarded by [REDACTED] on 06/11/2021 11:40 AM -----

From:

To:

John Chung [REDACTED]

Date:

06/11/2021 11:39 AM

Subject:

Re: A/NE-TK/705補充資料

Dear Mr Chung,

It is understood that your email is to supplement your further information submitted on 10.6.2021.



John Chung

[Dear Ms Cheng, Revised please use this ve...](#)

06/11/2021 11:32:08 AM

From:

John Chung [REDACTED]

To:

Date:

06/11/2021 11:32 AM

Subject:

A/NE-TK/705補充資料

Dear Ms Cheng,

Revised please use this version for the application. Thank you.

擬議臨時建築物（臨時食肆）室內座位最多容納顧客數目大約12人；戶外座位區最多容納顧客座位數目大約32人。

**Similar Application within the same “REC” Zone  
on the Ting Kok Outline Zoning Plan**

**Rejected Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-TK/523	Proposed Temporary Eating Place (Restaurant) and Shop and Services (Convenience Store) for a Period of 5 Years	31.10.2014	R1,R2

**Rejection Reasons**

- R1. The planning intention of the “Recreation” (“REC”) zone was intended primarily for recreational developments for the use of the general public. It encouraged the development of active and/or passive recreation and tourism/eco-tourism. The applicant failed to demonstrate that the proposed development is in compliance with the planning intention of the “REC” zone.
- R2. The applicant failed to demonstrate that the proposed development would not have adverse environmental and landscape impacts on the surrounding area.

tpbpd@pland.gov.hk

---

寄件者: [REDACTED]  
寄件日期: 2021年05月26日星期三 2:25  
收件者: tpbpd  
主旨: A/NE-TK/705 DD 17 Lo Tsz Tin Village, Tai Po Recreation

A/NE-TK/705

Lots 1605 RP (Part) and 1606 (Part) in D.D. 17, Lo Tsz Tin Village, Tai Po

Site area : About 561sq.m.

Zoning : "Recreation"

Applied use : Eating Place

Dear TPB Members,

Another application to for alternative uses on thie Recreation zoning. You have already approved two parking lots, 684 and 699.

This in a village with no active recreational facilities.

It is no wonder we see such an alarming increase in obesity and other health issues.

If the entire block is to be used for commercial then it should go to OZP for rezoning.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) prior planning permission should be obtained before commencing the applied use at the Site;
- (b) the planning permission is given to the use under application. It does not condone any other development/use which currently exists on the Site and not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/use not covered by the planning permission;
- (c) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - (i) the private lots are held under the Block Government Lease demised for agricultural purpose. No structure shall be erected thereon without the prior approval from LandsD;
  - (ii) a recent inspection revealed that 4 temporary structures were found on the Site without the prior approval from LandsD. Further, a small portion of a temporary structure is found protruding onto the neighbouring Lot No. 1604 S.G RP, which is outside the Site. The applicant is required to clear any existing structures on the Site immediately unless they are covered by valid approval. Otherwise, appropriate enforcement action would be taken in due course;
  - (iii) the village road leading to the north-east of the Site is on unallocated Government Land. As such, no trees 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 proposed ingress/egress. Further, neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD;
  - (iv) should the Town Planning Board approve the application on the lots, the lots owner is required to submit an application for Short Term Waiver (STW) to LandsD if he wishes to erect structures on the lots. However, there is no guarantee at this stage that the STW application would be approved. If the STW 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 maybe imposed by LandsD including the payment of waiver fee and administrative fee as considered appropriate; and
  - (v) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- (d) to note the comments of the Commissioner for Transport (C for T) that the existing village access to the Site is not managed by Transport Department (TD). The land status, management and maintenance responsibilities of the road and footpath should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;

- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the latest “Code of Practice on Handling Environmental Aspects of Open Storage and other Temporary Uses” issued by the DEP, strictly observe and comply with relevant environmental pollution control ordinances (including Noise Control Ordinance and Air Pollution Control Ordinance) and carry out pollution abatement measures in relevant Guidelines, including “Control of Oily Fume and Cooking Odour from Restaurants and Food Business” to avoid creating any nuisance;
- (f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
  - (i) proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the Food and Environmental Hygiene Department (FEHD). If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (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 this department 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 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;
  - (ii) this Department will not consider an application for restaurant in respect of any premises unless such premises:- (a) can meet stringent health requirements; (b) have adequate ventilation; (c) can meet structural requirements; (d) do not have unauthorized building works affecting public safety; (e) have adequate means of escape; and (f) can meet fire services requirements;
  - (iii) FEHD will normally continue to process an application only when the premises are deemed to be safe and suitable by the FEHD, the Building Authority and the Fire Services Department. Not all premises are suitable for licensing as restaurants. For the aspect of health concern, the main consideration of this Department involved: (a) Premises are laid on with mains water supply; (b) Premises are provided with a proper drainage system; (c) Premises are provided with proper flushed toilets; (d) No manholes should be located in the proposed kitchen, food preparation room and scullery; (e) Premises are capable of providing an independent and separate ventilating system to the kitchen, toilets and seating accommodation;
  - (iv) when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the DFEH before

commencement. Whenever the restaurant licensees who wish to include an OSA into their licensed premises, they are required to submit application to FEHD by filling in the application form together with 8 copies of proposed layout cum OSA plan and 5 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 Buildings Department, Transport Department, Fire Services Department, Planning Department, Home Affairs Department, Lands Department for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by the Departments concerned. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences; and

- (v) if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. The applicant is also reminded that the operation of the food business place must not cause any environmental nuisance to the surrounding. 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;
- (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 applied use should have its 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 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 applied use 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 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 caused by failure or ineffectiveness of the modified drainage systems caused by their works;
  - (ii) there are existing public sewers in the vicinity of 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;
- (h) 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 fire services installations (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 eating place, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that there is a stream course to the west of the Site. The applicant is advised to follow Buildings Department Practice Note for Authorised Persons and Structural Engineers No. ADV-27 "Protection of natural streams/rivers from adverse impact arising from construction works", in particular Appendix B "Guidelines on Developing Precautionary Measures during the Construction Stage", so as to avoid disturbance to the stream and causing water pollution; and
- (j) 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) 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;
  - (v) the site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D;



- (vi) 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;
- (vii) if the proposed use under application is subject to the issue of a licence, 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; and
- (viii) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works. Detailed comments under BO will be provided at the building plan submission stage.